

APPENDIX F

Cultural Resources Data

Archaeological Resources

As described in Chapter 5.4, Cultural Resources, of this Draft EIR, the archaeological resources report, listed below, that was prepared for the proposed project is not included in Appendix F because it contains confidential information on the location of archaeological resources, and is therefore not available for public review:

Archaeological Resources Evaluation for the University of California Berkeley Long Range Development Program (LRDP) Draft Environmental Impact Report 2020, prepared in July 2020 by Archeo-Tec.

Appendix F1
LRDP Update Historical Resources
Technical Report



Architectural
Resources Group

Architecture
Planning
Conservation



Historical Resources Technical Report

UC Berkeley Long Range Development Plan Update

Prepared for

PlaceWorks, Inc.
Berkeley, California

Prepared by

Architectural Resources Group, Inc.
San Francisco, California

March 2021



Historical Resources Technical Report
March 2021

Long Range Development Plan Update
University of California, Berkeley

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Appendix A: Identified Historical Resources

Appendix B: Properties Assessed by ARG

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1. INTRODUCTION AND METHODOLOGY

At the request of PlaceWorks, Architectural Resources Group (ARG) has prepared a Historical Resources Technical Report (HRTR) for the Long Range Development Plan Update (LRDP Update) recently completed for the University of California, Berkeley (UC Berkeley, or the university). The purposes of the HRTR are to clarify which resources within the plan area should be considered historical resources for purposes of the California Environmental Quality Act (CEQA) and to identify potential impacts to historical resources posed by the LRDP Update.

To prepare the following HRTR, ARG:

- Conducted multiple site visits during the spring and summer of 2020 to examine and photograph the UC Berkeley campus and surroundings.
- Conducted an architectural records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University.
- Reviewed extensive historical documentation and multiple prior evaluations pertaining to the campus and/or vicinity provided by the university, including National Register of Historic Places (National Register) nominations, historic structure reports, historic landscape reports, historic resource evaluations, and historic resource surveys. An inventory of these materials is included in Appendix C.
- Conducted supplemental research using primary and secondary source materials, as needed. Sources consulted include books and other published materials regarding the history and development of UC Berkeley and the adjacent community; historic photos, finding aids, and other online research materials from the Bancroft Library, the Berkeley Public Library, Calisphere, and the Online Archive of California; and ARG's in-house collection of architectural books and reference materials. A complete list of cited sources is included in the bibliography.
- Reviewed the draft project description chapter (Chapter 3) of the LRDP Update EIR, provided by PlaceWorks. ARG will review the forthcoming LRDP Update upon receipt of the draft document.

2. SUMMARY OF FINDINGS

The UC Berkeley campus and its immediate surroundings include a wide variety of historical resources designated at the federal, state, and/or local levels. These resources are summarized in Sections 3 and 4, and tabulated in Appendix A. In addition, ARG was asked to evaluate several potential historical resources (primarily dating from after World War II) that had not previously been surveyed. The results of those assessments are described in Sections 5 and 6, and summarized in Appendix B.

While it does not call for specific development projects on any particular sites, the proposed LRDP Update identifies potential areas of change for renovation, redevelopment, and new development:

- Renovation projects would remodel existing structures.
- Redevelopment projects would entail the demolition of one or more existing structures and construction of new structures.
- New development projects involve new construction on currently undeveloped, or underdeveloped, sites.

Several historical resources have been identified in the LRDP Update as potential renovation or redevelopment projects. As such, the buildout projections, development assumptions, and policy framework embodied in the LRDP Update have the potential to have a significant impact on one or more historical resources. Accordingly, Section 9 of this report includes a discussion of potential impacts to historical resources and closes with specification of measures that, if implemented, would mitigate those impacts.

In addition, ARG has prepared concurrent Historical Resources Technical Reports for two development sites within the LRDP Update area: the proposed Housing Project No. 1 (Helen Diller Anchor House), which encompasses the city block bounded by Berkeley Way (north), Oxford Street (east), University Avenue (south), and Walnut Street (west); and the proposed Housing Project No. 2 (People's Park) at 2526 Haste Street. These concurrent reports arrive at the following conclusions, which have bearing on the findings of this report:

- Housing Project No. 1/Anchor House: The site includes one building (1952 Oxford Street/University Garage) that appears eligible for the National Register and the California Register of Historical Resources (California Register) and should be considered a historical resource under CEQA. Four additional buildings on the site—an apartment building at 1921 Walnut Street, a former dwelling at 1925 Walnut Street, and commercial buildings at 2161 University Avenue and 1990 Oxford Street—are recommended as ineligible for the National and California Registers, and would not be considered historical resources under CEQA.
- Housing Project No. 2/People's Park: People's Park is a designated City of Berkeley Landmark and is therefore a historical resource under CEQA. The resource also appears eligible for the National and California Registers.

3. SUMMARY HISTORIC CONTEXT

The following is a summary historic context narrative for the UC Berkeley campus. The information herein was excerpted and adapted from the Historic Resources Assessment (HRA) that Page & Turnbull prepared in September 2020 in conjunction with the LRDP Update. In addition, ARG conducted limited supplemental research regarding the campus and its development history as needed. A summary of sources consulted is listed in the introduction to this report. A complete list of sources is included in the bibliography.

The historic context narrative provided in the Page & Turnbull HRA is organized temporally around five major eras that are reflected in the built environment of the UC Berkeley campus. Each of these eras is characterized by distinctive trends in campus planning, architecture, and landscape design and corresponds to major campus planning initiatives and/or the involvement of notable campus architects:

- Before Berkeley (pre-1855)
- Campus Beginnings (c. 1855-1874)
- Early Campus (c. 1875-1900)
- Neoclassical Campus (1901-1948)
- Post-War Campus (c. 1950-1984)

This summary historic context narrative is organized around the same five broad eras of campus development, each of which is briefly discussed below. The purpose of this narrative is to synthesize and summarize key points in the campus's development history so that its built resources can be understood in context. The dates of the Post-War Campus era have been slightly adjusted to account for the full breadth of ARG's scope with respect to the evaluation of post-World War II resources. Specifically, the beginning date of this era has been adjusted to 1945, and the horizon date has been extended to 1987. This was done to capture the full breadth of resources dating to this period and to ensure that this document remains useful over the full life of the LRDP Update.

Before Berkeley (pre-1855)

Prior to the arrival of European colonists to California in the mid-eighteenth century, present-day Berkeley was inhabited by the Huichin sub-group of the Ohlone tribe of Native Americans. Ethnographic accounts of the Huichin indicate that they were hunter-gatherers who subsisted on the fish, birds, and small game that were in abundant supply.¹ The Huichin "manufactured a great variety of tools, implements, and household goods including sophisticated baskets woven so tightly they could be used to store water," and lived in ephemeral villages comprising small, conical-shaped thatch houses and ceremonial structures.² Archaeological discoveries in the vicinity of Strawberry Creek indicate that there was a Native American presence on the site of what would later become UC Berkeley in the pre-contact period.

In 1769, the San Francisco Bay Area was "discovered" by Spanish explorers associated with the Portola Expedition, an overland excursion between San Diego and San Francisco that led to the Spanish colonization of California and upended traditional Native American settlements and ways of life. Spanish colonists brought with them new ways of administering land, which included the establishment of a network of missions (religious centers), presidios (military fortifications), and pueblos (civilian settlements). The Spanish also introduced the tradition of parsing land into expansive grants, or ranchos, which were typically granted to military officers and others held in high regard by the Spanish government. Most of the East Bay was a part of the Rancho San Antonio, a 48,800-acre area that was granted by the Spanish Viceroy to Luis Maria Peralta, a Spanish soldier, in 1820. Peralta divided the land between his four sons in 1842, leaving most of what is now Berkeley to his son Jose Domingo Peralta.

Shortly thereafter, the California Gold Rush brought an influx of "Forty-Niners" to the Bay Area, and California was admitted to the United States as its thirty-first state in 1850. Differences between Spanish/Mexican and American title law resulted in the dissolution of the expansive ranchos. In 1852, Francis Kittredge Shattuck, his brother-in-law George Blake, and partners William Hillegass and James Leonard filed claim to a square mile of former rancho land in what is now the center of Berkeley.

Campus Beginnings (c. 1855-1874)

The institutional antecedent of UC Berkeley was a private college preparatory school founded in Oakland in 1853. Known as Contra Costa Academy, the school was administered by the Reverend Henry Durant to provide boys with a high-quality liberal arts education. Though its curriculum was guided by "the pervading influence and spirit of the Christian religion," it was non-sectarian and emphasized classical studies and morality.³ In 1855, the school was renamed the College of California; in 1860, it

¹ Charles Wollenberg, *Berkeley: A City in History* (Berkeley: University of California Press, 2008), 2-3.

² Wollenberg, *Berkeley: A City in History*, 2.

³ UC Berkeley, "The History of Cal, Part 1: The Forging of a University, 1850-1899," accessed November 4, 2020, <https://bancroft.berkeley.edu/CalHistory/brief-history.1.html>.

purchased a 160-acre site on Strawberry Creek on which to develop a new campus, as the increasingly urban environment of Oakland was seen as adversative to the values of the school. In 1860, a dedication ceremony for the new campus was held at a rocky outcrop that is known today as Founders Rock.⁴

In 1864, the College of California commissioned the renowned landscape architect and urban planner Frederick Law Olmsted to develop a master plan for its new campus. Olmsted's master plan leveraged the site's varied topography and panoramic views of the San Francisco Bay and called for the development of a setting that evinced a sense of picturesqueness and struck a thoughtful balance between nature and order. Olmsted's master plan laid the groundwork for the campus's axial orientation and the glades and other natural features that characterize UC Berkeley in the present day.⁵ Olmsted also developed plans for a residential community alongside the campus that was named Berkeley. The Trustees hoped that the sale of lots in Berkeley would sustain the finances of the school.

At the same time, an effort was afoot to establish a new institution of higher learning under the auspices of the Morrill Act of 1862, federal legislation that allowed for the development of land-grant colleges on federally controlled lands. Toward this end, the State of California founded a new institution called the Agricultural, Mining and Mechanical Arts College, through initially it existed in name only.⁶ These two institutions eventually merged; the College of California was unable to sell enough land to sustain its operations, and the Agricultural, Mining and Mechanical Arts College lacked a physical campus. In 1868, California Governor Henry Haight granted a charter to the University of California; in 1869, the College of California transferred all of its property and interests to the University of California.⁷

Later in 1869, the Regents of the newly chartered University of California commissioned Scottish architect David Farquharson to develop a new master plan for its Berkeley campus. Civil engineer and park designer William Hammond Hall was brought on to design the campus's circulation network. Farquharson's plan respected the essence of the Olmsted plan and maintained its prevailing east-west axis. It called for the construction of six permanent buildings, which were to be "arranged asymmetrically around a central plaza."⁸ The first two buildings to be erected under the auspices of the Farquharson plan were North Hall (1873) and South Hall (1873), both designed in the Second Empire style. North Hall was razed in 1931; South Hall is the oldest extant building on the campus.

Following the completion of North Hall and South Hall in 1873, the University of California moved from its temporary quarters in Oakland to the new campus at Berkeley. Its inaugural class of twelve students—who were collectively referred to as the 12 Apostles—graduated later that year.⁹

Early Campus (c. 1875-1900)

When the university moved to Berkeley in 1873, the surrounding area was sparsely developed. In large part, this was because the area was poorly served by rail and ferry connections to the more populous communities of San Francisco and Oakland. A syndicate of local investors organized the Berkeley Land

⁴ Wollenberg, *Berkeley: A City in History*, 25.

⁵ UC Berkeley, *Landscape Heritage Plan, University of California, Berkeley* (Berkeley: UC Berkeley, Capital Projects/Facilities Services, 2004), 12-13.

⁶ J.M. Guinn, *History of the State of California and Biographical Record of Oakland and Environs, Vol. I* (Los Angeles: Historic Record Co., 1907), 261.

⁷ Guinn, *History of the State of California*, 261.

⁸ Knapp & Verplanck, Preservation Architects, "Historic Structure Report: Alumni House, UC Berkeley," 2011, 9.

⁹ UC Berkeley, "The History of Cal, Part 1."

and Town Improvement Association in 1873 in an effort to spur development; in 1874, the group successfully lobbied for a direct ferry connection between San Francisco and Ocean View (now West Berkeley) and opened a horse-drawn streetcar line along Telegraph Avenue that connected Berkeley and Oakland. The Town of Berkeley was incorporated in 1878, encompassing the working-class wharf settlement of Ocean View and the more erudite community that was developing near the university.¹⁰

The university also experienced steady growth at this time. Several new buildings were added to the campus between the 1870s and 1890s. These included the Harmon Gymnasium (1879, Alfred A. Bennett), the Mining and Mechanical Arts Building (1879, Alfred A. Bennett), the Bacon Library (1881, John A. Remer), the Chemistry Building (1891, Clinton A. Day), and the Mechanical and Electrical Engineering Building (1893, William Curlett). All have been demolished. Though these buildings were designed in accordance with Farquharson's master plan, they did not bear a particularly strong spatial or aesthetic relationship with one another or with the existing North and South Halls. They were constructed with little attention given to a cohesive architectural program, which resulted in a collection of buildings and facilities that were somewhat disjointed and lacked clear order and unity.¹¹

In its formative years, the institution focused almost exclusively on academics; it played a lesser role in the provision of student services, particularly student housing. In the 1870s, the university experimented with on-campus housing when it constructed eight small cottages (Kepler Cottages) in the vicinity of Oxford Street and Allston Way. Each cottage could accommodate ten students.¹² However, nothing more came of this foray into student housing, as the university did not embark upon any subsequent housing projects until much later in the twentieth century; the eight aforementioned cottages were demolished by the 1930s. Rather, at this time students were tasked with finding their own accommodations. Toward this end, they either bought or leased living quarters in the vicinity of campus, rented rooms in boarding houses and private dwellings, or organized fraternities, sororities, or residential and dining clubs. Some students commuted from San Francisco and Oakland.¹³

The fragmented character of the university and its requisite buildings was increasingly seen as a problem. In the 1890s, philanthropist Phoebe Apperson Hearst made the first of many substantial donations to the university, which by this time was beginning to develop a sterling reputation in academic circles. Notably, in 1897 Hearst sponsored an international architectural competition to create a more cohesive campus environment, allocating a sum of \$100,000 toward this end.¹⁴ Some of the most highly acclaimed architects in the world participated in the competition, many of whom had studied at the École de Beaux-Arts and were well-versed in the Beaux Arts principles that dominated

¹⁰ Wollenberg, *Berkeley: A City in History*, 32-33.

¹¹ California Digital Library, "Historical Account of the International Competition for the Phoebe A. Hearst Architectural Plan," accessed November 3, 2020, <http://content.cdlib.org/view?docId=hb038n99rq&doc.view=frames&chunk.id=div00002&toc.id=0&brand=calisphere>.

¹² University of California History, "Berkeley: Student Housing," accessed November 3, 2020, https://www.lib.berkeley.edu/uchistory/general_history/campuses/ucb/housing.html.

¹³ Page & Turnbull, Inc., "University of California, Berkeley Long Range Development Plan and Campus Master Plan, Physical Campus Analysis: Historic Resource Assessment," prepared for the UC Berkeley (September 18, 2020), 9-10.

¹⁴ California Digital Library, "Historical Account of the International Competition for the Phoebe A. Hearst Architectural Plan," accessed November 5, 2020, at <http://content.cdlib.org/view?docId=hb038n99rq&doc.view=frames&chunk.id=div00002&toc.id=0&brand=calisphere>.

architecture and city planning at this time. French architect Émile Bénard submitted the winning contribution and consistent with his Beaux Arts training, his plan exhibited a prevailing sense of rigor, formality, and order. While Bénard's plan was enthusiastically embraced, he clashed with Hearst and the Regents, and it was ultimately decided that he would not be appointed campus supervising architect. Rather, that role was given to another practitioner, the noted architect John Galen Howard, who would go on to play a significant role in the development of the campus in subsequent decades. (Howard's contributions to the physical fabric of the UC Berkeley campus are addressed in the following section.)

Also at this time, a small number of buildings were erected off campus, in the adjacent city blocks of Berkeley, that were not originally affiliated with the university but were subsequently acquired by the institution. These include the First Unitarian Church at 2401 Bancroft Way (1898, Albert C. Schweinfurth), which was acquired by the university in 1960 and is now used as a dance studio; six buildings associated with the Anna Head School for Girls on Bowditch Street between Channing Way and Haste Street (1892), which were acquired by the university in 1963; and the Beta Theta Pi Fraternity House at 2607 Hearst Avenue (1893, Ernest Coxhead), which was acquired by the university in 1966 and is now occupied by the Goldman School of Public Policy.¹⁵ Consistent with architectural trends of this period, these off-campus buildings are designed in various derivatives of the Arts and Crafts movement.

Neoclassical Campus (1901-1944)

In 1901, architect John Galen Howard was appointed campus supervising architect by university President Benjamin Ide Wheeler. Originally from New England, Howard had studied at the Massachusetts Institute of Technology and the École de Beaux-Arts and had worked in Los Angeles, Boston, and New York before arriving in the Bay Area. He had also participated in the Hearst-sponsored architectural competition for the Berkeley campus but came in a distant fourth place. However, by leveraging his connections, he secured a seat on an advisory council whose purpose was to "oversee the implementation of Bénard's designs," which in turn led to his appointment by Wheeler.¹⁶

In his role as campus supervising architect, Howard was tasked with interpreting and implementing Bénard's winning campus master plan. Howard was influenced by the essence of the plan—most notably, its overarching objective of instilling a sense of monumentality and order to its ensemble of buildings—but he also exercised a degree of creative license and incorporated his own architectural influences. "[Howard] was hired to carry out the Bénard plan but thought it to be 'utterly impractical,'" remarks architectural historian Sally B. Woodbridge, who has written about Howard's contributions to the Berkeley campus, "so he went to work in his more practical way as the campus of today so well demonstrates."¹⁷

Howard served as campus supervising architect between 1901 and 1924, during which time he is credited with providing the campus with an increased sense of balance and order. He designed eighteen campus buildings during his tenure—the largest number of any one architect on the Berkeley campus—all of which are extant. Indicative of his formal Beaux Arts training and the influence of the City Beautiful Movement on architecture and planning in the early twentieth century, campus buildings that were

¹⁵ California Digital Library, "Historical Account of the International Competition for the Phoebe A. Hearst Architectural Plan."

¹⁶ Jeffrey Kahn, "John Galen Howard and the Design of the 'City of Learning,' the UC Berkeley Campus," posted March 5, 2003, accessed November 3, 2020, <https://www.berkeley.edu/news/multimedia/2003/03/igh/index.shtml>.

¹⁷ Kahn, "John Galen Howard and the Design of the 'City of Learning,' the UC Berkeley Campus."

designed by Howard are noted by their monumental presence, strict symmetry, and stately classical lines. More than half of Howard's buildings—including California Hall (1905), Hearst Memorial Mining Building (1907), Durant Hall (1911), Wellman Hall (1912), Doe Library (1917), Gilman, Hilgard, and Wheeler Halls (1917), and Haviland Hall and Physics North and Physics South (formerly LeConte Hall, 1924)—are set upon graded plinths that are oriented toward the primary east-west axis, resulting in a series of flat, orderly planes on a sloped site.

Howard's interpretation of the Bénard plan also resulted in a clear hierarchy of open spaces on campus and the grouping of academic buildings by broad discipline. The organization of buildings and open spaces not only fulfilled the methodical, neoclassical intentions of the plan but also resulted in well-defined gathering places and a logical pedestrian circulation network. Sather Road—which is framed by the bronze-clad Sather Gate (1910)—emerged as the campus's primary point of pedestrian ingress and reinforced the east-west axis that was originally platted by Olmsted and is now anchored by Sather Tower (1914), a monumental, Gothic Revival style campanile designed by Howard.¹⁸

Landscaping also played a critical role in defining the character of the Berkeley campus under Howard's leadership. Landscape features that were introduced to the campus at this time were intended to complement and unify the campus's ensemble of new, Classically inspired buildings. They also had the effect of adding a softer element to the otherwise monumental built environment that was taking shape. John Gregg, a Professor within the College of Agriculture who founded the university's Department of Landscape Architecture, worked in collaboration with Howard and designed many of the campus's significant landscape features during his tenure on campus, which spanned 1913 to 1947.¹⁹

As the university grew in the early decades of the twentieth century, so too did the community around it. The City of Berkeley experienced an influx of new residents as some 20,000 displaced San Franciscans moved across the bay in the aftermath of the 1906 earthquake. Improvements to ferry and streetcar systems also spurred development in communities like Berkeley and Oakland that were within a reasonable commuting distance of San Francisco. Downtown Berkeley evolved from a nascent outpost into a more conventional central business district at this time, as its somewhat sporadically developed lots were increasingly improved with more substantial commercial blocks and public buildings. There are several extant buildings from this period that were constructed off campus but were acquired by the university in subsequent years. These include a handful of residences, the Cloyne Court Hotel (1904, John Galen Howard), and a commercial building at 2154-60 University Avenue (1920, George Anderson).

In 1917, Howard took a sabbatical; in 1918, he went on "war leave" and traveled to Europe. When he returned to his role at Berkeley in 1919, Howard found that his influence as campus supervising architect had waned; he was officially dismissed from his post by the Regents in 1924.²⁰

Architect George W. Kelham was formally appointed as Howard's replacement as campus supervising architect in 1927. Kelham studied architecture at Harvard University and the École de Beaux-Arts, arrived in San Francisco in 1906 to design the Palace Hotel, and went on to build a successful practice in his adopted city. Like his predecessor, Kelham came of professional age at the height of the City

¹⁸ UC Berkeley, "#campanile 100: History," accessed November 3, 2020, <https://campanile.berkeley.edu/>.

¹⁹ Page & Turnbull, Inc., "University of California, Berkeley Long Range Development Plan and Campus Master Plan," 20.

²⁰ Online Archive of California, "Finding Aid to the Inventory of the John Galen Howard Collection, 1884-1931," accessed November 3, 2020, https://oac.cdlib.org/findaid/ark:/13030/tf1b69n5kh/entire_text/.

Beautiful and Beaux Arts movements, and his body of work derived clear influence from principles of classical design belying these movements.²¹ Kelham designed several notable new buildings at the Berkeley campus during his tenure including Bowles Hall (1929), Valley Life Sciences Building (1930), Central Heating Plant (1930), International House (1930), and McLaughlin Hall (1931).

It was also during Kelham's tenure that the university made its first foray into the construction of student housing since the construction of the Kepler Cottages in 1874. Bowles Hall, a Tudor Revival style residence hall that was designed by Kelham, was constructed at the base of Charter Hill using a gift received from Mary McNear Bowles, the widow of Regent Phillip Bowles. When it opened in 1929, the building provided housing for 204 male students.²² In 1930, International House, also designed by Kelham, was constructed using a gift from financier and philanthropist John D. Rockefeller Jr. and provided housing for 530 students. The Spanish Colonial Revival style complex was a notable new addition to the campus for several reasons. It bore distinction as "the largest student housing complex in the Bay Area and the first coeducational residence west of the Mississippi," and also engendered controversy for housing male and female students, foreigners, and students of color under one roof.²³

Kelham died in 1936, and in 1938, architect Arthur Brown Jr. was appointed as his successor. Born and raised in Oakland, Brown was an alumnus of UC Berkeley, having received his degree in civil engineering from the institution before pursuing his architectural education at the École de Beaux-Arts. Brown returned to California and formed a successful partnership with a fellow Berkeley alumnus, architect John Bakewell, which was active until 1928; their firm, Bakewell and Brown, designed San Francisco City Hall and many other important buildings in San Francisco.²⁴ During his tenure at UC Berkeley, Brown designed several notable new additions to the campus including Sproul Hall (1940-1941), Minor Hall (1941), Donner Laboratory (1941-1942), and Doe Annex (1949). He also oversaw construction of the university's third dormitory unit, Stern Hall (1942, Corbett & Murray with William Wurster), which was funded by a private gift from noted local civic and social leader Rosalie Meyer Stern and significantly enhanced the institution's ability to provide on-campus housing to its students.²⁵

Given their formal Beaux Arts training, and given the time period which they held the post of campus supervising architect, Kelham and Brown predictably did not steer the campus in radically new architectural directions; rather, they carried forward and built upon the formal, neoclassical aesthetic that had been instituted by the Bénard plan and John Galen Howard in the early twentieth century.

Both Kelham and Brown presided over campus architecture and design during periods of national crisis: Kelham's tenure was marked by the onset of the Great Depression, and Brown's by the longer-term economic impacts of the Depression and then by the nation's foray into World War II. While the university and the Berkeley community were somewhat insulated from the worst of these crises—largely because of the institution itself, which continued to provide steady employment and thereby functioned as something of a stabilizing force—they were by no means immune to their effects, a fact

²¹ Pacific Coast Architecture Database, "George William Kelham (Architect)," accessed November 5, 2020, <http://pcad.lib.washington.edu/person/294/>.

²² University of California History, "Berkeley: Student Housing."

²³ UC Berkeley, "International House at UC Berkeley: History," accessed November 3, 2020, <https://ihouse.berkeley.edu/about/history>.

²⁴ Pacific Coast Architecture Database, "Arthur Brown Jr., Architect," accessed November 3, 2020, <http://pcad.lib.washington.edu/person/468/>.

²⁵ Online Archive of California, "Finding Aid to the Rosalie Meyer Stern Papers, 1867-1996," accessed November 3, 2020, <https://oac.cdlib.org/findaid/ark:/13030/kt6b69s1gg/>.

that is reflected in the campus's built environment from this era. The comparatively few buildings constructed in this era were generally designed in iterations of the Classical Moderne style, which applied the basic tenets of classical design but stripped buildings of excess ornament, resulting in a visual vocabulary that was more imposing, austere, and befitting of the somber mood that permeated virtually every aspect of American society at this time.

Landscaping continued to be an important aspect of campus planning and design during the tenures of Kelham and Brown. Glades, groves, and grassy slopes continued to be prominent visual features, and the construction of new campus buildings resulted in the creation of new open spaces including courtyards, plazas, and picturesque landscapes. The area comprising the historic Olmsted axis remained relatively open and unfettered, respecting the essential spatial relationships and sightlines that had been a dominant feature of the campus since its inception. Landscape improvements were also made to the otherwise-natural setting of the Hill Campus at this time; in the 1920s, forestry students planted various species of trees in this area, which were intended to be a living laboratory for future generations of students. These trees were planted in fifteen-acre patches on the north slope of Strawberry Canyon.²⁶

The continued growth of the campus also necessitated the relocation of the UC Berkeley Botanical Garden, a sizable collection of trees, shrubs, and herbaceous plants. The Botanical Garden had been established in 1890 and originally occupied a prominent location at the center of the Campus Park. Between 1925 and 1928, it was relocated to its present-day location, a thirty-four-acre site in the hills east of the Campus Park. This property was previously occupied by a creamery known as the Such Dairy Farm, several remnant features of which remain at the present-day Botanical Garden site.²⁷ The new complex was designed by two faculty members: botanist Thomas Harper Goodspeed—who served as Director of the Botanical Garden between 1919 and 1957—and landscape architect John William Gregg.²⁸ Departing from conventional methods of arranging botanical gardens, “Goodspeed decided to group the collections primarily by geographical regions in settings resembling the native habitats” of species—an organizational structure that continues to define the Botanical Garden today.²⁹ A handful of buildings and structures were also erected to accommodate the day-to-day operations of the Botanical Garden.

At the request of university administrators, Brown resigned as UC Berkeley's campus supervising architect in 1948.³⁰ His preference for Beaux Arts formality was becoming increasingly anachronistic as the campus was amid a period of extraordinary change after the war, and Modernism was quickly eclipsing Classicism as the dominant visual vocabulary of architecture and planning.

²⁶ Page & Turnbull, Inc., “University of California, Berkeley Long Range Development Plan and Campus Master Plan,” 24.

²⁷ University of California Botanical Garden at Berkeley, “History of the UC Botanical Garden,” posted October 27, 2017, accessed November 3, 2020, <https://botanicalgarden.berkeley.edu/collection-highlights/history-uc-botanical-garden>. Remnant features of the Such Dairy Farm were identified through site inspection and consultation with Botanical Garden staff.

²⁸ University of California Botanical Garden at Berkeley, “History of the UC Botanical Garden.”

²⁹ University of California Botanical Garden at Berkeley, “History of the UC Botanical Garden.”

³⁰ Online Archive of California, “Finding Aid to the Arthur Brown, Jr. Papers, 1859-1990,” accessed November 5, 2020, <https://oac.cdlib.org/findaid/ark:/13030/kt5k4026zk/>.

Post-War Campus (1945-1987)

The student population of UC Berkeley grew at an unprecedented rate during and after World War II: 11,000 students were enrolled in the 1944-45 academic year, 18,000 in the 1945-46 academic year, and 25,325 in the 1946-47 academic year.³¹ This influx of new students placed considerable strain on existing campus facilities, most of which were built to accommodate a much smaller student body. This underscored the need for a new direction forward with respect to campus planning and development.

In 1956, the university adopted its first Long Range Development Plan (LRDP), an influential policy document that lent impetus to the emergence of a modern university campus. The LRDP addressed the full gamut of issues related to the campus experience: student housing, libraries and research laboratories, student and faculty support services, pedestrian circulation, and landscape and open space planning. The LRDP was updated in 1962 to account for adjusted enrollment figures amid the recent adoption of the California Master Plan for Higher Education, which called for the Berkeley campus to accommodate a student body of 27,600.³²

Many new buildings and facilities were added to the Berkeley campus under the auspices of the 1956 and 1962 LRDPs. Departing from the campus's longstanding preference for monumental, Beaux Arts style architecture that was rooted in classicism, postwar additions to the campus were designed in iterations of Modern architecture that by this time had become the dominant vocabulary of American architecture and planning. Many of these buildings were designed by noted architects including Clarence Mayhew, Joseph Esherick, John Carl Warnecke, Gardner Dailey, DeMars and Rey, Wurster, Bernardi and Emmons, Anshen and Allen, and Mario Ciampi, in addition to others. These buildings were often accompanied by designed landscapes and open spaces that helped to reinforce the Modern vocabulary that defined the postwar campus environment.

As the campus swiftly grew during the postwar period, its geographically limited area became all the more evident, as the amount of developable land was quickly becoming depleted. In an effort to accommodate new development while maintaining the campus's low-density character, the 1956 and 1962 LRDPs encouraged the practice of directing some growth—in particular, student housing and other non-academic uses—outside of the historical boundaries of the Campus Park and into the adjacent city blocks of Berkeley. In turn, areas to the immediate north, south, and west of the Campus Park incrementally became *de facto* extensions of the university campus as the postwar period progressed.³³ The university also acquired some adjacent institutional properties including the former Anna Head School for Girls (acquired in 1963) and the former California School for the Deaf and Blind (acquired in 1980, now the Clark Kerr Campus), which significantly expanded its geographic extent.

A more detailed discussion of the campus's development after World War II is included in Section 5: Post-WWII Assessment of this report.

³¹ Page & Turnbull, Inc., "University of California, Berkeley Long Range Development Plan and Campus Master Plan," 37.

³² Anthony S.C. Teo, ed., *Univer-Cities, Strategic View of the Future: From Berkeley and Cambridge to Singapore and Rising Asia, Vol. 2* (Singapore: World Scientific Publishing, 2013), 47.

³³ Page & Turnbull, Inc., "University of California, Berkeley Long Range Development Plan and Campus Master Plan," 41-42.

4. IDENTIFIED HISTORICAL RESOURCES

The purpose of this section is to provide a summary of all previously identified historical resources within the LRDP Update area. This includes designated resources that are listed on federal and state registers including the National Register, California Register, and National Historic Landmark (NHL) programs; resources that have been formally determined eligible for the National Register by consensus through a consultation process conducted to comply with Section 106 of the National Historic Preservation Act; designated resources that are locally listed as City of Berkeley Landmarks or Structures of Merit; and resources that have previously been identified as eligible for listing through survey evaluation. Previously identified resources are summarized in the tables below and are listed in Appendix A.

The LRDP Update area is divided into five major land use zones: Campus Park, Clark Kerr Campus, Hill Campus West, Hill Campus East, and City Environs Properties. The latter land use zone includes university-owned properties that are located off the Campus Park. For purposes of consistency and clarity, the information included in this chapter is organized around the same land use zones.

Listed in the National Register and/or the California Register

Federal Listing

Several university-owned resources within the LRDP Update area are listed in the National Register. One university-owned resource within the LRDP Update area is listed as a National Historic Landmark (NHL). Room 307 of Gilman Hall is significant for its association with plutonium research that was conducted as part of the Manhattan Project, a landmark research and development project that resulted in the production of the nation's first nuclear weapons during World War II.

Designated National Historic Landmark

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR LISTED
Room 307, Gilman Hall (NRHP No. 66000203)*	Campus Park	1917	John Galen Howard	1965

Resources marked by an asterisk (*) are also listed as City of Berkeley Landmarks.

Designated National Register Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR LISTED
California Hall (NRHP No. 82004638)*	Campus Park	1905	John Galen Howard	1982
California Memorial Stadium (NRHP No. 06001086)*	Campus Park	1922	John Galen Howard	2006
Doe Memorial Library (NRHP No. 82004639)*	Campus Park	1911	John Galen Howard	1982
Durant Hall (NRHP No. 82004640)*	Campus Park	1911	John Galen Howard	1982
Edwards Stadium (NRHP No. 93000263)*	Campus Park	1932	Warren Perry, Stafford Jory	1993
Faculty Club (NRHP No. 82004641)*	Campus Park	1903	Bernard Maybeck	2007
First Unitarian Church (NRHP No. 81000143)*	Campus Park	1898	Albert Schweinfurth	1981
Founders Rock (NRHP No. 82004642)*	Campus Park	n/a	n/a	1982
Giannini Hall (NRHP No. 82004643)*	Campus Park	1930	William Charles Hays	1982

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR LISTED
Girton Hall/Julia Morgan Hall (NRHP No. 91001473)	Campus Park	1911	Julia Morgan	1991
Haviland Hall (NRHP No. 82002161)*	Campus Park	1924	John Galen Howard	1982
Hearst Memorial Gymnasium (NRHP No. 82004645)*	Campus Park	1927	Bernard Maybeck, Julia Morgan	1982
Hearst Memorial Mining Building (NRHP No. 82004646)*	Campus Park	1907	John Galen Howard	1982
Hilgard Hall (NRHP No. 82004647)*	Campus Park	1917	John Galen Howard	1982
Naval Architecture Building (NRHP No. 76000475)*	Campus Park	1914	John Galen Howard	1976
North Gate Hall (NRHP No. 82004648)*	Campus Park	1906	John Galen Howard	1982
Physics North and Physics South (formerly LeConte Hall) (NRHP No. 04000622)	Campus Park	1924	John Galen Howard	2004
Sather Gate and Bridge (NRHP No. 82004649)*	Campus Park	1910	John Galen Howard	1982
Sather Tower (NRHP No. 82004650)*	Campus Park	1914	John Galen Howard	1982
Senior Hall (NRHP No. 74000506)*	Campus Park	1906	John Galen Howard	1974
South Hall (NRHP No. 82004651)*	Campus Park	1873	David Farquharson	1982
University House (NRHP No. 82004652)*	Campus Park	1911	Albert Pissis	1982
Wellman Hall (NRHP No. 82004653)*	Campus Park	1912	John Galen Howard	1982
Wheeler Hall (NRHP No. 82004654)*	Campus Park	1917	John Galen Howard	1982
State Asylum for the Deaf, Dumb and Blind (NRHP No. 82000962)*	Clark Kerr Campus	1914-1949	Office of the State Architect	1982
Anna Head School for Girls (NRHP No. 80000795)*	City Environs Properties	1895	Soule Edgar Fisher, Walter H. Ratcliff Jr.	1980
Bowles Hall (NRHP No. 89000195)*	Hill Campus West	1929	George Kelham	1989
Cloyne Court Hotel (NRHP No. 92001718)*	City Environs Properties	1904	John Galen Howard	1992
University Art Museum/Woo Hon Fai Hall (NRHP No. 13001034)*	City Environs Properties	1970	Mario Ciampi	2014
Weston Havens House (NRHP No. 05000597)	City Environs Properties	1940	Harwell Hamilton Harris	2005
Hearst Greek Theatre (NRHP No. 82004644)*	Hill Campus West	1903	John Galen Howard	1982

Resources marked by an asterisk (*) are also listed as City of Berkeley Landmarks.

State Listing

Resources that are listed in the National Register are automatically listed in the California Register. Therefore, by virtue of their listing in the National Register, all of the above-listed resources are also listed in the California Register. In addition, two university-owned resources within the LRDP Update area are listed as California Historical Landmarks (CHLs).

The UC Berkeley Campus CHL encompasses the historic core of the campus and includes the following 17 buildings and features: California Hall, Durant Hall, Doe Library, Faculty Club and Glade, Founders' Rock, Giannini Hall, Hearst Greek Theatre, Hearst Gymnasium, Hearst Memorial Mining Building, Hilgard Hall, North Gate Hall, Sather Gate and Bridge, Sather Tower and Esplanade, South Hall, University

House, Wellman Hall, and Wheeler Hall.³⁴ The Piedmont Way CHL includes a span of Piedmont Way between Gayley Road (north) and Dwight Way (south). It is a curvilinear, tree-lined parkway designed by Frederick Law Olmsted in 1865, and it was his first residential street design.³⁵

The UC Berkeley Campus CHL is located within the Campus Park land use zone. The Piedmont Way CHL skirts the boundary between the Campus Park and the Hill Campus West land use zones, and also extends into the City Environs Properties land use zone near its southern end.

Because CHLs numbered 770 and above are automatically listed in the California Register, and both CHLs within the LRDP Update area are numbered greater than 770, they are thereby listed in the California Register.

Designated CHL Resources (also listed in the California Register)

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR LISTED
University of California, Berkeley Campus (CHL No. 946)	Campus Park	(multiple)	(multiple)	1981
Piedmont Way (CHL No. 986)	(multiple)	1865	Frederick Law Olmsted	1989

Formally Determined Eligible for the National Register

One university-owned resource within the LRDP Update area, Bauer Wurster Hall, has been formally determined eligible for the National Register by consensus through a consultation process conducted to comply with Section 106 of the National Historic Preservation Act.

Formally Determined Eligible for the National Register

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR EVALUATED
Bauer Wurster Hall	Campus Park	1964	Vernon DeMars, Donald Olsen, Joseph Esherick	2010, 2016

Listed in a Local Register

The LRDP Update area includes portions of the cities of Berkeley and Oakland. Most of the area—including the Campus Park, the Clark Kerr Campus, the western portion of the Hill Campus, and the City Environs—are located within Berkeley city limits. The eastern portion of the Hill Campus is largely located within Oakland city limits. Each city administers its own program for the designation of local historic resources.

City of Berkeley

Within the LRDP Update area, forty-one university-owned resources are locally listed as City of Berkeley Landmarks. Of these, twenty-eight are concurrently listed in the National Register. These concurrently listed resources are indicated by an asterisk (*) in the above tables. Thirteen additional resources that are not listed in the National Register and/or California Register are listed as City of Berkeley Landmarks. Three are located in the Campus Park land use zone; ten are located in the City Environs Properties land use zone.

³⁴ California Office of Historic Preservation, "California Historic Landmarks: Alameda County," accessed November 5, 2020, https://ohp.parks.ca.gov/?page_id=21388.

³⁵ California Office of Historic Preservation, "California Historic Landmarks: Alameda County," accessed November 5, 2020, https://ohp.parks.ca.gov/?page_id=21388.

Designated City of Berkeley Landmarks (not on the National Register or California Register)

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR LISTED
Anthony Hall	Campus Park	1956	Joseph Esherick	2011
Eucalyptus Grove (confluence of north and south forks of Strawberry Creek)	Campus Park	1877	n/a	1996
Haas Pavilion	Campus Park	1933	George Kelham	1996
Beta Theta Pi Fraternity House (2607 Hearst Ave)	City Environs Properties	1893	Ernest Coxhead	1982
Child Center (2425 Atherton St)	City Environs Properties	1960	Joseph Esherick	2013
Commercial building (2154 University Ave)	City Environs Properties	1911	George Anderson	2004
Epworth Hall (2521 Channing Way)	City Environs Properties	1927	James L. Plachek	1999
People's Park (2526 Haste St)	City Environs Properties	1969	n/a	1984
Residence Hall 1 (2650 Durant Ave)	City Environs Properties	1959	John Carl Warnecke, Lawrence Halprin, William W. Wurster	2000
Residence Hall 2 (2650 Haste St)	City Environs Properties	1960	John Carl Warnecke, Lawrence Halprin, William W. Wurster	2000
Richfield Oil Company/UC Garage (1952 Oxford St)	City Environs Properties	1930	Walter H. Ratcliff Jr.	1981
Rose Berteaux Cottage (2350 Bowditch St)	City Environs Properties	1930	Carl Fox	1999
Samuel Davis House (2547 Channing Way)	City Environs Properties	1899	William Mooser and Son	1984

One resource within the LRDP area is listed as a City of Berkeley Structure of Merit. It is located in the City Environs land use zone. Per the City of Berkeley's Landmark Preservation Ordinance, Structures of Merit do not meet the criteria for designation as Landmarks, but are still "worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes Landmarks."³⁶

Designated City of Berkeley Structures of Merit

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	YEAR LISTED
Robcliff Apartment House (2515 Channing Way)	City Environs Properties	1921	Walter H. Ratcliff Jr.	1999

City of Oakland

No university-owned resources within the LRDP Update area have been designed as City of Oakland Landmarks.

Previously Found Eligible through Survey Evaluation

In addition to designated historic resources, several university-owned resources have been identified through previous survey evaluation to be eligible for National Register, California Register, or local landmark listing. These properties fall into three status categories, corresponding to the following three California Historical Resource Status Codes:

³⁶ City of Berkeley Municipal Code, Section 3.24.060.

- 3S, indicating that the property “appears eligible for N[ational] R[egister] as an individual property through survey evaluation”
- 3CS, indicating the property “appears eligible for C[alifornia] R[egister] as an individual property through survey evaluation”
- 5S3, indicating the property “appears to be individually eligible for local listing or designation through survey evaluation”

Previously Found Eligible through Survey Evaluation

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	CHRS
2222 Piedmont Avenue (Charles E. Bancroft House)	Campus Park	1910	Fred D. Voorhees	3S
2224 Piedmont Avenue (Charles A. Noble House)	Campus Park	1909	William A. Knowles	3S
2232 Piedmont Avenue (Walter Y. Kellogg House)	Campus Park	1909	Julia Morgan	3S
2234 Piedmont Avenue (B.P. Wall House)	Campus Park	1908	William C. Hayes	3S
2240 Piedmont Avenue (Sigma Epsilon Fraternity)	Campus Park	1923	Gwynn Officer	3S
2251 College Avenue (Zeta Psi Fraternity)	Campus Park	1920	Charles Peter Weeks	3S
Alumni House	Campus Park	1954	Clarence W. Mayhew	3S
Calvin Laboratory	Campus Park	1963	Michael Goodman	3S
Cesar Chavez Student Center	Campus Park	1960	DeMars & Reay and Donald Hardison & Associates	3S
Class of 1877 Sundial	Campus Park	1915	Clinton Day	3S
Class of 1910 Bridge	Campus Park	1910	John Bakewell Jr., Arthur Brown Jr.	3S
Donner Laboratory	Campus Park	1942	Arthur Brown Jr.	3S
Eucalyptus Grove (locally designated as a Berkeley Landmark)	Campus Park	1877	n/a	3S
Giauque Laboratory (cupola in courtyard)	Campus Park	n/a	Clinton Day	3S
Grinnell Natural Area	Campus Park	1864-1969	n/a	3S
Dr. Martin Luther King Student Union Building	Campus Park	1961	DeMars & Reay and Donald Hardison & Associates	3S
Lawson Adit (tunnel)	Campus Park	1930	College of Mining	3S
Observatory Hill (curved stairway and rock wall)	Campus Park	c. 1964	Thomas Church	3S
Old Art Gallery (aka Old Power House)	Campus Park	1904	John Galen Howard	3S
Stephens Hall	Campus Park	1923	John Galen Howard	3S
Tilden Football Players Statue	Campus Park	1900	Douglas Tilden	3S
Valley Life Sciences Building	Campus Park	1928	George W. Kelham	3S
Women’s Faculty Club	Campus Park	1923	John Galen Howard	3S

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT	CHRS
Zellerbach Hall	Campus Park	1968	DeMars & Reay and Donald Hardison & Associates	3S
Batchelder House/Smyth House, Smyth-Fernwald Property	City Environs Properties	c.1868/1911	Julia Morgan (1911 remodel)	3CS
International House (2299 Piedmont Avenue)	City Environs Properties	1930	George W. Kelham	3S
People's Park (2526 Haste St, locally designated as a Berkeley Landmark)	City Environs Properties	1969	n/a	3S
Residence Hall 3 (2400 Durant)	City Environs Properties	1964	Carl Warnecke	5S3
Stern Hall	City Environs Properties	1942	Corbett & MacMurray and William Wurster	3S
Charter Hill (the Big "C")	Hill Campus East	1905	Classes of 1907 and 1908	3S
Lawrence Hall of Science	Hill Campus East	1968	Anshen & Allen	3S

5. POST-WWII ASSESSMENT

Post-WWII Resources Survey

To supplement available historical data regarding historical resources on the UC Berkeley campus, ARG was asked to conduct a preliminary assessment of resources that date from 1945 to 1987, corresponding with the university's expansion after World War II, and that have not previously been evaluated for historic significance. The horizon of the post-war evaluation was extended to 1987 to capture the full breadth of resources dating to this period and to ensure that this document remains useful over the full life of the LRDP Update. This effort entailed (1) surveying the campus to note and photograph any such resources, (2) compiling basic survey data regarding each resource, and (3) developing a historic context statement regarding postwar construction at the UC Berkeley campus that provides a context within which the significance of individual buildings or features can be evaluated.

The results of ARG's survey of post-World War II resources at UC Berkeley are tabulated below in Appendix B. Based on site reconnaissance and historical context, ARG developed preliminary significance assessments for each surveyed resource. Specifically, resources from the period were divided into four significance categories:

- **Previously Evaluated:** a resource from the period that has previously been evaluated and found to be historically significant. Some of the resources in this category have been listed in the National Register.
- **Likely Eligible:** a resource that appears to be a representative example of an important postwar architectural style or otherwise appears to possess a historical association that would make it California Register/National Register-eligible. Many of the resources in this category are associated with prominent architects of the period and appear to be good examples of those architects' work. This category also includes multiple buildings from the Clark Kerr Campus that were constructed in the 1950s but appear to contribute to the National Register-listed district at the site.

- **Potentially Eligible:** a resource that possesses aspects of an important postwar architectural style and/or is associated with a prominent architect of the period. Resources in this category exhibit a lower level of design distinction than those in the “Likely Eligible” category but warrant additional analysis to determine whether they satisfy any of the four California Register/National Register-eligibility criteria.
- **Not Eligible:** a resource that does not appear to be historically significant because (1) it possesses no known association with persons or events that would render it significant and (2) it lacks design distinction or has been substantially altered.

The resources within each category are summarized in the following tables.

Previously Evaluated Post-WWII Resources (All have been found historically significant)

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
Alumni House and Patio	Campus Park	1954	Clarence W. Mayhew
Bauer Wurster Hall	Campus Park	1964	Vernon DeMars, Donal Olsen, Joseph Esherick
Earle C. Anthony Hall**	Campus Park	1957	Joseph Esherick
Melvin Calvin Laboratory	Campus Park	1963	Michael Goodman
Cesar E. Chavez Student Center	Campus Park	1960	DeMars & Reay and Donald Hardison & Associates
Dr. Martin Luther King, Jr. Student Union	Campus Park	1961	DeMars & Reay and Donald Hardison & Associates
Zellerbach Hall	Campus Park	1968	DeMars & Reay and Donald Hardison & Associates
2425 Atherton Street (Jones Child Study Center)**	City Environs Properties	1960	Joseph Esherick
People’s Park**	City Environs Properties	1969	N/A
Residence Hall 1 (2650 Durant Avenue)**	City Environs Properties	1960	Warnecke & Warnecke
Residence Hall 2 (2650 Haste Street)**	City Environs Properties	1960	Warnecke & Warnecke
Residence Hall 3 (2400 Durant Avenue)	City Environs Properties	1964	Carl Warnecke
University Art Museum*	City Environs Properties	1970	Mario J. Ciampi
Building 1 – Administration*	Clark Kerr Campus	1949	Office of the State Architect (Alfred Eichler)
Building 2 – Suites*	Clark Kerr Campus	1949	Office of the State Architect (Anson Boyd/Alfred Eichler)
Building 3 – Residence Hall*	Clark Kerr Campus	1948	Office of the State Architect (Anson Boyd/Alfred Eichler)
Building 4 – Residence Hall*	Clark Kerr Campus	1948	Office of the State Architect (Anson Boyd/Alfred Eichler)
Building 8 – Maslach Hall*	Clark Kerr Campus	1950	Office of the State Architect (Anson Boyd/Alfred Eichler)
Lawrence Hall of Science	Hill Campus East	1968	Anshen & Allen

* listed in the National Register

**listed as a Berkeley Landmark

Likely Eligible Post-WWII Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
Stephen D. Bechtel Engineering Center	Campus Park	1980	George Matsumoto
Raymond Earl Davis Hall	Campus Park	1967	Skidmore, Owings & Merrill
Charles Franklin Doe Memorial Library Annex	Campus Park	1949	Arthur Brown Jr.
Alfred Hertz Memorial Concert Hall	Campus Park	1958	Gardner A. Dailey and Associates
Joel Henry Hildebrand Hall	Campus Park	1966	Anshen & Allen
Wendell M. Latimer Hall	Campus Park	1963	Anshen & Allen
Gilbert N. Lewis Hall	Campus Park	1948	E. Geoffrey Bangs
James K. Moffitt Undergraduate Library	Campus Park	1970	John Carl Warnecke & Associates
Morrison Hall	Campus Park	1958	Gardner A. Dailey and Associates
George C. Pimentel Hall	Campus Park	1964	Anshen & Allen
Sproul Plaza	Campus Park	1959	N/A
Bernard Alfred Etcheverry Hall (2505 Hearst Ave)	City Environs Properties	1964	Skidmore, Owings & Merrill
Building 5 - Child Care	Clark Kerr Campus	1954	Office of the State Architect
Building 6 - Faculty House	Clark Kerr Campus	1960	Office of the State Architect
Building 7 - Residence Hall	Clark Kerr Campus	1950	Office of the State Architect
Building 9 - Birk Hall	Clark Kerr Campus	1950	Office of the State Architect
Building 10 - Bakery Building	Clark Kerr Campus	1953	Office of the State Architect
Building 13 - Heating Plant & Maintenance Building	Clark Kerr Campus	1951	Office of the State Architect
Building 23 - Archives	Clark Kerr Campus	1952	Office of the State Architect
Building 25 - Golden Bear Recreation Center	Clark Kerr Campus	1955	Office of the State Architect
Main Courtyard enclosed by Buildings 1, 8 and 10	Clark Kerr Campus	1950	Office of the State Architect
Walter A. Haas Clubhouse	Hill Campus West	1959	Wurster, Bernardi and Emmons

Potentially Eligible Post-WWII Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
Anthropology and Art Practice Building (formerly Kroeber Hall)	Campus Park	1959	Gardner A. Dailey and Associates
Horace A. Barker Hall	Campus Park	1964	Wurster, Bernardi and Emmons
Raymond Thayer Birge Hall	Campus Park	1964	Warnecke & Warnecke
Agnes Fay Morgan Hall	Campus Park	1953	Spencer & Ambrose
William G. Simon Hall	Campus Park	1966	Wurster, Bernardi & Emmons
Center for Independent Journalism (2483 Hearst Ave)	City Environs Properties	1960	
2111 Bancroft Way (Banway Building)	City Environs Properties	1961	
Botanical Garden (complex)	Hill Campus East	(multiple)	

Not Eligible Post-WWII Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT (if known)
Clarence L. Cory Hall	Campus Park	1950	Corlett & Anderson
Dwinelle Hall and Forecourt	Campus Park	1952	Weihe, Frick & Kruse
Griffith Conrad Evans Hall	Campus Park	1971	Gardner A. Dailey, Yuill-Thornton, Warner & Levikow
William F. Giauque Laboratory	Campus Park	1954	Reynolds & Chamberlain
Isaias William Hellman Tennis Center	Campus Park	1983	
Jackie Jensen Press Box	Campus Park	1986	
Law Building (formerly Boalt Hall)	Campus Park	1951	Warren C. Perry (original); Wurster, Bernardi and Emmons (1966 addition)
John Alex McCone Hall	Campus Park	1961	Warnecke & Warnecke
Ralph S. Minor Hall Addition	Campus Park	1978	
Walter Mulford Hall	Campus Park	1948	Miller & Warnecke
Morrrough P. O'Brien Hall	Campus Park	1959	Van Bourg & Nakamura
Recreational Sports Facility	Campus Park	1984	Elbasani, Logan and Severin
Social Sciences Building (formerly David Prescott Barrows Hall)	Campus Park	1964	Aleck L. Wilson and Associates
University House Shed	Campus Park	1985	
2150 Kittredge Street (Oxford Court)	City Environs Properties	1985	Muller & Caulfield
2200 Bancroft Way	City Environs Properties	1974	
Ellsworth Parking Structure (2315 Ellsworth St)	City Environs Properties	1961	
Lower Hearst Parking Structure (2451 Hearst Ave)	City Environs Properties	1967	Anshen and Allen
Oxford Tract Natural Resource Laboratory	City Environs Properties	1980	
Oxford Tract South Greenhouse	City Environs Properties	1960	
Oxford Tract Storage	City Environs Properties	1981	
University Hall	City Environs Properties	1959	Welton Becket & Associates
Upper Hearst Parking Structure (1858 W La Loma Ave)	City Environs Properties	1971	Anshen and Allen
Building 24 - Recreation Maintenance	Clark Kerr Campus	1968	Office of the State Architect
Field Station for Behavioral Research (complex)	Hill Campus East	1962	
Shiing-Shen Chern Hall (17 Gauss Way)	Hill Campus East	1985	Shen/Glass Architects

Post-WWII Historic Context

World War II brought major changes to the Bay Area and especially to the Berkeley community. The Bay Area's population grew remarkably, with an influx both of military personnel and civilians seeking work in shipyards and other wartime industries. After the war, federal programs including fully amortizing Department of Veterans Affairs (VA) home loans and the landmark G.I. Bill provided housing and educational benefits to military veterans, making it tenable for young families to purchase a home and pursue a college education. Enrollment at UC Berkeley responded in kind; enrollment rose from 11,000 in the 1944-45 academic year, to 18,000 in 1945-1946, and then to 25,325 in 1946-47.³⁷ Existing campus

³⁷ Page & Turnbull, Inc., "University of California, Berkeley Long Range Development Plan and Campus Master Plan," 37.

facilities, most of which were built to accommodate a much smaller student population, were pushed to capacity.

In 1948, the California Alumni Association, advocating on behalf of students, published a report entitled “Students at Berkeley,” which called upon the university to invest heavily in the construction of non-academic facilities to improve the student experience including a student union, parking lots, recreation facilities, and student housing.³⁸ In 1949, a group of faculty issued a memorandum that critiqued the university’s previous Beaux Arts campus plans and stressed the need for a new direction forward. The Office of Architects and Engineers responded with a report entitled “Planning the Physical Development of the Berkeley Campus,” which was published in 1951 and enumerated a series of recommendations aimed at bringing the campus into the modern era. These included replacing the position of campus supervising architect—which had remained vacant following Brown’s departure in 1948—with a Committee on Campus Planning, which was created in 1955, and adopting an updated campus plan.³⁹

More weight was also given to campus planning following the appointment of Clark Kerr as Chancellor of UC Berkeley in 1952. What is arguably his most lasting legacy as chancellor was the adoption of the first Long Range Development Plan (LRDP) for UC Berkeley in 1956, followed by its academic counterpart, the Statement of Educational Policy and Programs, in 1957.⁴⁰ The LRDP was an influential document that responded to the issues associated with postwar growth and lent impetus to the emergence of a modern university campus. It addressed the full spectrum of campus needs: additional student housing, new libraries and research laboratories, additional facilities to support faculty and student advancement, pedestrian and automobile circulation, and landscape and open space planning.

The issue of campus landscaping was given considerable emphasis in the 1956 LRDP. The document stated that “the landscape design of the campus should retain its natural informal appearance. A continuing replanting program is in operation for replacing over-age trees, especially the oak, bay and eucalyptus trees that give the campus its distinguished California setting.”⁴¹ Buildings that were constructed under the auspices of the LRDP were often accompanied by a designed landscape—reinforcing the integral relationship between buildings and sites that defined the Modern architectural movement, which was the dominant architectural vocabulary of the campus during the postwar era. The LRDP also lent impetus to the practice of acquiring off-campus properties on which the university could accommodate additional growth. The document “called for doubling developed campus space over ten years while limiting ground coverage to 25 percent of the low-density, traditionally planned main campus” —two seemingly opposing goals that could only both be accomplished by way of outward expansion.⁴² The plan aspired to acquire approximately forty acres, or ten square blocks, of adjacent private property within one to four city blocks of the campus, most of it in the Southside neighborhood. Most of this area would be used for new student housing, parking, recreation, and other non-academic uses.⁴³ After tense negotiations with city officials and nearby property owners, the university agreed to

³⁸ California Alumni Association, “Students at Berkeley: A Study of Their Extracurricular Activities with Suggestions for Improvements On and Off Campus to Broaden Their Preparation for Citizenship” (Berkeley: UC Berkeley, 1948).

³⁹ Page & Turnbull, Inc., “University of California, Berkeley Long Range Development Plan and Campus Master Plan,” 37.

⁴⁰ LaDale C. Winling, *Building the Ivory Tower: Universities and Metropolitan Development in the Twentieth Century* (Philadelphia: University of Pennsylvania Press, 2018), 125.

⁴¹ UC Berkeley, “Campus Historic Resources Survey,” prepared by the Campus Planning Study Group, 1978, 13.

⁴² UC Berkeley, “Campus Historic Resources Survey,” 1978, 13.

⁴³ Page & Turnbull, Inc., “University of California, Berkeley Long Range Development Plan and Campus Master Plan,” 41.

consolidate its land acquisition and housing development efforts to the eight square blocks bounded by Bancroft Way (north), Dwight Way (south), Telegraph Avenue (west), and College Avenue (east).⁴⁴

In 1962, the LRDP was updated to account for adjusted enrollment projections and the recent adoption of the California Master Plan for Higher Education in 1960, which indicated that the student population of the Berkeley campus would ultimately rise to 27,600.⁴⁵ The 1962 LRDP carried forward the idea of academic clusters that had long defined the spatial arrangement of the campus, but “accepted the need for taller, mostly-mid-rise buildings” to preserve the 25 percent coverage limit enumerated in the previous iteration of the LRDP.⁴⁶ Thomas Church, a noted landscape architect and Berkeley alumnus who had been consulting with the university on issues related to landscape design, played a key role in the development of the 1962 LRDP. Church specifically “sought to prioritize pedestrian movement over vehicular and preserve open space, preserve the rustic essence of the picturesque period, enhance the Beaux-Arts neoclassical areas, and begin a modern layer of geometric site definition” through the plan.⁴⁷

To accommodate this growth, many significant new buildings and facilities were added to the UC Berkeley campus under the auspices of the 1956 and 1962 LRDPs. Consistent with the prevailing spirit of modernity that underpinned these plans, the visual vocabulary of the campus had shifted away from the formal, imposing Beaux Arts style to Modern architectural idioms that were generally freer in form and incorporated modern building methods and materials. Continuing a long history of architectural excellence at the university, postwar era additions to the campus were often designed as bold architectural statements; many were designed by well-known practitioners who helped to develop a dialect of postwar Modernism that was uniquely suited to the context of the Bay Area.



Figures 1 and 2. The Cesar E. Chavez Student Center (left, 1960) and the Martin Luther King, Jr. Student Union (right, 1961) illustrate the shift away from classical architecture and toward Modern idioms in the post-World War II period (ARG, June 2020).

Various improvements were also made to the Hill Campus, though this area continued to retain a naturalistic setting. In the early 1960s, faculty from multiple departments established the Field Station for Behavioral Research on a twenty-nine-acre site in the eastern portion of the Hill Campus. The purpose of the field station was “to promote the investigation of animal behavior in more natural

⁴⁴ Page & Turnbull, Inc., “University of California, Berkeley Long Range Development Plan and Campus Master Plan,” 41-42.

⁴⁵ Teo, *Univer-Cities, Strategic View of the Future* (2013), 47.

⁴⁶ Teo, *Univer-Cities, Strategic View of the Future* (2013), 47.

⁴⁷ UC Berkeley, *Landscape Heritage Plan, University of California, Berkeley*, 3.

settings than those provided by traditional laboratory environments.”⁴⁸ The complex, which occupies a relatively remote site in the hills above the Campus Park, consists of several utilitarian buildings and structures, most of which date to the early 1960s and were purpose-built to accommodate a specific function associated with the research facility. In addition to administrative buildings, the complex includes animal housing, runs and pens, an aviary and fish hatchery, and other related uses. Though myriad animal species have been studied at the field station since its inception, the facility was particularly noteworthy in academic circles for its role in studying the morphology and behavior of spotted hyenas. Beginning in 1985, a large colony of spotted hyenas was housed at the facility and was meticulously evaluated by researchers for many years.⁴⁹



Figure 3. The University of California Botanical Garden, which underwent expansion at its Strawberry Canyon site in the post-World War II period (University of California Botanical Garden).

Improvements were also made to the Botanical Garden on the heels of the environmental movement of the 1960s and 1970s. Prior to 1969, “the garden was a research facility for the exclusive use of university staff, student, and faculty,” but in 1969, it was opened to the public, and was increasingly reliant upon membership and public contributions to sustain its operations.⁵⁰ During the tenure of Robert Ornduff, Director of the Botanical Garden between 1974 and 1991, the facility strengthened its relationship with the surrounding community, opening its doors to the public and inaugurating a volunteer docent program and fundraising group. Commensurate with the institutional growth of the Botanical Garden were improvements to its physical plant.⁵¹ On site, the Mather Redwood Grove was dedicated in 1976, and the Chinese Medicinal Herb Garden was installed in 1987.⁵² Several new support buildings and

⁴⁸ UC Berkeley, “Field Station for the Study of Behavior, Ecology and Reproduction,” accessed November 5, 2020, <https://vcresearch.berkeley.edu/research-unit/field-station-study-behavior-ecology-and-reproduction>.

⁴⁹ UC Berkeley, “Field Station for the Study of Behavior, Ecology and Reproduction.”

⁵⁰ Nathan Smith, “New Entrance Garden at UC Botanical Garden: An Explosion of Arid Exotica,” *Pacific Horticulture* 67.1, January 2006.

⁵¹ Mara Melandry, *The History of the University of California Botanical Garden, 1970-2010* (Berkeley: self-published, 2010), 24-39.

⁵² University of California Botanical Garden at Berkeley, “History of the UC Botanical Garden.”

ancillary structures were also added to the Botanical Garden complex in the 1970s and 1980s as the site settled into its new role as a quasi-public institution. Later, in 2005, the Garden's existing understated, utilitarian entrance was replaced with a new entry garden designed by Reed, Dillingham & Associates.⁵³ In 2014, Girton Hall (1911, Julia Morgan), originally located on the Campus Park, was relocated to the Botanical Garden complex and re-named Julia Morgan Hall. It is used today for events and programs.

Off campus, development activity in the postwar period consisted of the acquisition of several properties on the blocks adjacent to the Campus Park as well as limited new construction in the Southside neighborhood. New construction consisted almost entirely of high-rise residence halls, each of which was erected on a site that had been assembled through the acquisition and consolidation of private properties. The construction of Residence Hall Units 1 (1960), 2 (1960), and 3 (1964) demonstrated the institution's systematized approach to student housing at this time. Each is a high-rise, high-density building that was constructed per a standardized architectural model, with dormitory units arranged around multiple stacked floors of the same general size and plan. Additional dorm buildings were planned but not built.⁵⁴

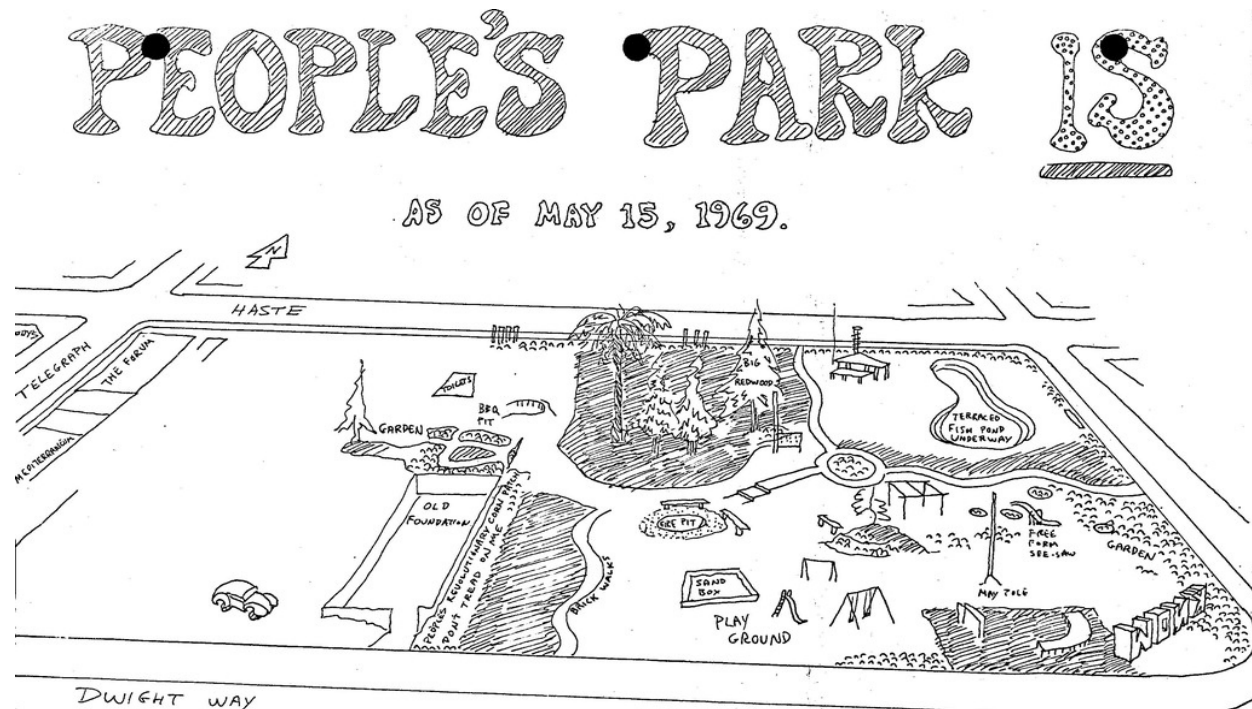


Figure 4. Sketch, People's Park as of May 16, 1969, artist unknown (Graduate Theological Union, Berkeley Free Church Collection, GTU 89-5-016).

The 1956 LRDP identified a group of properties known as Lot 1875-2 as one of several parcels that the university planned to acquire and develop into additional student housing.⁵⁵ Located in Berkeley's Southside neighborhood and within walking distance of the university, Lot 1875-2 comprised a densely

⁵³ Smith, "New Entrance Garden at UC Botanical Garden: An Explosion of Arid Exotica," 2006.

⁵⁴ UC Berkeley, *Landscape Heritage Plan*, University of California, Berkeley, 31.

⁵⁵ Tom Dalzell, *The Battle for People's Park, Berkeley 1969* (Berkeley, CA: Heyday, 2019), 1-2; Peter Allen, "The End of Modernism? People's Park, Urban Renewal, and Community Design," *Journal of the Society of Architectural Historians* 70, no. 3 (September 2011): 359-361.

developed group of residential properties.⁵⁶ The university acquired the land and razed all existing buildings in the 1960s, though a dearth of public funds precluded the development of the housing units that were proposed for the site, leaving it undeveloped and derelict in the interim. Student and community activists, reacting to a lack of open space and disenchanted by university encroachment into the neighborhood, advocated for the land to instead be converted into a park. Between April and May 1969, volunteers graded the rutted landscape, laid sod and brick pathways, planted gardens and trees, and installed benches and playground equipment, lending impetus to what became known as People's Park. Almost immediately, the park became a bastion of civil unrest and focal point of the Free Speech Movement, and notably was the site of a violent confrontation between activists and police in May 1969 that is known as "Bloody Thursday." The history and significance of People's Park is addressed in greater detail in the associated Historical Resources Technical Report for Housing Project No. 2 (People's Park).

Development on the Campus Park continued during the 1970s and 1980s, albeit at a somewhat slower pace than in previous years. Enrollment projections from previous years were adjusted downward, and an economic recession stymied the flow of state funding to public institutions and hindered capital construction budgets. UC Berkeley was also continuing to reckon with the activism and unrest that had dominated campus culture during the 1960s. Construction had slowed, as "protests were lodged against demolition of any structure that was old and small and against the construction of any new, large structure" that were seen by activist students as too authoritarian and "institutional."⁵⁷ Some new notable campus buildings were constructed at this time—including the Moffitt Undergraduate Library (1970, John Carl Warnecke), the University Art Museum (1970, Mario Ciampi), Evans Hall (1971, Garner A. Dailey and Associates), and the Bechtel Engineering Center (1980, George Matsumoto)—but development activity at this time largely focused on improving existing campus buildings and facilities.⁵⁸



Figures 5 and 6. The Moffitt Undergraduate Library (left, 1970) and Evans Hall (right, 1971) were among the buildings added to the UC Berkeley campus in the 1970s (ARG, June 2020).

It was also during the postwar period that the university acquired two existing institutions in the Southside neighborhood as a means of accommodating growth: the Anna Head School and the California School for the Deaf and Blind. Founded in the late nineteenth century, the Anna Head School originally operated as a private boarding school. Its campus, which included six Shingle style buildings

⁵⁶ The individual parcels were consolidated into the singular Lot 1875-2 following their acquisition by the University of California.

⁵⁷ UC Berkeley, "Campus Historic Resources Survey," 1978, 15.

⁵⁸ UC Berkeley, "Campus Historic Resources Survey," 1978, 15.

that were erected between 1892 and 1927, were acquired by UC Berkeley in 1963.⁵⁹ The California School for the Deaf and Blind, located to the south and east of the Campus Park, was an institution that was established in the mid-nineteenth century and was devoted to the education of deaf and blind students. Its more than two dozen extant buildings were designed in the Spanish Colonial Revival and Modern styles between the 1910s and 1960s, and were acquired by UC Berkeley in 1980 after the school relocated.⁶⁰ This group of buildings was re-named the Clark Kerr Campus in 1986, and it is now used primarily as student housing.⁶¹



Figure 7. California School for the Deaf and Blind, 1978 (Berkeley Public Library, Berkeley Online History Collection).

In 1982, the Clark Kerr Campus was listed in the National Register as a historic district. It is also listed in the California Register and as a City of Berkeley Landmark. The National Register nomination identifies the period of significance of the historic district as 1914-1949, during which time its earliest extant buildings and planning features were erected.⁶² The rationale behind ending the period of significance at 1949 is not entirely clear, but appears to have been an attempt to draw a distinction between prewar and postwar development. When the National Register nomination was prepared in 1982, such a distinction likely made sense; however, in the present day it seems arbitrary. There are a number of buildings and site features at the Clark Kerr Campus that were constructed in the 1950s, during which time its institutional forbear, the California School for the Deaf and Blind, witnessed a period of considerable growth. These postwar buildings generally ascribe to the same Spanish Colonial Revival vocabulary of the pre-World War II buildings that are identified as contributors to the historic district,

⁵⁹ Knapp Architects, "Historic Structure Report, Anna Head School, University of California, Berkeley," 2008, 2.

⁶⁰ Preservation Architecture, "Historic Structures Report: Clark Kerr Campus, Assembly Hall, Building 14," 2008, 1.

⁶¹ Preservation Architecture, "Historic Structures Report: Clark Kerr Campus, Assembly Hall, Building 14," 2008, 1.

⁶² National Register of Historic Places Inventory-Nomination Form, California Schools for the Deaf and Blind, NRHP No. 82000962, Mary O'Toole, Berkeley Architectural Heritage Association, 1981.

and they convey the same broad patterns of institutional history that are expressed in their pre-war counterparts. Together, the extant pre-war and post-war buildings and site features convey how the California School for the Deaf and Blind grew, matured, and evolved over the course of the twentieth century. Therefore, ARG recommends extending the period of significance of the California School for the Deaf and Blind historic district to 1960 to adequately capture the growth and expansion of the institution after World War II.



Figures 8 and 9. Post-World War II additions to the California School for the Deaf and Blind (now the Clark Kerr Campus) largely ascribed to the Spanish Colonial Revival style architecture that was applied to the campus's earlier buildings (ARG, June 2020).

The postwar period of campus development had definitively come to a close by the late 1980s. In 1990, UC Berkeley updated its LRDP, ushering in a new wave of development that brought the campus into the contemporary era.

Associated Trends in Architecture

Consistent with prevailing trends in American architecture at the time, buildings constructed at the Berkeley campus in the postwar era are generally designed in iterations of Modern architecture. This shift toward Modernism represented a sharp departure from the formal, monumental aesthetic of the Beaux Arts movement that had shaped the character of the campus during previous eras of growth.

Modernism is a broad term that is used to describe an array of associated architectural and planning principles that were conceived in the early twentieth century, honed after World War I, and eventually came to dominate American planning and design after World War II. The tenets of Modernism are broad and diverse, but in the most general sense, the movement eschewed past traditions and called for a more progressive approach to design that better reflected the conditions of twentieth century American life.⁶³ Most Modern architects believed that these conditions were befitting of a fresh interpretation to design that embraced innovation and change and did not look back to historical sources for inspiration.

Modern architecture has its roots in foreign and domestic experimentation in architecture that were conceived in the early decades of the twentieth century. Various experiments in Modern architecture that were introduced in the early twentieth century lent impetus to what later became known as the

⁶³ Alan Hess, "Everyday Modernisms: Diversity, Creativity and Ideas in L.A. Architecture, 1940-1990," (Los Angeles: Los Angeles Conservancy, 2013).

Mid-Century Modern style. The International Style, which came out of Europe in the 1920s, introduced a straightforward approach to design that was characterized by simple geometries, smooth wall surfaces, the honest expression of structure and materials, and the absence of superfluous ornament.⁶⁴ International Style buildings were characteristically lithe, airy, “gleaming and seemingly machine-made.”⁶⁵ At about the same time, a group of maverick American architects including Frank Lloyd Wright and Irving J. Gill were also working with experimental new forms, methods, and materials in their quest to develop a truly indigenous style of American architecture.⁶⁶

Prior to World War II, Modern architecture had been perceived as something of a fringe movement that was primarily associated with the avant-garde. However, after World War II, Modernism became the dominant vocabulary of American architecture, urbanism, and planning. Its emphasis on simplicity, economy, and efficiency and its application of new building methods and materials were seen as an appropriate expression for a society mired in favorable change. Modernism was embraced by large-scale institutional properties such as colleges and universities, which were tasked with developing large, dense, multimodal campuses to accommodate the droves of incoming students in search of a college education. Modernism’s emphasis on rational, economic buildings that could be constructed *en masse* lent themselves especially well to these institutions, which needed to expand quickly and within the confines of limited capital construction budgets. In contrast to the historically derived architectural styles that had previously been favored by UC Berkeley in earlier decades, Modernism utilized methods and materials that were generally more cost effective and readily available. Industrial materials like cast concrete, steel structural frames, and laminated beams were often used in lieu of structural brick, terra cotta, or stone, significantly reducing construction costs.⁶⁷

Different variants of the postwar Modern architecture emerged as the movement gained traction and became more mainstream. The architectural composition of the postwar Berkeley campus demonstrates the breadth and diversity that characterized the Modern movement at this time, with buildings designed in a range of styles that reflected different approaches to Modernism. There is considerable debate and discussion about the nomenclature used to describe these different styles, but for purposes of this report most of the postwar buildings on the Berkeley campus are designed in one or more of the following styles: Mid-Century Modern, Bay Region Modern, New Formalism, and Brutalism.

Mid-Century Modern is a broad term that is used to describe the various derivatives of Modernism that flourished after World War II. These include post-war adaptations of the chaste and machined International Style, the honest and rational aesthetic associated with post-and-beam construction, and more expressionistic interpretations of the Modern architectural movement. Many of the postwar buildings on the Berkeley campus embody elements of one or more of these stylistic influences and are best categorized as Mid-Century Modern. Common character-defining features include simple geometric building forms; direct expression of the structural system, which is often composed of concrete, steel, and glass (larger buildings) or wood (smaller buildings); flat roofs, with or without eaves;

⁶⁴ Natalie W. Shivers, “Architecture: A New Creative Medium,” in *LA’s Early Moderns: Art/Architecture/Photography* (Los Angeles: Balcony Press, 2003), 132.

⁶⁵ Mark Rozzo, “Architect Dion Neutra, Who Fought to Save His Father’s Iconic Buildings, Dies,” *Los Angeles Times*, November 25, 2019.

⁶⁶ National Register of Historic Places Multiple Property Documentation Form, The Case Study House Program: 1945-1966,” Peter Moruzzi, Los Angeles Conservancy Modern Committee, 2012, rev. 2013.

⁶⁷ National Register of Historic Places Multiple Property Documentation Form, “The Case Study House Program: 1945-1966,” 2012, rev. 2013.

flush-mounted metal windows; and minimal surface ornament and decorative details. The Alumni House and Patio (1954, Clarence Mayhew), Cesar E. Chavez Student Center (1960, DeMars and Reay), Martin Luther King Student Union (1961, DeMars and Reay), and Residence Halls 1, 2 and 3 (1960-1964, Warnecke and Warnecke) are notable examples of the Mid-Century Modern style within the LRDP Update area, and collectively they express the aesthetic breadth and diversity of the Modern architectural movement.



Figures 10-13. Pictured clockwise, starting at top left: Alumni House (1957), Pimentel Hall (1964), Cesar E. Chavez Student Center (1960), and Simon Hall (1966). All are designed in the Mid-Century Modern style, and together these buildings illustrate the breadth and diversity associated with this style (ARG, June 2020).

Some of the Modern buildings on the Berkeley campus embody a visual vocabulary that is often described as “rustic” or “woodsdy.” These buildings are designed in a regional variant of Modernism that is typically referred to as Bay Region Modern, a term that was coined by the eminent urbanist and architectural critic Lewis Mumford in 1947.⁶⁸ Bay Region Modernism, as defined by Mumford, melded together elements of the Modern architectural movement with those of past regional traditions made popular by Albert Schweinfurth, Bernard Maybeck, Julia Morgan, and others, resulting in a more “native and humane form of Modernism” that represented “a free yet unobtrusive expression of the terrain, the climate and the way of life” in the Bay Area.⁶⁹ Buildings designed in this local iteration of postwar

⁶⁸ Robert Wojtowicz, “Lewis Mumford: The Architectural Critic as Historian,” *Studies in the History of Art* 35 (1990): 237-249.

⁶⁹ Mary Brown, San Francisco City and County Planning Department, “San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement” (January 12, 2011), 109.

Modernism commonly exhibit wood wall cladding, large expanses of glass, wide eaves, and flat or low-pitched roofs. Emphasis is placed on creating a meaningful connection between indoor and outdoor spaces.⁷⁰ Earle C. Anthony Hall (1957, Joseph Esherick) and the Harold E. Jones Child Study Center (1960, Joseph Esherick) are both notable examples of this regional dialect of postwar Modern architecture within the LRDP Update area.



Figure 14. Earle C. Anthony Hall (1957) is an example of Bay Region Modernism on the UC Berkeley campus (ARG, June 2020).

Other common variants of postwar Modernism that are expressed in the Berkeley campus include the New Formalist and Brutalist styles, both of which were popular between the late 1960s and 1970s and represented a reaction against the rigidity of orthodox Modernism. Made popular by the work of internationally renowned architects Edward Durell Stone and Minoru Yamasaki, the New Formalist style provided an alternative to the complete break from historical precedent that was associated with many iterations of postwar Modernism. New Formalism melded together the Modern vernacular with classically inspired elements, resulting in buildings that exude a sense of grandeur, order, and monumentality while continuing to espouse the fundamental principles belying the Modern movement.⁷¹ The style was embraced by universities, because it bore aesthetic reference to their older, historically derived buildings while continuing to champion structural and material innovation. Common character-defining features of the New Formalist style include a strict sense of symmetry; flat roofs, often with heavy eaves; smooth wall surfaces, often concrete or travertine; and the incorporation of

⁷⁰ Brown, "San Francisco Modern Architecture and Landscape Design Historic Context Statement," 110.

⁷¹ Mary Anne Hunting, *Edward Durell Stone: Modernism's Populist Architect* (New York: W.W. Norton and Co., 2012), n.p.

arches and colonnades. In the vernacular of the Berkeley campus, the style often incorporated elements of the Beaux Arts style that is expressed in earlier campus buildings. Barker Hall (1964, Wurster, Bernardi and Emmons) and Birge Hall (1964, Warnecke and Warnecke) are designed in the Mid-Century Modern style but exhibit elements of New Formalism with respect to massing and articulation, which make subtle reference to classical traditions. Davis Hall (1967, Skidmore, Owings and Merrill) is a Brutalist building, but incorporated into its monolithic concrete walls is a series of arches that represent a modern interpretation of a classical colonnade. These arches are a hallmark feature of New Formalism.



Figures 15-16. Barker Hall (left, 1964) and Davis Hall (right, 1967) both exhibit some characteristics of New Formalism in their design (ARG, June 2020).

Brutalism derives its name from the French term *béton-brut*, or “raw concrete,” which refers to the concrete casting technique that left a raw surface bearing the imprint of formwork.⁷² Utilized famously by the renowned French-Swiss architect Le Corbusier in his *Unité d’Habitation* (1952) in Marseille, France, the technique made its way into the American architectural scene as early as the 1950s but proliferated in the 1960s and early 1970s. Brutalism advocates for honesty in expression of all materials but specifically concrete, which was considered a humble but indestructible material that allowed for bold, monolithic forms. Concrete was used both structurally and aesthetically and generally lacked unnecessary ornamentation. Buildings designed in the style are typically blockish, though there are some examples that incorporate more organic, natural forms.⁷³ Brutalist architecture stands out from its lightweight predecessors and is often described as foreboding. The progressive nature of the Brutalist style rendered it popular among public architecture and educational institutions, and it can be found at university campuses nationwide.⁷⁴ Brutalism was applied to many postwar buildings at UC Berkeley, particularly those built between the late 1960s and early 1980s. Wurster Hall (1964, Vernon DeMars, Donal Olsen and Joseph Esherick), the University Art Museum/Woo Hon Fai Hall (1970, Mario Ciampi), the Moffitt Undergraduate Library (1970, John Carl Warnecke and Associates), and the Bechtel Engineering Center (1980, George Matsumoto) are examples of the Brutalist style within the LRDP Update area.

⁷² Peter Collins, *Concrete: The Vision of a New Architecture* (Montreal: McGill-Queen’s University Press, 2004), xlix.

⁷³ Collins, *Concrete: The Vision of a New Architecture*, xlix.

⁷⁴ Collins, *Concrete: The Vision of a New Architecture*, 47-48.



Figure 17. The Lawrence Hall of Science (1968) is an example of the Brutalist style on the UC Berkeley campus (ARG, June 2020).

Continuing a longstanding tradition of architectural excellence on the campus, many of the postwar additions to UC Berkeley were designed to be bold architectural statements and were designed by eminent Modern architects. Among the Modern masters who contributed to the architectural development of the campus at this time were Clarence Mayhew (Alumni House, 1954), Joseph Esherick (Anthony Hall, 1957), John Carl Warnecke (McCone Hall, 1961; Birge Hall, 1964; Moffitt Library, 1970), Gardner Dailey (Hertz Hall, 1958; Evans Hall, 1971), DeMars and Rey (Cesar E. Chavez Student Center, 1960; Martin Luther King Student Union, 1961; Zellerbach Hall, 1968), and Mario Ciampi (University Art Museum, 1970). Landscape architects Lawrence Halprin and Thomas Church, both considered masters of Modern landscape design, often worked in conjunction with these architects, designing landscapes and open spaces that reinforced the Modern vocabulary that defined the postwar campus environment.

6. ASSESSMENT OF SELECT PRE-WWII BUILDINGS

In addition to the postwar buildings addressed in the previous section, ARG was asked to conduct a preliminary assessment of the following five buildings that were constructed prior to World War II:

- Frederick G. Hesse Hall (built 1924)
- Bernard Moses Hall (built 1931)
- Robert Gordon Sproul Hall (built 1941)
- 2334 Bowditch Street (built 1920)
- 2515 Channing Way/The Robcliff Apartments (built 1920)

The same four significance categories that were used to evaluate post-World War II resources were also used to evaluate the five above-listed pre-World War II buildings. The resources within each category are tabulated in Appendix B and are summarized in the tables below:

Previously Evaluated Pre-WWII Resources (designated as a City of Berkeley Structure of Merit)

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
2515 Channing Way	City Environs Properties	1920	Walter Ratcliff Jr.

Likely Eligible Pre-WWII Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
Bernard Moses Hall	Campus Park	1931	George W. Kelham
Robert Gordon Sproul Hall	Campus Park	1941	Arthur Brown Jr.

Potentially Eligible Pre-WWII Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
Frederick G. Hesse Hall	Campus Park	1924	John Galen Howard

Not Eligible Pre-WWII Resources

RESOURCE NAME	LRDP LAND USE ZONE	YEAR BUILT	ARCHITECT
2334 Bowditch Street	City Environs Properties	1920	Unknown

7. REGULATORY FRAMEWORK: FEDERAL, STATE AND LOCAL SIGNIFICANCE CRITERIA

The regulatory background provided below offers an overview of local, state, and federal criteria used to assess historic significance.

Federal Criteria

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register.

To be significant, a property must be "associated with an important historic context."⁷⁵ The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.

⁷⁵ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, updated 1997), 3.

- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.⁷⁶

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁷⁷ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁷⁸ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁷⁹

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.⁸⁰

State Criteria

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation

⁷⁶ National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form* (Washington, DC: National Park Service, updated 1997), 75.

⁷⁷ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

⁷⁸ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

⁷⁹ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

⁸⁰ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 45.

grant funding and affords certain protections under CEQA. All resources listed on or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

The California Historic Resource Status Codes (CHRSC) are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs revaluation.

Local Criteria

Berkeley's Landmarks Preservation Ordinance (LPO) was enacted in 1974 and is set forth in Chapter 3.24 of the Berkeley Municipal Code. The LPO authorized the creation of a Landmark Preservation Commission (LPC) to implement the ordinance, which sought to protect historically and/or architecturally significant sites, structures, or areas. The ordinance authorizes the LPC to designate properties as Landmarks, Structures of Merit, or Historic Districts and gives it regulatory power over designated properties. The criteria for designation are as follows:

Berkeley Landmarks Preservation (3.24.110)

A. Landmarks and historic districts. General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

1. Architectural merit:
 - a. Property that is the first, last, only or most significant architectural property of its type in the region;
 - b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
 - c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.
2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;
3. Educational value: Structures worth preserving for their usefulness as an educational force;
4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;
5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

B. Structures of merit. Criteria which the commission shall use when considering structure for structure of merit designation are as follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.
2. Specific criteria include, but are not limited to one or more of the following:
 - a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
 - b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
 - c. The structure is a good example of architectural design.
 - d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985: Ord. 4694-NS § 3.1, 1974)

Any resource that meets the eligibility criteria under the National Register, California Register, or City of Berkeley preservation standards is considered a historical resource under CEQA.

8. REGULATORY FRAMEWORK: CEQA AND HISTORICAL RESOURCES

When a proposed project may cause a substantial adverse change in the significance of an historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Section 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

CEQA Guidelines section 15064.5(b) defines a “substantial adverse change” in the significance of a historical resource as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Further, that the significance of an historical resource is “materially impaired” when a project:

- “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
- “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.” (Guidelines Section 15064.5(b))

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria

for listing in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

CEQA and University of California Projects

According to University of California Implementation Guidance regarding CEQA:

UC is unique among public agencies because it is a constitutionally created entity of the State of California with "full powers of organization and government" (Cal. Const. Art. IX, Section 9). As a constitutionally created State entity, the UC is not subject to local governments' regulations, such as City or County General Plans or land use ordinances, on property owned or controlled by the university and used in furtherance of the university's mission. Therefore, UC typically acts as both the project proponent and lead agency under CEQA.

Although there is no formal mechanism or requirement for joint planning with local communities, UC campuses may consider, for coordination purposes, aspects of local plans and policies when it is appropriate and feasible, but universities are not bound by those plans and policies. Campuses generally seek to maintain an ongoing exchange of ideas and information and to pursue mutually acceptable solutions for issues that confront both the campus and its surrounding community.⁸¹

9. PROJECT IMPACTS AND MITIGATION MEASURES

While it does not call for specific development projects on any particular sites, the proposed LRDP Update identifies potential areas of change for renovation, redevelopment, and new development:

- Renovation projects would remodel existing structures.
- Redevelopment projects would entail the demolition of one or more existing structures and construction of new structures.
- New development projects involve new construction on currently undeveloped, or underdeveloped, sites.

The sites that have been identified for potential renovation, redevelopment or new construction are broadly dispersed across the campus and are not clustered in certain subareas. Several designated and potential historical resources have been identified in the LRDP Update as potential renovation or redevelopment projects.

⁸¹ University of California, "California Environmental Quality Act Implementation Guidance, Frequently Asked Questions," accessed November 5, 2020, https://www.ucop.edu/design-services/files/ceqa-faq_final_100214.pdf.

The following 24 properties that have been identified in the LRDP as potential redevelopment (demolition) or renovation projects include one or more designated historic resources.

Designated Historic Resources Identified as Potential Redevelopment or Renovation Projects

PROJECT NAME	PROJECT TYPE	HISTORIC STATUS
CP15 Edwards Stadium	Redevelopment	National Register-listed, City of Berkeley Landmark
CP17 Haas Pavilion Addition	Redevelopment/ Renovation	City of Berkeley Landmark
CP-19 Hearst Mining Memorial Building	Redevelopment/ Renovation	National Register-listed, City of Berkeley Landmark
CP31 Wellman Courtyard	Redevelopment	Wellman Hall is listed in National Register and is a City of Berkeley Landmark; designation may include courtyard
CE5 Anna Head	Redevelopment	National Register-listed, City of Berkeley Landmark
CE15 Housing Project #1	Redevelopment	Site includes City of Berkeley Landmark
CE16 Housing Project #2	Redevelopment	Site includes City of Berkeley Landmark
HW-3 Greek Theatre	Redevelopment/ Renovation	National Register-listed, City of Berkeley Landmark
CK1 Clark Kerr – Central	Redevelopment	Site overlaps with National Register District
CK2 Clark Kerr – Hillside	Redevelopment	Site overlaps with National Register District
CK3 Clark Kerr – NW	Redevelopment	Site overlaps with National Register District
CK4 Clark Kerr – SE	Redevelopment	Site overlaps with National Register District
CK5 Clark Kerr – SW	Redevelopment	Site overlaps with National Register District
CP-a Durant Hall	Renovation	National Register-listed, City of Berkeley Landmark
CP-c Hearst Memorial Gym	Renovation	National Register-listed, City of Berkeley Landmark
CP-d Hilgard Hall	Renovation	National Register-listed, City of Berkeley Landmark
CP-g North Gate Hall	Renovation	National Register-listed, City of Berkeley Landmark
CP-i Sather Tower	Renovation	National Register-listed, City of Berkeley Landmark
CP-j Senior Hall	Renovation	National Register-listed, City of Berkeley Landmark
CP-k South Hall	Renovation	National Register-listed, City of Berkeley Landmark
CP-m University House	Renovation	National Register-listed, City of Berkeley Landmark
CP-n Wellman Hall	Renovation	National Register-listed, City of Berkeley Landmark
CE-c Residence Hall 1 (2650 Durant Ave)	Renovation	City of Berkeley Landmark
CA-d Residence Hall 2 (2650 Haste St)	Renovation	City of Berkeley Landmark

The following ten properties that have been identified in the LRDP as potential redevelopment (demolition) or renovation projects include one or more resources that have previously been found eligible for the National or California Registers (or local landmark listing) through survey evaluation:

Resources Previously Found Eligible Identified as Potential Redevelopment or Renovation Projects

PROJECT NAME	PROJECT TYPE	HISTORIC STATUS
CP6 Alumni House	Redevelopment	National Register-eligible (through prior survey evaluation)
CP9 Cesar E. Chavez Student Center	Redevelopment	National Register-eligible (through prior survey evaluation)
CP13 Donner Lab	Redevelopment	Found eligible through survey evaluation
CP27 Piedmont Site (5 buildings)	Redevelopment/ Renovation	All 5 buildings found National Register-eligible (through prior survey evaluation)
CP30 Stephens Hall	Redevelopment/ Renovation	National Register-eligible (through prior survey evaluation)
CE1 Smyth-Fernwald Property (Batchelder /Smyth House)	New Development	Found eligible through survey evaluation
CE13 Unit 3	Redevelopment	Local Landmark-eligible (through prior survey evaluation)
CP-h Old Art Gallery	Renovation	Found eligible through survey evaluation
CP-o Zellerbach Hall	Renovation	Found eligible through survey evaluation
HW-c Stern Hall	Renovation	Found eligible through survey evaluation

The following 12 properties that have been identified in the LRDP as potential redevelopment (demolition) or renovation projects include one or more potentially eligible resources. “Potentially eligible resources” are properties that, based on preliminary survey work ARG conducted in developing the LRDP HRTR, require further study to determine whether they are eligible for National Register, California Register, or local landmark listing.

Potentially Eligible Resources Identified as Potential Redevelopment or Renovation Projects

PROJECT NAME	PROJECT TYPE	HISTORIC STATUS
CP7 Bechtel Addition	Redevelopment/ Renovation	Surveyed by ARG - likely eligible
CP12 Davis Hall	Redevelopment	Surveyed by ARG - likely eligible
CP20 Hesse/ O'Brien	Redevelopment	Hesse: Surveyed by ARG - potentially eligible O'Brien - surveyed by ARG, not eligible
CP22 Anthropology and Art Practice-Bancroft	Redevelopment	Surveyed by ARG - potentially eligible
CP23 Lewis Hall	Redevelopment/ Renovation	Surveyed by ARG - likely eligible
CP26 Morgan Hall	Redevelopment	Surveyed by ARG - potentially eligible
CP32 Barker Hall	Redevelopment	Surveyed by ARG - potentially eligible
CE4 2111 Bancroft Way (Banway Building)	Redevelopment	Surveyed by ARG - potentially eligible
CE8 Channing/ Bowditch	Redevelopment	2334 Bowditch: Surveyed by ARG - not eligible 2515 Channing Way: City of Berkeley Structure of Merit Other addresses: Not evaluated
CP-l Sproul Hall	Renovation	Surveyed by ARG - likely eligible
CE-a Etcheverry Hall	Renovation	Surveyed by ARG - likely eligible
HW-a Haas Clubhouse	Renovation	Surveyed by ARG - likely eligible

Projects implementing the buildout projections, development assumptions, and policy framework embodied in the LRDP Update have the potential to materially alter, in an adverse manner, those physical characteristics that convey the significance of one or more historical resources. Specifically, projects implementing the LRDP Update pose four types of potential impacts to historical resources:

- (1) demolition of a historical resource;
- (2) remodel of a historic resource in a manner that is not in conformance with the Secretary of the Interior's Standards for Rehabilitation and would compromise the integrity of the resource;
- (3) new construction in the vicinity of a historical resource that would compromise that resource's integrity of setting through incompatible design; and
- (4) demolition, excavation, and/or construction activity that could damage historical resources in the vicinity through ground vibration or soil movement under or adjacent to the existing foundation of a historical resource, or through inadvertent contact with building materials or machinery.

Impact 1. Projects developed under the LRDP Update could cause adverse changes in the significance of multiple historical resources.

The following measures will mitigate such impacts. As summarized in the table following the mitigation measures, the relevant mitigation will depend on (1) the type of project being proposed, (2) the historic status of the resources being impacted, and (3) whether there are historical resources in the project vicinity that could be affected by demolition, excavation and/or construction activity.

Mitigation Measure 1a – Assessment of Historic Significance. If a project could cause a substantial adverse change in features that convey the significance of a resource that has been found eligible or potentially eligible through survey evaluation, or has not been evaluated but is more than 45 years of age, the university will engage the services of a professional meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History to complete a historic resource assessment (HRA) of the potential historical resource. The HRA will provide background information on the history and development of the resource and, in particular, will evaluate whether the resource appears to be eligible for National Register, California Register, or local landmark listing.

Mitigation Measure 1b – Secretary's Standards Compliance. If a project could cause a substantial adverse change in features that convey the significance of a historical resource that is designated or has been found eligible for designation, the university will engage the services of a professional meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History to complete an assessment of whether the proposed treatment of the historical resource is in conformance with the Secretary of the Interior's Standards for Rehabilitation (the Standards). If the proposed project is found to not be in conformance with the Standards, this assessment will include recommendations for how to modify the project design so as to bring it into conformance. The Campus Architect shall verify compliance with this measure prior to the initiation of any site or building demolition or construction activities.

The following three mitigation measures would apply to projects that pose significant impacts to historical resources that cannot be reduced to less than significant through modifications to the project design.

Mitigation Measure 2a – Documentation. The university shall have Historic American Building Survey (HABS) Level II documentation completed for the historical resource and its setting. This documentation shall include drawings, photographs, and a historical narrative.

- Drawings: Existing historic drawings of the historical resource, if available, shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured drawings of the building's plan and exterior elevations should be prepared prior to demolition.
- Photographs: Photo-documentation of the historical resource shall be prepared to Historic American Buildings Survey (HABS) standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs focusing on the resource's character-defining features must be taken. Photographs must be identified and labeled using HABS standards.
- Historical Overview: A professional meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History or History shall assemble historical background information relevant to the historical resource.

To ensure public access, the university shall submit copies of the documentation to the Berkeley Public Library, UC Berkeley's Environmental Design Archives, Berkeley Architectural Heritage Association, Berkeley Historical Society, and Northwest Information Center of the California Historical Resources Information System (CHRIS).

The Campus Architect shall verify compliance with this mitigation measure prior to the initiation of any site or building demolition or construction activities.

Mitigation Measure 2b – Salvage. UC Berkeley shall give local historical societies or local architectural salvage companies the opportunity to salvage character-defining or significant features from the historical resource for public information or reuse in other locations. UC Berkeley shall contact local historical societies and architectural salvage companies and notify them of the available resources and make them available for removal. If, after 30 days, no organization is able and willing to salvage the significant materials, demolition can proceed. The Campus Architect shall verify compliance with this measure prior to the initiation of any demolition activities that could affect the resources.

Mitigation Measure 2c – On-site Interpretation. For historic resources that will be demolished that the UC Berkeley Campus Architect has determined to be culturally significant, UC Berkeley shall incorporate an exhibit or display of the resource and a description of its historical

significance into a publicly accessible portion of any subsequent development on the site. The display shall be developed with the assistance of the Campus Architect and one or more professionals experienced in creating such historical exhibits or displays.

The following construction monitoring mitigation measure would apply to any Redevelopment or New Development project for which one or more designated or eligible resources are located in the immediate vicinity of the project site. For this purpose, “immediate vicinity” would be defined by a registered structural engineer with a minimum of five years of experience in the rehabilitation and restoration of historic buildings as the radius within which there is potential damage to buildings deriving from project-related excavation, demolition, and/or construction activities.

Mitigation Measure 3 – Construction Monitoring. Prior to any project-related excavation, demolition or construction activity, a registered structural engineer with a minimum of five years of experience in the rehabilitation and restoration of historic buildings, in consultation with a historic preservation architect meeting the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards, shall undertake an existing condition study of designated and eligible resources in the immediate project vicinity to establish the baseline condition of the resources, including the location and extent of any visible cracks or spalls. The documentation shall take the form of written descriptions and photographs, and shall include those physical characteristics of the resources that convey their historic significance and that justify their inclusion on the local register.

The historical architect and structural engineer shall monitor the identified properties during demolition, excavation, and construction and report any changes to existing conditions, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Monitoring reports shall be submitted regularly to the university’s designated representative responsible for construction activities. The structural engineer would consult with the historic preservation architect, especially if any problems with character-defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the historical architect and structural engineer shall so inform the university’s designated representative responsible for construction activities.

The university shall adhere to the monitoring team’s recommendations for corrective measures, including halting construction or using different methods, in situations where demolition, excavation and/or construction activities would imminently endanger historic resources. Any new cracks or other damage to any of the identified properties will be compared to pre-construction conditions and a determination made as to whether the proposed project could have caused such damage. In the event that the project is demonstrated to have caused any damage, such damage would be repaired to the pre-existing condition.

The following mitigation measure would apply to any major project located in the City Environs land use zone.

Mitigation Measure 4 – Presentations to Local Jurisdictions. UC Berkeley will make informational presentations of major projects in the City Environs and Clark Kerr Campus of Berkeley and Oakland to the relevant city commission(s) and board(s). Relevant commissions and boards, to

be determined jointly by the Campus Architect and City Planning Director, may include the Berkeley Zoning Adjustments Board, Berkeley Landmarks Preservation Commission, Oakland Planning Commission, Oakland Zoning Board of Adjustment, and Oakland Landmarks Preservation Advisory Board. Major projects may include new construction or redevelopment projects with substantial community interest as determined by UC Berkeley. Whenever a major project in the City Environs or Clark Kerr Campus is under consideration, the Campus Architect may invite the appropriate city planning director or their designee to attend and comment on the project at the UC Berkeley Design Review Committee.

The following table summarizes which mitigation measures are relevant, based on the project type and nature of historic resources involved. Mitigation Measure 4 is not referenced in the table, as it would be applicable to any major project in the City Environs land use zone, regardless of project type or historic status.

Implementation of Mitigation Measures 1a, 1b, 2a, 2b, 2c, 3, and 4 will reduce potential impacts to historical resources. However, because projects implementing the buildout projections, development assumptions, and policy framework embodied in the LRDP Update could still result in the demolition of one or more historical resources, and/or remodeling of one or more historical resources in a manner not in conformance with the Secretary's Standards for Rehabilitation, those impacts remain significant.

Summary of Mitigation Measures

TYPE OF PROJECT	HISTORIC STATUS	RELEVANT MITIGATION
Renovation	Designated OR Found Eligible	Mitigation Measure 1b: complete Standards Conformance Assessment <i>If project is in conformance, no further mitigation is necessary and the impact is less than significant. If project is not in conformance, impact may be significant and further mitigation may be necessary as part of a focused project EIR.</i>
	Potentially Eligible OR Not Evaluated (and over 45 years of age)	Mitigation Measure 1a: complete Historic Resource Assessment Mitigation Measure 1b: complete Standards Conformance Assessment <i>If resource is not eligible or project is in conformance, no further mitigation is necessary and the impact is less than significant. If resource is eligible and project is not in conformance, impact may be significant and further mitigation may be necessary as part of a focused project EIR.</i>
Redevelopment (Demolition)	Designated OR Found Eligible	Mitigation Measure 2a/2b/2c: documentation/salvage/ interpretation <i>Impact after mitigation will remain significant.</i>
	Potentially Eligible OR Not Evaluated (and over 45 years of age)	Mitigation Measure 1a: complete Historic Resource Assessment <i>If resource is not eligible, no further mitigation is necessary and the impact is less than significant. If resource is eligible, complete Mitigation Measure 2a/2b/2c. Impact after mitigation will remain significant.</i>
New Development	One or more designated or eligible resources in the immediate project vicinity	Mitigation Measure 1b: complete Standards Conformance Assessment <i>If project is in conformance, no further mitigation (potentially beyond Mitigation Measure 3) is necessary and the impact is less than significant. If project is not in conformance, impact may be significant and further mitigation may be necessary as part of a focused project EIR.</i>
	One or more potentially eligible or not evaluated (and over 45 years of age) resources in the immediate project vicinity	Mitigation Measure 1a: complete Historic Resource Assessment Mitigation Measure 1b: complete Standards Conformance Assessment <i>If resource is not eligible or project is in conformance, no further mitigation (beyond Mitigation Measure 3) is necessary and the impact is less than significant. If resource is eligible and project is not in conformance, impact may be significant and further mitigation may be necessary as part of a focused project EIR.</i>
	No designated, eligible, potentially eligible, or unevaluated resources in project vicinity	<i>No mitigation necessary and impact is less than significant.</i>

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Appendix A
Identified Historical Resources



Architectural
Resources Group

RESOURCE NAME	LRDP SUB-AREA	YEAR BUILT	ARCHITECT	YEAR LISTED	HISTORIC STATUS
2222 Piedmont Avenue (Charles E. Bancroft House)	Campus Park	1910	Fred D. Voorhees	N/A	National Register-eligible (through prior survey evaluation)
2224 Piedmont Avenue (Charles A. Noble House)	Campus Park	1909	William A. Knowles	N/A	National Register-eligible (through prior survey evaluation)
2232 Piedmont Avenue (Walter Y. Kellogg House)	Campus Park	1909	Julia Morgan	N/A	National Register-eligible (through prior survey evaluation)
2234 Piedmont Avenue (B.P. Wall House)	Campus Park	1908	William C. Hayes	N/A	National Register-eligible (through prior survey evaluation)
2240 Piedmont Avenue (Sigma Epsilon Fraternity)	Campus Park	1923	Gwynn Officer	N/A	National Register-eligible (through prior survey evaluation)
2251 College Avenue (Zeta Psi Fraternity)	Campus Park	1920	Charles Peter Weeks	N/A	National Register-eligible (through prior survey evaluation)
Alumni House	Campus Park	1954	Clarence W. Mayhew	N/A	National Register-eligible (through prior survey evaluation)
Anna Head School for Girls (NRHP No. 80000795)*	City Environs Properties	1895	Soule Edgar Fisher, Walter H. Ratcliff, Jr.	1980	National Register-listed, City of Berkeley Landmark
Anthony Hall	Campus Park	1956	Joseph Esherrick	2011	City of Berkeley Landmark
Batchelder House/Smyth House, Smyth-Fernwald Property	City Environs Properties	c.1868/1911	Julia Morgan (1911 remodel)	N/A	CRHR-eligible (through prior survey evaluation)
Bauer Wurster Hall	Campus Park	1964	Vernon DeMars, Donald Olsen, Joseph Esherrick	N/A	National Register-eligible (through Section 106 process)
Beta Theta Pi Fraternity House (2607 Hearst Ave)	City Environs Properties	1893	Ernest Coxhead	1982	City of Berkeley Landmark
Bowles Hall (NRHP No. 89000195)*	City Environs Properties	1929	George Kelham	1989	National Register-listed, City of Berkeley Landmark
California Hall (NRHP No. 82004638)*	Campus Park	1905	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
California Memorial Stadium (NRHP No. 06001086)*	Campus Park	1922	John Galen Howard	2006	National Register-listed, City of Berkeley Landmark
Calvin Laboratory	Campus Park	1963	Michael Goodman	N/A	National Register-eligible (through prior survey evaluation)
Cesar Chavez Student Center	Campus Park	1960	DeMars & Reay and Donald Hardison & Associates	N/A	National Register-eligible (through prior survey evaluation)
Charter Hill (the Big "C")	Hill Campus East	1905	Classes of 1907 and 1908	N/A	National Register-eligible (through prior survey evaluation)
Child Center (2425 Atherton St)	City Environs Properties	1960	Joseph Esherrick	2013	City of Berkeley Landmark
Class of 1877 Sundial	Campus Park	1915	Clinton Day	N/A	National Register-eligible (through prior survey evaluation)
Class of 1910 Bridge	Campus Park	1910	John Bakewell, Jr., Arthur Brown, Jr.	N/A	National Register-eligible (through prior survey evaluation)
Cloyne Court Hotel (NRHP No. 92001718)*	City Environs Properties	1904	John Galen Howard	1992	National Register-listed, City of Berkeley Landmark
Commercial building (2154 University Ave)	City Environs Properties	1911	George Anderson	2004	City of Berkeley Landmark
Doe Memorial Library (NRHP No. 82004639)*	Campus Park	1911	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Donner Laboratory	Campus Park	1942	Arthur Brown, Jr.	N/A	National Register-eligible (through prior survey evaluation)
Dr. Martin Luther King Student Union Building	Campus Park	1961	DeMars & Reay and Donald Hardison & Associates	N/A	National Register-eligible (through prior survey evaluation)
Durant Hall (NRHP No. 82004640)*	Campus Park	1911	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Edwards Stadium (NRHP No. 93000263)*	Campus Park	1932	Warren Perry, Stafford Jory	1993	National Register-listed, City of Berkeley Landmark
Epworth Hall (2521 Channing Way)	City Environs Properties	1927	James L. Plachek	1999	City of Berkeley Landmark
Eucalyptus Grove (confluence of north and south forks of Strawberry Creek)	Campus Park	1877	n/a	1996	City of Berkeley Landmark, National Register-eligible (through prior survey evaluation)
Faculty Club (NRHP No. 82004641)*	Campus Park	1903	Bernard Maybeck	2007	National Register-listed, City of Berkeley Landmark

RESOURCE NAME	LRDP SUB-AREA	YEAR BUILT	ARCHITECT	YEAR LISTED	HISTORIC STATUS
First Unitarian Church (NRHP No. 81000143)*	Campus Park	1898	Albert Schweinfurth	1981	National Register-listed, City of Berkeley Landmark
Founders Rock (NRHP No. 82004642)*	Campus Park	n/a	N/A	1982	National Register-listed, City of Berkeley Landmark
Giannini Hall (NRHP No. 82004643)*	Campus Park	1930	William Charles Hays	1982	National Register-listed, City of Berkeley Landmark
Giauque Laboratory (cupola in courtyard)	Campus Park	n/a	Clinton Day	N/A	National Register-eligible (through prior survey evaluation)
Girton Hall/Julia Morgan Hall (NRHP No. 91001473)	Campus Park	1911	Julia Morgan	1991	National Register-listed
Grinnell Natural Area	Campus Park	1864-1969	N/A	N/A	National Register-eligible (through prior survey evaluation)
Haas Pavilion	Campus Park	1933	George Kelham	1996	City of Berkeley Landmark
Haviland Hall (NRHP No. 82002161)*	Campus Park	1924	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Hearst Greek Theatre (NRHP No. 82004644)*	Hill Campus West	1903	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Hearst Memorial Gymnasium (NRHP No. 82004645)*	Campus Park	1927	Bernard Maybeck, Julia Morgan	1982	National Register-listed, City of Berkeley Landmark
Hearst Memorial Mining Building (NRHP No. 82004646)*	Campus Park	1907	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Hilgard Hall (NRHP No. 82004647)*	Campus Park	1917	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
International House (2299 Piedmont Avenue)	City Environs Properties	1930	George W. Kelham	N/A	National Register-eligible (through prior survey evaluation)
Lawrence Hall of Science	Hill Campus East	1968	Anshen & Allen	N/A	National Register-eligible (through prior survey evaluation)
Lawson Adit (tunnel)	Campus Park	1930	College of Mining	N/A	National Register-eligible (through prior survey evaluation)
Naval Architecture Building (NRHP No. 76000475)*	Campus Park	1914	John Galen Howard	1976	National Register-listed, City of Berkeley Landmark
North Gate Hall (NRHP No. 82004648)*	Campus Park	1906	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Observatory Hill (curved stairway and rock wall)	Campus Park	c. 1964	Thomas Church	N/A	National Register-eligible (through prior survey evaluation)
Old Art Gallery (aka Old Power House)	Campus Park	1904	John Galen Howard	N/A	National Register-eligible (through prior survey evaluation)
Peoples Park (2526 Haste Street)	City Environs Properties	1969	N/A	1984	City of Berkeley Landmark
Physics North and Physics South (formerly LeConte Hall) (NRHP No. 04000622)	Campus Park	1924	John Galen Howard	2004	National Register-listed
Piedmont Way (CHL No. 986)	(multiple)	1865	Frederick Law Olmsted	1989	California Historical Landmark
Ratcliff Apartment House (2515 Channing Way)	City Environs Properties	1921	Walter H. Ratcliff, Jr.	1999	City of Berkeley Structure of Merit
Residence Hall 1 (2650 Durant Ave)	City Environs Properties	1959	John Carl Warnecke, Lawrence Halprin, William W. Wurster	2000	City of Berkeley Landmark
Residence Hall 2 (2650 Haste St)	City Environs Properties	1960	John Carl Warnecke, Lawrence Halprin, William W. Wurster	2000	City of Berkeley Landmark
Residence Hall 3 (2400 Durant)	City Environs Properties	1964	Carl Warnecke	N/A	Local landmark-eligible (through prior survey evaluation)
Richfield Oil Company/UC Garage (1952 Oxford St)	City Environs Properties	1930	Walter H. Ratcliff, Jr.	1981	City of Berkeley Landmark
Room 307, Gilman Hall (NRHP No. 66000203)*	Campus Park	1917	John Galen Howard	1965	National Historic Landmark
Rose Berteaux Cottage (2350 Bowditch St)	City Environs Properties	1930	Carl Fox	1999	City of Berkeley Landmark
Samuel Davis House (2547 Channing Way)	City Environs Properties	1899	William Mooser and Son	1984	City of Berkeley Landmark
Sather Gate and Bridge (NRHP No. 82004649)*	Campus Park	1910	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Sather Tower (NRHP No. 82004650)*	Campus Park	1914	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Senior Hall (NRHP No. 74000506)*	Campus Park	1906	John Galen Howard	1974	National Register-listed, City of Berkeley Landmark
South Hall (NRHP No. 82004651)*	Campus Park	1873	David Farquharson	1982	National Register-listed, City of Berkeley Landmark
State Asylum for the Deaf, Dumb and Blind (NRHP No. 82000962)*	Clark Kerr Campus	1914-1959	Office of the State Architect	1982	National Register-listed, City of Berkeley Landmark

RESOURCE NAME	LRDP SUB-AREA	YEAR BUILT	ARCHITECT	YEAR LISTED	HISTORIC STATUS
Stephens Hall	Campus Park	1923	John Galen Howard	N/A	National Register-eligible (through prior survey evaluation)
Stern Hall	City Environs Properties	1942	Corbett & MacMurray and William Wurster	N/A	National Register-eligible (through prior survey evaluation)
Tilden Football Players Statue	Campus Park	1900	Douglas Tilden	N/A	National Register-eligible (through prior survey evaluation)
University Art Museum/Woo Hon Fai Hall (NRHP No. 13001034)*	City Environs Properties	1970	Mario Ciampi	2014	National Register-listed, City of Berkeley Landmark
University House (NRHP No. 82004652)*	Campus Park	1911	Albert Pissis	1982	National Register-listed, City of Berkeley Landmark
University of California, Berkeley Campus (CHL No. 946)	Campus Park	(multiple)	(multiple)	1981	California Historical Landmark
Valley Life Sciences Building	Campus Park	1928	George W. Kelham	N/A	National Register-eligible (through prior survey evaluation)
Wellman Hall (NRHP No. 82004653)*	Campus Park	1912	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Weston Havens House (NRHP No. 05000597)	City Environs Properties	1940	Harwell Hamilton Harris	2005	National Register-listed
Wheeler Hall (NRHP No. 82004654)*	Campus Park	1917	John Galen Howard	1982	National Register-listed, City of Berkeley Landmark
Women's Faculty Club	Campus Park	1923	John Galen Howard	N/A	National Register-eligible (through prior survey evaluation)
Zellerbach Hall	Campus Park	1968	DeMars & Reay and Donald Hardison & Associates	N/A	National Register-eligible (through prior survey evaluation)

Appendix B
Properties Assessed by ARG



Architectural
Resources Group

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
Alumni House and Patio	Campus Park	1954	Mid-Century Modern	N/A - previously evaluated					Clarence W. Mayhew	H. Leland Vaughan/Lawrence Halprin	Yes	3S	N/A - previously evaluated	From HSR: Significant under NR Criterion C
Anthropology and Art Practice Building (formerly Kroeber Hall)	Campus Park	1959	Mid-Century Modern	3	Concrete	Glass, Metal	None visible	Named for Alfred Kroeber, Professor of Anthropology	Gardner A. Dailey and Associates				Potentially Eligible	
Bancroft Parking Structure	Campus Park	1960	Utilitarian	2	Concrete	Metal	None visible						Not Eligible - doesn't meet criteria	N/A
Earle C. Anthony Hall	Campus Park	1957	Mid-Century Modern (Bay Region Tradition)	N/A - previously evaluated					Joseph Esherick		Yes	5S1	N/A - previously evaluated	From HSR: Significant under CR Criteria 1, 2, and 3. For work of master architect Joseph Esherick, and for with association Earle C. Anthony and the instution of The California Pelican. Also significant (secondarily) for architecture.
Horace A. Barker Hall	Campus Park	1964	Mid-Century Modern	6	Concrete, Aggregate	Glass, Metal, Wood, Clay Tile	None visible	Named for Horace Albert Barker, a biochemist and microbiologist	Wurster, Bernardi and Emmons				Potentially Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern style), work of a master (Wurster, Bernardi and Emmons)
Bauer Wurster Hall	Campus Park	1964	Brutalist	N/A - previously evaluated					Vernon DeMars, Donald Olsen, Joseph Esherick	Thomas Church	Yes	2S2	N/A - previously evaluated	From Section 106: eligible under C for Brutalist architecture/association with architects and under B for association with William Wurster
Stephen D. Bechtel Engineering Center	Campus Park	1980	Brutalist	3	Concrete	Glass, Metal	None visible	Named for Stephen D. Bechtel, Berkeley alumnus and entrepreneur	George Matsumoto	Royston Hanamoto Alley & Abey			Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Brutalist style), work of a master (George Matsumoto)
Raymond Thayer Birge Hall	Campus Park	1964	Mid-Century Modern	6	Concrete	Glass, Metal, Wood, Clay Tile	Doors replaced	Named for Raymond Thayer Birge, Professor of Physics	Warnecke & Warnecke				Potentially Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern style), work of a master (Warnecke)
Melvin Calvin Laboratory	Campus Park	1963	Mid-Century Modern	N/A - previously evaluated					Michael Goodman	Thomas Church	Yes	3S	N/A - previously evaluated	From HSR: Significant for NR under Criterion B for association with Nobel Prize winner Melvin Calvin.
Cesar E. Chavez Student Center	Campus Park	1960	Mid-Century Modern	N/A - previously evaluated					DeMars & Reay and Donald Hardison & Associates		Yes	3S	N/A - previously evaluated	From HSR: eligible under NR Criterion A for Free Speech Movement and Criterion C.
Clarence L. Cory Hall	Campus Park	1950	Postmodern	4	Concrete	Glass, Metal	Addition (1 floor) to upper story, Decorative elements added	Named for Clarence L. Cory, dean of the College of Mechanics. Fifth floor added in 1985, the exterior of which features a computer chip-inspired design motif that corresponds to the building's occupancy by electrical engineering/computer science	Corlett & Anderson				Not Eligible - significantly altered	N/A
Raymond Earl Davis Hall	Campus Park	1967	Brutalist; New Formalist	6	Concrete	Glass, Metal, Clay Tile, Stone	None visible	SOM designed a large addition (1967) to an existing Kelham building (1931)	Skidmore, Owings & Merrill		Yes		Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Brutalist style), work of a master (SOM)

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
Charles Franklin Doe Memorial Library Annex	Campus Park	1949	Beaux Arts (late)	3	Concrete, Terra Cotta	Glass, Metal, Clay Tile	None visible	Constructed as an annex to the Doe Memorial Library (1917, and designed in a similar architectural vocabulary); primarily occupied by the Bancroft Library	Arthur Brown Jr.				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Beaux Arts), work of a master (Brown)
Dwinelle Hall and Forecourt	Campus Park	1952	Mid-Century Modern	7	Concrete	Glass, Metal, Clay Tile	Addition (2 floors) to upper story, Doors replaced, Windows replaced	Named for John W Dwinelle, Trustee of the College of California, State Assemblyman responsible for passage of the Organic Act which led to the founding of the Univ of Cal	Weihe, Frick & Kruse	Eckbo, Royston & Williams			Not Eligible - significantly altered	N/A
Griffith Conrad Evans Hall	Campus Park	1971	Brutalist	10	Concrete	Glass, Metal, Brick	None visible	Named for Griffith C. Evans, Math Department Chair (1934-69)	Gardner A. Dailey, Yuill-Thornton, Warner & Levikow	Thomas Church			Not Eligible - doesn't meet criteria	N/A
William F. Giauque Laboratory	Campus Park	1954	Mid-Century Modern	4	Brick. Concrete	Glass, Metal, Wood	None visible	Named for Chemist William F. Giauque, recipient of the Nobel Prize in 1949. Roof level features a wooden cupola that is the only surviving remnants of the 1890s Chemistry Building (not extant)	Reynolds & Chamberlain				Not Eligible - doesn't meet criteria	N/A
Isaias William Hellman Tennis Center	Campus Park	1984	Utilitarian	N/A	Concrete	Metal, Brick	None visible	Named for alumnus Isaias William Hellman					Not Eligible - doesn't meet criteria	N/A
Alfred Hertz Memorial Concert Hall	Campus Park	1958	Mid-Century Modern	2	Concrete, Stucco	Glass, Metal, Clay Tile	None visible	Named for Alfred Hertz, conductor of the San Francisco Symphony Orchestra (1915-30). The counterpart to Morrison Hall	Gardner A. Dailey and Associates	Douglas Baylis			Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern style), work of a master (Gardner Dailey)
Joel Henry Hildebrand Hall	Campus Park	1966	Mid-Century Modern; Brutalist	4	Concrete	Glass, Metal, Concrete Block, Brick	None visible	Named for Joel Hildebrand, longtime chemistry professor and dean	Anshen & Allen				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Brutalist style), work of a master (Anshen and Allen)
Jackie Jensen Press Box	Campus Park	1986	Utilitarian	1	Concrete		None visible	Named for Jackie Jansen - former Cal baseball coach					Not Eligible - doesn't meet criteria	N/A
Dr. Martin Luther King, Jr. Student Union	Campus Park	1961	Mid-Century Modern	N/A - previously evaluated					DeMars & Reay and Donald Hardison & Associates	Lawrence Halprin	Yes	35	N/A - previously evaluated	From HSR: found eligible under NR Criterion A for Free Speech Movement and Criterion C.
Wendell M. Latimer Hall	Campus Park	1963	Brutalist	8	Concrete	Glass, Metal, Concrete Block	None visible	Named for Wendell Latimer, Professor of Chemistry (1919-55), Dean of College of Chemistry (1942-49)	Anshen & Allen				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Brutalist style), work of a master (Anshen and Allen)
Law Building (formerly Boalt Hall)	Campus Park	1951	Brutalist	3	Concrete	Glass, Metal, Clay Tile	Multiple additions, Windows replaced, Doors replaced, Entrance altered, Landscape altered		Warren C. Perry (original); Wurster, Bernardi and Emmons (1966 addition)				Not Eligible - significantly altered	N/A
Gilbert N. Lewis Hall	Campus Park	1948	Beaux Arts (late)	4	Concrete, Terra Cotta	Glass, Metal, Clay Tile, Wood	None visible	Named for Gilbert Newton Lewis, professor of chemistry and Dean of the College of Chemistry. The first building associated with the university's postwar state-funded building program	E. Geoffrey Bangs				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Beaux Arts), work of a master (Bangs)

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
John Alex McCone Hall	Campus Park	1961	Mid-Century Modern	6	Concrete	Glass, Metal	Balconies altered (west façade)	Originally known as the Earth Sciences Building; re-named for John McCone, Berkeley alumnus and former Director of the CIA, in 1994. Underwent a seismic retrofit in 1990s.	Warnecke & Warnecke				Not Eligible - significantly altered	N/A
Ralph S. Minor Hall Addition	Campus Park	1978	Brutalist	4	Concrete	Glass, Metal, Wood	None visible	Modern addition to Minor Hall (1941)	Mackinlay, Winnacker, McNeill				Not Eligible - doesn't meet criteria	N/A
James K. Moffitt Undergraduate Library	Campus Park	1970	Brutalist	4	Concrete	Glass, Metal	None visible	Named for James K Moffitt, UC Regent and longtime benefactor of the university	John Carl Warnecke & Associates				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Brutalist style), work of a master (Warnecke)
Agnes Fay Morgan Hall	Campus Park	1953	Mid-Century Modern	3	Concrete	Glass, Metal	Doors replaced	Originally known as the Home Economics Building. Named for Agnes Fay Morgan, Professor of Nutrition and Chair of the Dept of Home Economics and Nutrition (1915-64)	Spencer & Ambrose				Potentially Eligible	N/A
Morrison Hall	Campus Park	1958	Mid-Century Modern	2	Concrete, Stucco	Glass, Metal	None visible	Named for Mrs May T Morrison, benefactor of the univeristy. The counterpart to Hertz Hall	Gardner A. Dailey and Associates	Douglas Baylis			Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern style), work of a master (Gardner Dailey)
Morrough P. O'Brien Hall	Campus Park	1959	Mid-Century Modern	3	Concrete	Glass, Metal	Windows replaced, Windows infilled	Named for Morrough O'Brien, Professor of Engineering and Dean of the College of Engineering (1948-59). Designed as a 3-story addition to Hesse Hall	Van Bourg & Nakamura				Not Eligible - doesn't meet criteria	N/A
Walter Mulford Hall	Campus Park	1948	Beaux Arts (late)	3	Concrete	Glass, Metal, Clay tile, Wood	Windows replaced, Stairs altered	Named for Walter Mulford, first Dean of the School of Forestry (1914-47).	Miller & Warnecke	Thomas Church			Not Eligible - doesn't meet criteria	N/A
George C. Pimentel Hall	Campus Park	1964	Mid-Century Modern	2	Concrete, Concrete Block	Glass, Metal	None visible	Originally known as Physical Sciences Lecture Hall; renamed for George Pimentel, longtime Professor of Chemistry (1990s?)	Anshen & Allen				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern style), work of a master (Anshen and Allen)
Recreational Sports Facility	Campus Park	1984	Contemporary	4	Concrete	Glass, Metal	None visible		Elbasani, Logan and Severin (ELS)				Not Eligible - doesn't meet criteria	N/A
William G. Simon Hall	Campus Park	1966	Mid-Century Modern; Brutalist	7	Concrete, Aggregate	Glass, Metal	Doors replaced, Windows replaced	Originally known as Manville Hall, built as a residence hall for Law Students. Has since been converted into offices and re-named Simon Hall in 1996. Named for William Simon, former U.S. Secretary of the Treasury and Boalt Hall alumnus	Wurster, Bernardi & Emmons				Potentially Eligible	
Social Sciences Building (formerly David Prescott Barrows Hall)	Campus Park	1964	Mid-Century Modern	8	Concrete	Glass, Metal	Concrete panels added to side volumes of building for seismic strengthening (1990s), Windows replaced	Named for David Prescott Barrows, Professor of Political Science and 9th President of the University of California	Aleck L. Wilson and Associates				Not Eligible - significantly altered	N/A
Sproul Plaza	Campus Park	1959	Mid-Century Modern	N/A	Concrete, Brick		None visible	During the 1960s, the plaza was the setting for many student demonstrations and rallies, including the famous Free Speech Movement speech by Mario Savio in December of 1964	N/A	Lawrence Halprin			Likely Eligible	Criterion A/1 (Events) - association with the Free Speech Movement of the 1960s; Criterion C/3 (Architecture) - embodies distinctice characteristics (Mid-Century Modern designed landscape), work of a master (Lawrence Halprin)
University House Shed	Campus Park	1985											Not Eligible - doesn't meet criteria	N/A

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
Zellerbach Hall	Campus Park	1968	Brutalist	N/A - previously evaluated					DeMars & Reay and Donald Hardison & Associates	Lawrence Halprin	Yes	3S	N/A - previously evaluated	From HSR: eligible under NR Criterion A for Free Speech Movement and Criterion C.
2111 Bancroft Way (Banway Building)	City Environs Properties	1961	Mid-Century Modern	5	Concrete, Concrete block	Glass, Metal	Doors replaced						Potentially Eligible	
2150 Kittredge Street (Oxford Court)	City Environs Properties	1985	Postmodern	4	Stucco	Glass, Metal	None visible		Muller & Caulfield				Not Eligible - doesn't meet criteria	N/A
2200 Bancroft Way	City Environs Properties	1974	Brutalist	1	Concrete block	Glass, Metal	None visible	ID'd as Hibernia Bank (ARG, 2008)					Not Eligible - doesn't meet criteria	N/A
2425 Atherton Street (Harold E Jones Child Study Center)	City Environs Properties	1960	Mid-Century Modern (Bay Region Tradition)	N/A - previously evaluated					Joseph Esherick			5S1	N/A - previously evaluated	
Bernard Alfred Etcheverry Hall (2505 Hearst Ave)	City Environs Properties	1964	Mid-Century Modern	5	Concrete, Concrete Block	Glass, Metal, Wood	None visible	Named for Bernard Etcheverry, Professor of Drainage and Irrigation	Skidmore, Owings & Merrill				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern style), work of a master (SOM)
Center for Independent Journalism (2483 Hearst Ave)	City Environs Properties	1960	Vernacular	2	Brick, Stucco	Glass, Wood, Clay Tile, Granite, Metal	Storefronts altered, Windows replaced, Awning added	Occupied by the Daily Californian, an independent, student-run newspaper that serves the Berkeley campus and surrounding community					Potentially Eligible	
Ellsworth Parking Structure (2315 Ellsworth St)	City Environs Properties	1961	Utilitarian	2	Concrete	Metal	None visible						Not Eligible - doesn't meet criteria	N/A
Lower Hearst Parking Structure (2451 Hearst Ave)	City Environs Properties	1967	Utilitarian	4	Concrete	Metal	None visible	From UCB: "three level parking, tennis court above"	Anshen and Allen				Not Eligible - doesn't meet criteria	N/A
Oxford Tract Natural Resource Laboratory	City Environs Properties	1980	Utilitarian	1	Wood	Glass, Metal	None visible						Not Eligible - doesn't meet criteria	N/A
Oxford Tract South Greenhouse (RES)	City Environs Properties	1960	Utilitarian	1	Metal, glass	Wood	None visible	ID'd as Oxford RES. Consists of a large greenhouse (south portion of building) and what appears to be an office wing (north portion of building). Oxford Facilitiy official web site indicates that the build date for this building is 1964.					Not Eligible - doesn't meet criteria	N/A
Oxford Tract Storage	City Environs Properties	1981	Utilitarian		Wood, Metal		None visible						Not Eligible - doesn't meet criteria	N/A
People's Park	City Environs Properties	1969	N/A	N/A - previously evaluated					N/A			5S1	N/A - previously evaluated	
Residence Hall 1 (2650 Durant Avenue)	City Environs Properties	1960	Mid-Century Modern	N/A - previously evaluated					Warnecke & Warnecke	Lawrence Halprin		5S1	N/A - previously evaluated	
Residence Hall 2 (2650 Haste Street)	City Environs Properties	1960	Mid-Century Modern	N/A - previously evaluated					Warnecke & Warnecke			5S1	N/A - previously evaluated	
Residence Hall 3 (2400 Durant Avenue)	City Environs Properties	1964	Mid-Century Modern	N/A - previously evaluated					Carl Warnecke			3S	N/A - previously evaluated	
University Art Museum (Woo Hon Fai Hall)	City Environs Properties	1970	Brutalist	N/A - previously evaluated					Mario J. Ciampi, with Paul W. Reiter, Richard L. Jorasch, and Ronald E. Wagner			1S	N/A - previously evaluated	
University Hall	City Environs Properties	1959	Mid-Century Modern	7	Concrete, Glass	Metal	Seismic improvements: addition of steel-braced frames, concrete spandrels, and column stiffeners	Built to house offices and boardroom for UC President and Regents. Underwent an extensive seismic retrofit in 1991, which significantly modified its apperance	Welton Becket and Associates				Not Eligible - significantly altered	N/A
Upper Hearst Parking Structure (1858 W La Loma Ave)	City Environs Properties	1971	Utilitarian	5	Concrete	Metal	None visible	Originally known as Parking Structure H. Info in seismic memo prepared by UCB	Anshen and Allen				Not Eligible - doesn't meet criteria	N/A
Building 1 - Administration	Clark Kerr Campus	1949	Spanish Colonial Revival	N/A - previously evaluated					Office of the State Architect (Alfred Eichler)			1D	N/A - already on NRHP	
Building 2 - Suites	Clark Kerr Campus	1949	Spanish Colonial Revival	N/A - previously evaluated					Office of the State Architect (Anson Boyd/Alfred Eichler)			1D	N/A - already on NRHP	

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
Building 3 - Residence Hall	Clark Kerr Campus	1948	Spanish Colonial Revival	N/A - previously evaluated					Office of the State Architect (Anson Boyd/Alfred Eichler)			1D	N/A - already on NRHP	
Building 4 - Residence Hall	Clark Kerr Campus	1948	Spanish Colonial Revival	N/A - previously evaluated					Office of the State Architect (Anson Boyd/Alfred Eichler)			1D	N/A - already on NRHP	
Building 5 - Child Care	Clark Kerr Campus	1954	Utilitarian Modern	1	Wood	Glass, Vinyl	Doors replaced, Windows replaced		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 6 - Faculty House	Clark Kerr Campus	1960	Utilitarian Modern	1	Wood	Glass, Brick, Composition Shingle	None visible		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 7 - Residence Hall	Clark Kerr Campus	1950	Spanish Colonial Revival	3	Concrete	Metal, Wood, Glass, Clay Tile	None visible		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 8 - George and Doris Cuneo Maslach Hall	Clark Kerr Campus	1950		N/A - previously evaluated					Office of the State Architect (Anson Boyd/Alfred Eichler)			1D	N/A - already on NRHP	
Building 9 - Birk Hall	Clark Kerr Campus	1950	Spanish Colonial Revival	3	Concrete	Metal, Wood, Glass, Clay Tile	None visible		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 10 - Bakery Building	Clark Kerr Campus	1953	Spanish Colonial Revival	2	Concrete	Metal, Wood, Glass, Clay Tile	Windows infilled		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 13 - Heating Plant & Maintenance Building	Clark Kerr Campus	1951	Utilitarian	2	Metal	Glass	None visible		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 23 - Archives	Clark Kerr Campus	1952	Mid-Century Modern	1	Wood, Stucco	Metal, Glass	None visible		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Building 24 - Recreation Maintenance	Clark Kerr Campus	1968	Utilitarian	1	Wood	Stucco, Metal, Glass	None visible		Office of the State Architect				Not Eligible - doesn't meet criteria	
Building 25 - Golden Bear Recreation Center	Clark Kerr Campus	1955	Mid-Century Modern	2	Concrete	Metal, Glass	None visible		Office of the State Architect				Likely Eligible	(same as Clark Kerr campus NR designation)
Main Courtyard enclosed by Buildings 1, 8 and 10	Clark Kerr Campus	1950	N/A	N/A					N/A				Likely Eligible	(same as Clark Kerr campus NR designation)
Field Station for Behavioral Research (complex)	Hill Campus East	1962	Utilitarian	1	Wood	Metal, Glass, Asphalt, Concrete block, Stucco	Office building (Building 9A) added 1986; fishery facilities (Building 2) added 1990	29-acre site comprising approximately 12 buildings, structures, and ancillary features. Complex built in 1962 as a facility in which live animals could be studied in a natural setting instead of in a lab; additional buildings added in 1986 and 1990. Best known for its role in research related to spotted hyenas, which began in 1985					Not Eligible - doesn't meet criteria	N/A
Lawrence Hall of Science	Hill Campus East	1968	Brutalist	N/A - previously evaluated					Anshen & Allen		Yes	3S	N/A - previously evaluated	
Shiing-Shen Chern Hall (17 Gauss Way)	Hill Campus East	1985	Contemporary	4	Concrete, Wood	Glass, Metal	22,000-sf addition (2005) included a new auditorium, seminar rooms, commons rooms, a service kitchen, and expansion of the library. Completed by Glass Architects, same architects who originally designed the building in 1985.	Originally known as Mathematical Sciences Research Institute. Named for Shiing-Shen Churn, a geometer and UC Berkeley professor, in 2005	Shen/Glass Architects	Meacham O'Brien			Not Eligible - doesn't meet criteria	N/A

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
University of California Botanical Garden (complex)	Hill Campus East	(multiple)	Utilitarian	1	Wood, Metal, Glass	Asphalt, Concrete, Misc. plant matter	Ground clearing and trail building by the Civilian Conservation Corps (1933-34), multiple improvements made to the landscape (various dates), multiple buildings and structures added (various dates), new administration building constructed (1997), new entry garden constructed (2005), Julia Morgan Hall (formerly Girton Hall - listed in NRHP 1991) moved to the Botanical Garden from main campus (2014)	The Botanical Garden was founded in 1890 and was originally located on the main campus; it moved to this site - previously occupied by a creamery called the Such Dairy Farm - between 1925 and 28. About a dozen buildings were constructed at this time, and the idea of organization of plants by geographic region was put into place. Improvements to the trails and landscape were made by the Civilian Conservation Corps in the 1930s; improvements to the gardens and landscape continued to occur over time. In 1969, the Botanical Garden became accessible to the public for the first time. About a half dozen buildings and structures were added in the 1970s; about a half dozen more were added between 1988 and 2003.		Thomas Harper Goodspeed (botanist, J.W. Gregg (landscape architect)			Potentially Eligible	Criterion A/1 (Events) - association with broad patterns of institutional history related to the campus; Criterion B/2 (Persons) - association with notable individual Thomas Harper Goodspeed (noted botanist) and perhaps others, pending further research; Criterion C/3 (Architecture) - significant example of landscape design
Walter A. Haas Clubhouse	Hill Campus West	1959	Contemporary Ranch	2	Wood	Glass, Brick	None visible		Wurster, Bernardi and Emmons				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Mid-Century Modern/Contemporary Ranch), work of a master (Wurster, Bernardi and Emmons)

Select Pre-WWII Properties

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Plan Area	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
Frederick G. Hesse Hall	Campus Park	1924	Beaux Arts	1	Concrete	Glass, Metal, Wood	Large additions (McCone Hall to the west, O'Brien Hall to the east)	Named for Frederick G Hesse, professor of mechanical engineering. Built as a heat and power laboratory; was originally envisioned to be part of a larger engineering complex that did not come to fruition as planned by Howard	John Galen Howard				Potentially eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Beaux Arts style), work of a master (Howard)
Bernard Moses Hall	Campus Park	1931	Late Gothic Revival	3	Concrete	Glass, Metal, Wood	None visible	Originally known as Eshleman Hall (1931-64), and built to house student publication offices including newspapers, journals, and yearbooks. The plaza between this building and the adjacent Stephens Hall was once a lively hub of student life. In the mid-1960s, these functions moved to the new student union complex, and this building was converted into offices for the Institute of Governmental Studies. Its name was also changed to Moses Hall to commemorate Bernard Moses, a professor of history	George W. Kelham				Likely Eligible	Criterion C/3 (Architecture) - embodies distinctive characteristics (Late Gothic Revival style), work of a master (Kelham)

Basic Property Data			Architectural/Historical Descriptive Data									Historic Status		
Building Name	Land Use Zone	Year Built	Architectural Style	Stories	Primary Materials	Other Materials	Substantial Alterations	Notes	Architect (if known)	Landscape Architect	HSR Available?	CHRSC (if evaluated previously)	ARG Assessment (if not evaluated previously)	Area of Significance
Robert Gordon Sproul Hall	Campus Park	1941	Neoclassical	4	Concrete, Terra Cotta	Glass, Metal	None identified	Originally known as the Administration Building (1941-58), and built to house campus administrative offices. In 1958 it was re-named for Robert Gordon Sproul, eleventh President of UC Berkeley. The site of student demonstrations in the 1960s, most notably the sit-in on Dec 2, 1964, a flashpoint in the Free Speech Movement on campus	Arthur Brown Jr.				Likely Eligible	Criterion A/1 (Events) - association with the Free Speech Movement of the 1960s; Criterion C/3 (Architecture) - embodies distinctice characteristics (Neoclassical style), work of a master (Brown)
2334 Bowditch Street	City Environs Properties	1920	Craftsman (altered)	2	Wood, Stucco	Glass, Metal, Concrete	Wall cladding replaced, Decorative elements removed, Porch altered, Porch rails replaces	Originally a residence; currently occupied by the Center for Latin American Studies					Not Eligible - significantly altered	N/A
2515 Channing Way	City Environs Properties	1920	Late Gothic Revival	2	Wood, Stucco	Glass, Metal	Some windows replaced (secondary elevations), Security door added, Porch rails altered, Disabled access ramp added	Originally a multi-family residence (The Robcliff Apartment House); currently occupied by Academic Achievement Program. In 1999 the building was designated a Berkeley Structure of Merit	Walter Ratcliff Jr.				Designated as a City of Berkeley Structure of Merit	

Appendix C
Preliminary Materials Review



Architectural
Resources Group



Memorandum

To: Terri McCracken, Associate Principal
PlaceWorks

Project: Preliminary Materials Review
University of California Berkeley Long Range Development Plan Update and
Housing Projects #1 and #2 Environmental Impact Report

Project No.: 190819

Date: May 27, 2020

Via: Email

I. INTRODUCTION

At the request of the University of California, Berkeley (UC Berkeley) and on behalf of the PlaceWorks team, Architectural Resources Group (ARG) has completed a preliminary review of existing information on historical resources in support of the Environmental Impact Report (EIR) for the UC Berkeley Long Range Development Plan (LRDP) Update and Housing Projects #1 (Anchor House) and #2 (People's Park). The existing information includes historical documentation, reports, and evaluations pertaining to architectural resources within the EIR Study Area, which includes the UC Berkeley campus and environs. ARG undertook the review of existing information in order to gain familiarity with historic resources documentation dating back to the early 1960s and to identify information gaps that will need to be addressed through supplemental research and field studies. This memorandum is intended as an internal document to update the EIR project team prior to completing the technical work.

II. OVERVIEW OF MATERIALS REVIEWED

The following sections describe the general categories of materials that have been collected by ARG and list the documents that have been preliminarily reviewed within each category. Some of these documents, such as a 1978 campus-wide historic resource survey and three LRDPs previously completed for the UC Berkeley campus, are comprehensive reports that address resources throughout the EIR Study Area. However, the vast majority of documents listed below address individual buildings, structures, objects, or sites. Some documents not included in the lists below, including a few historic structure reports that exist only in hard copy format, are currently being located by UC Berkeley staff and will be reviewed by ARG when they have been received.

University of California, Berkeley Long Range Development Plans and Associated Documents

Long Range Development Plans (LRDPs) establish a general framework for future development projects and detail the principles that should guide the decision-making process. These documents are routinely updated in order to maintain conformity with an organization's changing priorities and values, and they address a range of planning topics including campus population, infrastructure, open space, housing, access, sustainability, and strategic investment. As an element of the UC Berkeley campus, historic and cultural resources are also addressed in the university's previous LRDPs.

LRDPs previously completed for the UC Berkeley campus provide important information regarding the university's historic approach to preservation planning. ARG has reviewed three UC Berkeley LRDPs as part of its review of existing information:

- *Long Range Development Plan: University of California, Berkeley* (Campus Planning Committee and Office of Architects and Engineers, June 1962)
- *Long Range Development Plan 1990-2005* (University of California, Berkeley, May 1990)
- *UC Berkeley 2020 Long Range Development Plan* (University of California, Berkeley, January 2005)

The potential impacts of UC Berkeley's 2020 LRDP were evaluated in an Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). The EIR served to inform decisionmakers, responsible and interested agencies, and the general public of the environmental implications of the LRDP and serve as a reference document for the subsequent CEQA review of each capital project undertaken to implement the LRDP.

- *2020 Long Range Development Plan & Chang-Lin Tien Center for East Asian Studies, Vol. 1: Draft Environmental Impact Report* (University of California, Berkeley, April 2004)

Additionally, ARG has reviewed a draft Historic Resource Assessment (HRA) prepared in connection with the current LRDP Update. This document catalogues the extant buildings, structures, objects, and some landscape features constructed within the EIR Study Area before 1985; provides a historic context for the development of UC Berkeley and its campus; describes the history of preservation planning at UC Berkeley; and includes a discussion of best practices for campus preservation. The information contained in this report will serve as a foundation for the Historic Resources Technical Report (HRTR) prepared for the LRDP Update.

- "University of California, Berkeley, Long Range Development Plan and Campus Master Plan: Physical Campus Analysis: Historic Resource Assessment [DRAFT]" (Page & Turnbull in collaboration with PGAdesign, Inc., November 2019)

National Register of Historic Places Nominations

Nomination forms are the vehicle by which historic resources are listed in the National Register of Historic Places (National Register), the federal government's official list of districts, buildings, structures, object, and sites worthy of preservation. A National Register nomination includes information about a particular resource's location, historic and current use, date of construction, physical appearance, integrity, and significance under Criteria A (Events/Trends), B (Persons), C (Design/Construction/ Engineering), and/or D (Information Potential), as well as photographic and map documentation of the resource.

National Register nominations are held by the National Archives and were downloaded from <https://catalog.archives.gov/>. The nominations that have been collected and reviewed by ARG are:

- Anna Head School for Girls, National Register #80000795 (James P. Gibbon and Elaine Stone, 1979)
- Bowles Hall, National Register #89000195 (Kenneth Landau, Bowles Hall Association, 1988)
- California Hall (Multiple Property Nomination), National Register #82004638 (Sally Woodbridge, University of California, 1982)
- California Memorial Stadium, National Register #06001086 (John S. English, Berkeley Architectural Heritage Association, 2006)

- California Schools for the Deaf and Blind, or State Asylum for the Deaf, Dumb and Blind, National Register #82000962 (Mary O'Toole, Berkeley Architectural Heritage Association, 1981)
- Cloyne Court Hotel, or Cloyne Court, National Register #92001718 (Charles Bucher, Jr., Berkeley Architectural Heritage Association, 1992)
- College Women's Club, National Register #82002157 (Susan Dinkelspiel Stern, Berkeley Architectural Heritage Association, 1981)
- Cowell Memorial Hospital, National Register #92001730 (Sharon Entwistle, Berkeley Architectural Heritage Association, 1992)
- Doe Memorial Library (Multiple Property Nomination), National Register #82004639 (Sally Woodbridge, University of California, 1982)
- Durant Hall (Multiple Property Nomination), National Register #82004640 (Sally Woodbridge, University of California, 1982)
- Edwards, George C., Stadium, National Register #93000263 (Michael R. Corbett, Berkeley Architectural Heritage Association, 1992)
- (Men's) Faculty Club and Faculty Glade (Multiple Property Nomination), National Register #82004641 (Sally Woodbridge, University of California, 1982)
- First Unitarian Church, National Register #81000143 (Betty Marvin, Berkeley Architectural Heritage Association, 1981)
- Founders' Rock (Multiple Property Nomination), National Register #82004642 (Sally Woodbridge, University of California, 1982)
- Giannini Hall (Multiple Property Nomination), National Register #82004643 (Sally Woodbridge, University of California, 1982)
- Gilman Hall, Room 307 National Register #66000203 (James Dillon, National Historic Landmarks, 1966)
- Girton Hall, or Senior Women's Hall, National Register #91001473 (Charles Bucher, Jr., Berkeley Architectural Heritage Association, 1991)
- Haviland Hall, National Register #82002161 (Margaret Brentano, Berkeley Architectural Heritage Association, 1982)
- Hearst Greek Theatre (Multiple Property Nomination), National Register #82004644 (Sally Woodbridge, University of California, 1982)
- Hearst Gymnasium for Women (Multiple Property Nomination), National Register #82004645 (Sally Woodbridge, University of California, 1982)
- Hearst Memorial Mining Building (Multiple Property Nomination), National Register #82004646 (Sally Woodbridge, University of California, 1982)
- Hilgard Hall (Multiple Property Nomination), National Register #82004647 (Sally Woodbridge, University of California, 1982)
- Le Conte Hall, National Register #04000622 (Steve Finacom, University of California, 2003)
- Naval Architecture Building, or Drawing Building, National Register #76000475 (Lesley Emmington, City of Berkeley, 1976)
- North Gate Hall (Multiple Property Nomination), National Register #82004648 (Sally Woodbridge, University of California, 1982)
- Phi Delta Theta Chapter House, or 2717 Hearst Ave., National Register #83001172 (Margaret Brentano, Berkeley Architectural Heritage Association, 1981)

- Sather Gate and Bridge (Multiple Property Nomination), National Register #82004649 (Sally Woodbridge, University of California, 1982)
- Sather Tower (Multiple Property Nomination), National Register #82004650 (Sally Woodbridge, University of California, 1982)
- Senior Hall, or Golden Bear Lodge, National Register #74000506 (Victoria M. Kaunitz, Department of Architect, University of California Berkeley, 1974)
- South Hall (Multiple Property Nomination), National Register #82004651 (Sally Woodbridge, University of California, 1982)
- University House (Multiple Property Nomination), National Register #82004652 (Sally Woodbridge, University of California, 1982)
- Wellman Hall (Multiple Property Nomination), National Register #82004653 (Sally Woodbridge, University of California, 1982)
- Wheeler Hall (Multiple Property Nomination), National Register #82004654 (Sally Woodbridge, University of California, 1982)
- William R. Thorsen House, or Sigma Phi Place, National Register #78000646 (Edward R. Bosley, III, California Sigma Phi Alumni Association, 1978)

Historic Structure Reports

A historic structure report (HSR) is a preservation planning document that provides documentary, graphic, and physical information about a property's history and existing condition. HSRs serve as an important guide for changes made to a historic property (including repair, rehabilitation, and restoration efforts) and can also provide information for maintenance procedures.

HSRs that have been completed for buildings within the EIR Study Area typically include a historic context describing the development of UC Berkeley and its campus; historic context(s) specific to the development and use of the resource; a detailed physical description of the resource, including description of any alterations; an evaluation of the resource's significance according to National Register and/or California Register of Historical Resources (California Register) criteria; an integrity assessment; identification of the resource's character-defining features; and treatment recommendations.

The following HSRs were provided by UC Berkeley or were downloaded from the university's Capital Strategies webpage (<https://capitalstrategies.berkeley.edu>) and have been reviewed by ARG:

- "Historic Structure Report: Alumni House, University of California, Berkeley, California" (Knapp & Verplanck, Preservation Architects, 2011)
- "Historic Structure Report: Anna Head School, University of California, Berkeley, California" (Knapp Architects, 2008)
- "Historic Structure Report: Anthony Hall, 'The Pelican Building,' University of California at Berkeley" (Preservation Architecture, 2011)
- "Historic Resources Survey: Bowles Hall, University of California, Berkeley, California" (Glenn David Mathews, AIA, 1999) *[Although not reflected in the report title, the document functions as an HSR.]*
- "Historic Structure Report: California Hall, University of California, Berkeley, California" (Knapp Architects, 2009)
- "Historic Structure Report: California Memorial Stadium, University of California Berkeley" (Siegel & Strain, Architects, 1999)

- “Historic Structure Report: California Student Center/Lower Sproul Plaza, University of California-Berkeley, Berkeley, California” (Kelley & VerPlanck Historical Resources Consulting, 2009)
- “Historic Structure Report: Calvin Laboratory, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Landscapes & Structures Report: Clark Kerr Campus, UCB, Landscape & Buildings 3, 4, 7, 8” (Preservation Architecture, 2007)
- “Historic Structures Report: Clark Kerr Campus Assembly Hall, Building 14” (Preservation Architecture, 2008)
- “Historic Structures Report: Clark Kerr Campus, Buildings 2, 9 & 11” (Preservation Architecture, 2007)
- “Historic Structures Report: Clark Kerr Campus, Buildings 12, 16 & 17” (Preservation Architecture, 2007)
- “Historic Structures Report: Cloyne Court, 2600 Ridge Road, Berkeley, California” (Preservation Architecture, 2007)
- “Historic Structure Report: 2241 College Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structure Report: 2243 College Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structure Report: Durant Hall, University of California, Berkeley, California” (Frederic Knapp Architect, Inc., 2007)
- “Historic Structure Report: Edwards Stadium, The University of California, Berkeley” (Knapp Architects, 2013)
- “Historic Structure Report: Faculty Club, University of California, Berkeley, California” (Knapp Architects, 2009)
- “Historic Structure Report: Giannini Hall, University of California, Berkeley” (Siegel & Strain Architects, 2002)
- “Historic Structure Report: Girton Hall/Senior Women’s Hall, University of California at Berkeley” (Preservation Architecture, 2011)
- “Historic Resources Inventory: 2607 Hearst, Graduate School of Public Policy (Formerly the Beta Theta Pi Fraternity House)” (Siegel & Strain, Architects, 1997) *[Although not reflected in the report title, the document functions as an HSR.]*
- “Historic Structure Report: The Hearst Greek Theatre, University of California, Berkeley California” (Frederic Knapp Architect, Inc., 2007)
- “Historic Structure Report: Hearst Memorial Gymnasium, The University of California, Berkeley” (SMWM, 2005)
- “Historic Structure Report: Hearst Memorial Mining Building, Berkeley, California” (Carey & Co. Inc. Architecture, 1996)
- “Historic Structure Report: Hilgard Hall, The University of California, Berkeley” (Knapp Architects, 2012)
- “Historic Structure Report: The Lawrence Hall of Science, University of California, Berkeley” (Knapp Architects, 2019)
- “Historic Structure Report: Le Conte Hall, University of California, Berkeley” (Page & Turnbull, 1999)

- “Historic Structure Report: Naval Architecture Building, University of California, Berkeley” (Siegel & Strain Architects, 2002)
- “Historic Structure Report: 2222 Piedmont Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structure Report: 2224 Piedmont Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structure Report: 2232 Piedmont Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structure Report: 2234 Piedmont Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structure Report: 2240 Piedmont Avenue, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Structures Report: Smyth-Fernwald Property” (Siegel & Strain Architects, 2011)
- “Historic Structures Report: Stern Hall, University of California, Berkeley, California” (Mary Hardy, Michael Corbett, and Denise Bradley, 2009)
- “Historic Structure Report: Wheeler Hall, The University of California, Berkeley” (Knapp Architects, 2014)
- “Historic Structure Report: Women’s Faculty Club, The University of California, Berkeley” (Knapp Architects, 2014)

Historic Landscape Reports

A historic landscape report, much like an HSR, is a preservation planning document that provides documentary, graphic, and physical information about a historic property (or properties). Unlike an HSR, however, a historic landscape report is focused on the historic or cultural landscape rather than a singular building, structure, or object. A landscape may include cultural and natural features such as vegetation, topography, ponds, streams, fountains, roads, paths, steps, walls, buildings, and furnishings such as fences, benches, lights and sculptural objects.

Historic landscape reports completed for a discrete, defined landscape within the EIR Study Area typically includes a historic context describing the development of UC Berkeley and its campus; historic context(s) specific to the development and use of the landscape; a detailed physical description of the landscape; an evaluation of the landscape’s significance according to National Register and/or California Register criteria; an integrity assessment; identification of the landscape’s character-defining features; and treatment recommendations.

The following historic landscape reports were provided by UC Berkeley or were downloaded from the university’s Capital Strategies webpage (<https://capitalstrategies.berkeley.edu>) and have been reviewed by ARG:

- “Landscape Heritage Plan” (University of California, Berkeley, 2004)
- “Historic Landscape Report: California Memorial Stadium, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)
- “Historic Landscapes & Structures Report: Clark Kerr Campus, UCB, Landscape & Buildings 3, 4, 7, 8” (Preservation Architecture, 2007)
- “Historic Landscape Report: Piedmont Avenue Landscape, Berkeley, California” (Page & Turnbull in collaboration with PGAdesign, Inc., 2006)

Historic Resource Evaluations and Historical Assessments

Historic resource evaluations (HREs) and historical assessments analyze a resource's eligibility for inclusion in the National Register and/or California Register. A typical HRE or historical assessment for a resource within the EIR Study Area includes a historic context for the describing the development of UC Berkeley, and its campus; historic context(s) specific to the development and use of the resource; a physical description of the resource; an evaluation of the resource's significance; and an integrity assessment, resulting in a recommendation for or against the resource's eligibility for inclusion in the National Register and/or California Register.

The following HREs, historical assessments, and similar reports were provided by UC Berkeley and have been reviewed by ARG:

- "Architectural & Historical Evaluation: Wellman Hall, University of California" (Page & Turnbull, 1996)
- "Focused Project Evaluation: Entry and Laundry Room, International House, U.C. Berkeley, Berkeley, California" (Carey & Co. Inc. Architecture, 2011)
- "Historic and Cultural Review: Presentation High School Property, Berkeley, California" (Eric Sandweiss, 1990)
- "Historic Resource Evaluation: UC Berkeley Unit 3 Housing, Berkeley, California" (Page & Turnbull, 2013)
- "Historic Resources Evaluation Draft: Campbell Hall, the University of California Berkeley, Berkeley, California" (Page & Turnbull, Inc., 2003)
- "Historic Resource Report: Warren Hall, 2223 Fulton Street at the University of California at Berkeley" (Michael R. Corbett, 2000)
- "The Architectural/Historical Aspects of the California School for the Blind and California School for the Deaf, Berkeley (1867-1979)" (David Gebhard, 1979)
- "UC Oxford Garage – 1952 Oxford Street and 1925 Walnut Street Historical Assessment" (Knapp Architects, 2018)
- "UC Printing Plant, Berkeley, California, Historic Resource Study" (Page & Turnbull, Inc., 2002)
- "University House, University of California Berkeley, Historic Assessment" (Page & Turnbull, 1997)
- "University of California, Berkeley, Art Museum and Pacific Film Archives, Historic Resource Study" (Page & Turnbull, updated 2010)

Historic Resource Surveys

A historic resource survey is performed to identify, record, and evaluate historic properties within an identified geographic area. According to the California Office of Historic Preservation (OHP), a survey can assist in the identification of resources worthy of designation at the local, state, or national level, and "provide information needed to make informed planning decisions, prioritize preservation goals and objectives, develop and implement land use policies, perform environmental reviews pursuant to CEQA, develop adaptive reuse and heritage tourism initiatives, educate the public and increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history."¹

¹ "Historic Contexts & Resource Surveys," *California State Parks*, accessed May 13, 2020, https://ohp.parks.ca.gov/?page_id=23317.

One historic resource survey has been completed for the UC Berkeley campus and was reviewed by ARG for the purposes of this project:

- *Campus Historic Resources Survey, Prepared by the Campus Planning Study Group* (Dean Richard Bender, Jack Sidener, and Sally Woodbridge, University of California, Berkeley, 1978)

Other Documents

Several of the materials reviewed by ARG for the purposes of this project do not fit neatly into any of the categories above. These materials include primary and secondary sources relevant to the UC Berkeley campus as a whole or to an individual building, structure, object, or site within the EIR Study Area. A primary source provides a first-hand account of an event or time period, while a secondary source is an interpretation or analysis based on primary sources.

Additional primary and secondary sources are currently being collected by ARG for the purposes of this project. To date, ARG has obtained and initiated review of the following resources:

- "California Memorial Stadium Financial Plan" (University of California, Berkeley, 1921)
- "The End of Modernism? People's Park, Urban Renewal, and Community Design," *Journal of the Society of Architectural Historians* 70, no. 3 (Peter Allen, 2011)
- "'Everyone Gets a Blister': Sexism, Gender Empowerment, and Race in the People's Park Movement," *WSQ: Women's Studies Quarterly* 46, no. 3 (Kera N. Lovell, 2018)
- "People's Park: Birth and Survival," *California History* 88, no. 1 (Jon David Cash, 2010)
- "The Radicalization of Common Ground: People's Park, Berkeley: An Unnatural History," *Landscape Architecture Magazine* 67, no. 6 (Robert Sommer and Robert L. Thayer, Jr., 1977)
- "The Two Berkeleys: City and University through 125 Years," *Minerva* 33, no. 4 (Carroll Brentano, 1995)
- "'A Woman's World': The University of California, Berkeley, during the Second World War," *History of Education Quarterly* 48, No. 4 (Charles Dorn, 2008)
- Various newspaper articles from the *San Francisco Chronicle* and the *Berkeley Gazette*

ARG is also in the process of acquiring *The Battle for People's Park, Berkeley 1969* (Tom Dalzell, 2019), which will be a key publication for the Housing Project #2 (People's Park) HRTR.

III. INITIAL DATA GAPS IDENTIFIED

The preliminary materials review demonstrates an abundance of available information regarding the history and development of the UC Berkeley campus environs within the EIR Study Area, as well as historical and physically descriptive information concerning numerous individually eligible resources on the UC Berkeley campus. However, the existing material provides relatively limited information regarding the post-WWII, midcentury development of the campus. ARG will remedy this data gap through additional primary and secondary source research, as well as a building survey to document resources constructed from 1950 to 1987 as part of the Midcentury Assessment (Task 5.4).

A second data gap concerns the Anchor House site and People's Park, the locations for proposed Housing Projects #1 and #2, respectively. The Housing Project #1 (Anchor House) HRTR will include a historic assessment of the block bounded by Berkeley Way, Oxford Street, University Avenue, and Walnut Street, which includes the University Garage at 1952 Oxford Street, a four-story apartment building at 1921 Walnut Street, and a shingled house at 1925 Walnut Street. Two of these buildings are described and evaluated in "UC Oxford Garage – 1952 Oxford Street and 1925 Walnut Street Historical Assessment" (Knapp Architects in 2018), which was included in ARG's preliminary materials review. A forthcoming

report will address the four-story apartment building at 1921 Walnut Street. ARG will need to acquire this report and any relevant supplementary materials in order to complete the HRTR for Housing Project #1.

Additional site-specific research is also required to complete the Housing Project #2 (People's Park) HRTR, which has not been nominated to the National or California Registers and for which no historical reports have thus far been produced. ARG will acquire supplementary for People's Park information by reviewing additional background materials, including the City of Berkeley landmark designation form for the park, digitized newspapers, and other archival materials (where accessible); potential repositories to be consulted include the holdings of the Berkeley Public Library and the Berkeley Architectural Heritage Association (BAHA).

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Appendix F2
Housing Project #1 (Anchor House)
Historical Resources Technical Report



Architectural
Resources Group

Architecture
Planning
Conservation



Historical Resources Technical Report Housing Project #1 (Helen Diller Anchor House)

Prepared for

PlaceWorks, Inc.
Berkeley, California

Prepared by

Architectural Resources Group, Inc.
San Francisco, California

March 2021



Historical Resources Technical Report

March 2021

Housing Project #1 (Helen Diller Anchor House)

Berkeley, California

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1. INTRODUCTION AND METHODOLOGY

At the request of PlaceWorks, Architectural Resources Group (ARG) has prepared a Historical Resources Technical Report (HRTT) for the proposed Housing Project #1 (Helen Diller Anchor House) in Berkeley, California. The proposed project would occupy the entire block bounded by Berkeley Way to the north, Oxford Street to the east, University Avenue to the south, and Walnut Street to the west (Figure 1). The project entails demolition of all buildings currently within the project boundary and construction of a fourteen-story building with two floors of underground parking. The proposed mixed-use project would include student housing and student-serving space for university students, with ground-floor retail and commercial office space.



Figure 1. Aerial photograph of the proposed project site (marked in red) and immediate vicinity (Google Earth 2019, amended by ARG).

Construction of the proposed project would require demolition of the five buildings presently occupying the block, all of which are currently owned by the University of California, Berkeley:

- 1952 Oxford Street (1930), APN 57-2045-2
- 1921 Walnut Street (1909), APN 57-2045-1
- 1925 Walnut Street (1901), APN 57-2045-6
- 2161 University Avenue (1939), APN 57-2045-4
- 1990 Oxford Street (1955), APN 57-2045-3

The garage at 1952 Oxford Street (also known as the University Garage and Richfield Oil Co. building) is a designated City of Berkeley Historical Landmark. A 2018 report by Knapp Architects found the property eligible for listing in the California Register of Historic Places (California Register) under Criterion 3 as the work of master architect Walter J. Ratcliff Jr., who designed the building for the University of California, Berkeley in 1930.¹ The same report found the former dwelling at 1925 Walnut Street ineligible for the California Register, although a 1978 State of California Department of Parks and Recreation Historic Resources Inventory (HRI) form suggested that the property is historically significant as one of the only extant, early-twentieth-century residential properties in its immediate area.² The apartment building at 1921 Walnut Street was recorded on an HRI form in 1979 but was not fully evaluated.³ A 2020 report by Knapp Architects found the property ineligible for listing in the California Register.⁴ The commercial buildings at 2161 University Avenue and 1990 Oxford Street have not been previously recorded or evaluated.

To prepare this HRTR, ARG:

- Conducted a site visit to examine and photograph the project site and surroundings on June 18, 2020.
- Reviewed proposed project drawings prepared by BDE Architecture and dated March 20, 2020, as well as other relevant project materials provided by the applicant.
- Reviewed historical documentation and prior evaluations pertaining to the project site and/or vicinity, including:
 - Katherine R. Wright, “Three Brown Shingle Houses on Walnut Street,” HRI Form (February 1978)
 - Katherine R. Wright, “Walnut Street Apartments,” HRI Form (March 1979)
 - Donna Dumont, “University Garage – Central,” HRI Form (January 1979)
 - Betty Marvin, “University Garage/Richfield Oil Company,” City of Berkeley Department of Housing and Development Application Requesting Designation for Landmark Status (November 1981)
- Reviewed two recent historical assessments prepared in anticipation of the proposed project. Portions of these assessments have been excerpted or revised for the purposes of this report (see Section 5, Historical Background).
 - Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment,” prepared for the University of California, Berkeley (October 2018)
 - Knapp Architects, “1921 Walnut Street, Historical Assessment Letter Report,” prepared for the University of California, Berkeley (October 2020)

¹ Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment,” prepared for the University of California, Berkeley (October 2018).

² Katherine R. Wright, “Three Brown Shingle Houses on Walnut Street,” State of California Department of Parks and Recreation (DPR) Historic Resources Inventory (HRI) Form (February 28, 1978).

³ Katherine R. Wright, “Walnut Street Apartments,” State of California Department of Parks and Recreation (DPR) Historic Resources Inventory (HRI) Form (March 4, 1979).

⁴ Knapp Architects, “1921 Walnut Street, Historical Assessment Letter Report,” prepared for the University of California, Berkeley (October 2020).

- Reviewed online repositories including ProQuest's Digital Sanborn Maps, Newspapers.com, NewsBank, Newspaper Archive, Ancestry.com's digitized census records, and the San Francisco Public Library's digitized copies of Alameda County city directories to gather historical information related to the properties at the project site.
- Worked with staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS), the Berkeley Architectural Heritage Association (BAHA), the City of Berkeley, and the University of California, Berkeley to collect primary source documents and other archival materials to inform the significance and impact assessments of the HRTR. In-person research at these repositories was precluded by state, local, and private safety protocols enacted in response to the 2020 COVID-19 pandemic.

2. SUMMARY OF FINDINGS

The University Garage at 1952 Oxford Street satisfies Criterion C of the National Register and Criterion 3 of the California Register at the local level of significance as a representative work of master architect Walter H. Ratcliff Jr. The building retains sufficient integrity to convey its significance and therefore should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA). The other properties within the project boundary, including the apartment building at 1921 Walnut Street, the former dwelling at 1925 Walnut Street, and the commercial buildings at 2162 University Street and 1990 Oxford Street, do not appear eligible for the National or California Registers and would not be considered historical resources under CEQA.

Housing Project #1, which includes demolition of the University Garage at 1952 Oxford Street, would have significant impacts on historical resources. This report specifies mitigation measures that would reduce the project's impacts on historical resources. Some of those impacts, however, would remain significant.

3. PROPERTY DESCRIPTIONS

Housing Project #1 would occupy the entire block bounded by Berkeley Way to the north, Walnut Street to the west, University Avenue to the south, and Oxford Street to the east (Figure 2). The surrounding area is primarily devoted to commercial, residential, and academic use. The Berkeley campus lies immediately east of the block, on the east side of Oxford Street, while multi-family residential buildings and commercial stores characterize the areas adjacent to the north, west, and south. Four City of Berkeley Landmarks—the Acheson Physicians' Building at 2131 University Avenue, the Ernest A. Heron Building at 2136-2140 University Avenue, the S.J. Sill & Co. Grocery & Hardware Store at 2145 University Avenue, and the Martha E. Sell Building at 2154-2160 University Avenue—are located within the immediate vicinity of the project site.

The block includes five buildings and several surface parking lots, all of which are presently owned by the University of California. The University Garage at 1952 Oxford Street (APN 57-2045-2) covers the northeastern corner of the block, at the intersection of Oxford Street and Berkeley Way, and includes a small parking area fronting Oxford Street to the east. The apartment building at 1921 Walnut Street (APN 57-2045-1) covers the northwestern corner of the block, at the intersection of Walnut Street and Berkeley Way. The dwelling at 1925 Walnut Street (APN 57-2045-6) and an asphalt-paved surface parking lot at 1933 Walnut Street (APN 57-2045-5) are located immediately to the south. Finally, the southern portion of the block contains the commercial building at 2161 University Avenue, and adjoining commercial building at 1990 Oxford Street, and the surface parking lots which flank the building to the east (Oxford Street frontage) and west (Walnut Street frontage).



Figure 2. Aerial photograph showing property outlines of 1952 Oxford Street, 1921 Walnut Street, 1925 Walnut Street, 2161 University Avenue, and 1990 Oxford Street (Google Earth 2019, amended by ARG).

Each of these five buildings is described in detail below. Photographs of the buildings' current condition may be found in Appendix A, and alterations to each building are described in Section 5.

1952 Oxford Street (University Garage)

The University Garage at 1952 Oxford Street is a one-story, brick garage and office complex designed in the Spanish Colonial Revival style. Constructed by the University of California in 1930 for use by a commercial tenant, the building is currently used by the university as a parking garage and center for campus transit services. The U-shaped building extends to the north, south, and west property lines; the apartment building at 1921 Walnut Street and the former dwelling at 1925 Walnut Street are adjacent to the west, and the commercial building at 2161 University Avenue is adjacent to the south. At the eastern edge of the parcel, the building wraps around a small parking area accessed via Oxford Street (Figure 3). Functionally, the garage and office complex comprises two distinct parts: a large L-shaped garage that forms the south and west portions of the "U" shape, and a comparatively narrow office wing that forms the smaller, northern portion of the "U."

The building features a complex roof form including flat, shed, and gabled sections. The transverse gables at the Oxford Street and Berkeley Way garage entrances, the transverse gable at the eastern end of the office wing, and the shed roofs over two bathrooms that overlook the parking area are clad in clay tile roofing. The other roof faces are clad in standard utilitarian roofing, which is concealed from view by a series of swooping parapets that connect obelisk-shaped brick pilasters with cast concrete pyramidal capitals. Numerous skylights provide daylight illumination to the interior of the garage portion of the building.



Figure 3. Overview of 1952 Oxford Street (University Garage), facing southwest (ARG, June 2020).

The building exterior is constructed from solid brick laid in a common bond pattern and painted. Fenestration includes ten large, elliptical Moorish arches which contain windows, storefronts, and vehicle openings on the east and north sides of the building. Each arched opening is framed with a broad band of bricks that protrude slightly from the building face; the outer edge of each band features cog-like detailing. The primary entrance to the garage, which is located in the eastern façade and faces Oxford Street, is a modern, metal, roll-up vehicle door contained within a Moorish arched opening that is open to grade (Figure 4). All-capital, serifed metal letters spell “University of California” across the top of the arch, above the garage door. Moorish arches to either side of this entrance contain multilight metal windows, including both non-operable, fixed windows and inward-opening, four-light hopper windows, and feature elevated sills capped with a row of slanted bricks. A fourth arched opening containing multilight metal windows is located on the north façade of this arm of the garage, facing into the small parking lot at the eastern edge of the property.

To the west of this window, the north façade (the southern wall of the parking area) forms a wide chamfer with the east façade of the garage; the chamfer features a Moorish-arched opening containing a wood paneled, roll-up vehicle door with a single-leaf door in the center. On either side of the chamfer wall are small, shed-roofed restrooms that extend into the parking lot area. Each features clay tile roofing, a single-leaf metal door, and one wood sash window comprising a nine-light hopper window above a three-light fixed window.

At the northwest corner of the parking lot is a rectangular one-car garage, with a flat roof measuring several feet shorter than the roof of the primary garage portion of the building. The south façade of this one-car garage features another Moorish arch containing multilight, non-operable metal windows, while the east façade contains a regular, rectangular wood paneled garage door.



Figure 4. Oxford Street entrance to 1952 Oxford Street (University Garage), facing west (ARG, June 2020).



Figure 5. East and north façades of office at northeast corner of 1952 Oxford Street (University Garage), view southwest (ARG, June 2020).

Beyond the one-car garage, in the northern arm of the “U,” the office wing of the University Garage contains Moorish arch openings in its south, east, and north façades (Figure 5). The arch in the south façade, which faces the small parking lot, contains multilight, non-operable metal windows. The arch in the east façade, which constitutes the primary entrance to the office wing, contains multilight metal windows as well as a half-glass metal door. This entrance is sheltered beneath a long, projecting porch roof clad in clay tiles and supported by two octagonal brick columns. The rafters on the underside of the roof are exposed, and a pair of fluorescent overhead lights have been added to the side nearest the doorway. The porch roof is sufficiently long as to allow a vehicle to park beneath it. On the north façade of the office, another Moorish-arched opening contains multilight, non-operable metal windows and a half-glass metal door with a transom and sidelights. To the west of this doorway, the north façade also features one infilled, rectangular opening with two pairs of six-light wood windows and one Moorish-arched opening containing a wood paneled garage door, flanked by two multilight, vertically oriented rectangular metal windows.

1921 Walnut Street

The building at 1921 Walnut Street is an eight-unit apartment complex designed in the Classical Revival style and completed in 1909 (Figure 6). It is situated at the southeast corner of Berkeley Way and Walnut Street and is built to the sidewalk, with no yard or landscaping in the narrow unbuilt portions of the lot on the other two sides of the building. The University Garage at 1952 Oxford Street is adjacent to the east and the former dwelling at 1925 Walnut Street is adjacent to the south. The building is four stories in height and generally rectangular in plan, with a rectangular lightwell in the east (rear) wall, a full basement, and a flat roof with an elaborate, overhanging cornice featuring scrolled acanthus modillions.



Figure 6. Overview of 1921 Walnut Street, view southeast (ARG, June 2020).

The apartment building's exterior walls are clad in narrow wood lap siding, with narrow wood string courses delineating each story and simple wood drop siding at the basement level. One-over-one sash windows (including a combination of original wood and replacement aluminum units) with wide moldings are located on all four façades. The windows on the north and south façades that are nearest the east (rear) of the building are smaller and located higher in the walls than those near the west (front). On the east façade, several windows have been replaced with one-over-one, single-hung aluminum or vinyl windows, and vinyl picture and slider windows have been added below the roofline. At the basement level, several window openings on the north and west façades have been covered with boards or latticework.

The building's west (primary) façade, which faces Walnut Street, is arranged into three bays. At each level, each bay contains a paired set of one-over-one, single-hung aluminum replacement windows. The central bay, which contains the primary entrance in the first story, protrudes slightly from the building face; because it aligns with the interior staircase, the windows in the central bay do not align with those in the bays to either side. A wrought-iron fire escape extends from the roof down to the second story of the central bay, with wrought-iron landings at each level. At the first story is the primary entrance, which consists of a pair of glazed steel doors and a broad sidelight. The doors and sidelight, which are a later alteration, are flanked by fluted Corinthian columns and capped by an elaborate cornice with scrolled modillions, a dentil course, and an egg-and-dart course. A flush-mounted light is centered over this entrance. A second entrance, consisting of a single-leaf paneled wood door, is located near the eastern corner of the building's north façade (facing Berkeley Way).

1925 Walnut Street

The building at 1925 Walnut Street is a former single-family dwelling constructed in 1901 and designed in a vernacular style reflective of the First Bay Tradition (Figure 7). It is currently used by the University of California, Berkeley as office space. The building is set back slightly from the west and south property lines, which are delineated by a metal fence. The apartment building at 1921 Walnut Street is adjacent to the north, and the University Garage at 1952 Oxford Street is adjacent to the east.

The two-and-a-half-story building is square in plan and features a pyramidal roof punctuated by hipped roof dormers on all four sides. The dormers on the west, south, and east façades each contain one pair of one-over-one, double-hung, wood sash windows with ogee lugs; the dormer on the north façade contains only one window. The exterior walls are clad in wood shingles, a characteristic feature of the First Bay Tradition, and feature one-over-one, double-hung wood sash windows on the west (primary), south, and east façades. The windows on the west and south façades are covered with wood-framed storm windows.

The primary façade, which faces Walnut Street to the west, is divided into three bays and features chamfered corners in the lower story (Figure 7). The central bay includes an oriel with angled sides in the upper story and the building's primary entrance in the lower story. The entrance, which is recessed within a shallow indent with angled sides, consists of a single-leaf, paneled wood door with six small beveled lights. The door opens onto a raised, trapezoidal porch which mimics the shape of the oriel above; it features a low railing with turned wood balusters, a wide staircase with metal handrails, unfluted Doric columns, and a porch roof with a broad, corniced eave.



Figure 7. West (primary) façade of 1925 Walnut Street, view east/northeast (ARG, June 2020).

An accessibility ramp encircles the building on the east, west, and south sides of the property. The ramp adjoins the public sidewalk via a gate on the west side of the property, which fronts Walnut Street. From here, the walkway passes the staircase to the porch and wraps around the southwest and southeast corners of the building, leading to an accessible entrance constructed off the east (rear) façade. Also on the east façade, a wood staircase leads from the ramp to a second-story balcony and a single-leaf metal door with a single square light.

2161 University Avenue

Constructed in 1939, the one-story building at 2161 University Avenue is a relatively simple, utilitarian commercial building with a rectangular footprint and a flat roof with a low parapet (Figure 8). The roof is punctuated by five large, angled ventilation stacks or skylights. The building is constructed to the full extent of the north, south, and east property lines, adjoining the University Garage at 1952 Oxford Street to the north, the sidewalk along University Avenue to the south, and the commercial building and parking lot at 1990 Oxford Street to the east. The west façade of the building at 2161 University Avenue fronts a paved surface parking lot associated with this address.

The building's exterior walls are constructed of cast-in-place concrete finished with a painted stucco coating. The east façade, which is partially covered by 1990 Oxford Street, does not feature any visible fenestration. The south façade features storefront windows and a three-dimensional sign reading "MB Mike's Bikes," centered beneath the roofline and flanked to either side by short, raised speedlines. This sign is duplicated at the southern corner of the west façade, which is divided into six bays, all of which appear to have been infilled and clad in stucco. With the exception of the southernmost bay, which

contains an automatic sliding glass door with a three-part transom, all of the bays have been braced with two metal posts. A single-leaf metal door and a louvered vent have been cut into the infilled northernmost bay. Additionally, a metal roll-up garage door is located in the southwestern corner of an addition across the building's north façade, which occupies the entire space that once separated the building from the University Garage at 1952 Oxford Street to the north.



Figure 8. Overview of 2161 University Avenue, view northeast (ARG, June 2020).



Figure 9. East façade of 2161 University Avenue (left) and 1990 Oxford Street (right and parking lot), view west (ARG, June 2020).

1990 Oxford Street

Constructed in 1955, the commercial building at 1990 Oxford Street is a one-story, irregularly shaped building with a staggered, articulated façade. It adjoins the east façade of the commercial building at 2161 University Avenue to the west and adjoins the University Garage at 1952 Oxford Street to the north (Figure 9). The building is slightly shorter than the building at 2161 University Avenue and features a flat roof with a flared metal parapet. Glue markings indicate that tiles or paneling was originally affixed to the parapet, but this has since been removed. A security light is affixed to the parapet's southeast corner.

From north to south, the building's east (primary) façade features a double-wide garage opening containing a metal roll-up vehicle door; a ribbon of large, plate-glass storefront windows punctuated by one glazed single-leaf door; and a metal single-leaf door with a three-light hopper window in the wall above. The narrow south façade, which is the only other façade that does not adjoin a neighboring building, features one metal single-leaf door labeled with a restroom sign and a three-light hopper window (two lights of which have been replaced by an air conditioning unit) in the wall above.

4. SUMMARY OF PRIOR EVALUATIONS

1952 Oxford Street (University Garage)

The University Garage at 1952 Oxford Street was initially evaluated in 1979. An HRI form completed for the property found the garage significant as "one of the later works of Walter H. Ratcliff Jr., a prolific Berkeley architect," and "as a handsome building which successfully satisfies the practical requirements of a service station."⁵ While the HRI form provided this initial statement of significance, it did not evaluate the building under the specific criteria set forth by the National or California Registers. In December 1981, the University Garage was designated City of Berkeley Landmark #50. The landmark application associated with the designation reiterates the importance of the building as one of Ratcliff's later works, but also notes that the garage "is a fine example of the Spanish Colonial style [that] he used extensively in the 1920s and 30s."⁶ The included architectural description of the building calls special attention to its "refined Spanish Colonial 'studio' windows & tile roofs, & a fanciful Moorish-market place courtyard of unexpected shapes and angles."⁷

In 2018, Knapp Architects evaluated the 1952 Oxford Street property in a joint historical assessment for the University Garage and the neighboring property at 1925 Walnut Street. The historical assessment found the 1952 Oxford Street property eligible for listing in the California Register under Criterion 3, as the work of a master architect (Walter H. Ratcliff Jr.), and identified character-defining features including the building's clay tile roofs, Moorish-arched openings, brick construction, and skylights.⁸

⁵ Donna Dumont, "University Garage - Central," State of California Department of Parks and Recreation (DPR) Historic Resources Inventory (HRI) Form (January 4, 1979).

⁶ Betty Marvin, "University Garage/Richfield Oil Company," City of Berkeley Department of Housing and Development Application Requesting Designation for Landmark Status (November 4, 1981).

⁷ Marvin, "University Garage/Richfield Oil Company."

⁸ Knapp Architects, "1952 Oxford Street and 1925 Walnut Street, Historical Assessment."

The property is not currently listed in the National or California Registers as an individual resource or as a contributor to a historic district. It is listed in the California Built Environment Resources Directory (BERD) with California Historical Resource Status Code (CHRSC) 3S, meaning that the property “appears eligible for [the] N[ational] R[egister] as an individual property through survey evaluation.”⁹

1921 Walnut Street

An HRI form was completed for the apartment building at 1921 Walnut Street in 1979. The form describes the building’s appearance and history of development by William B. Heywood, “a member of one of Berkeley’s pioneer families,” but does not evaluate the property’s significance under the criteria specified by the National or California Registers.¹⁰

In 2020, Knapp Architects evaluated the apartment building at 1921 Walnut Street and concluded that the building lacks association with important historical events or persons. While the work of “reasonably prolific” local architect George L. Mohr, Knapp Architects concluded that the apartment building is not among the best and most representative extant examples of his important as an architect, nor is it a remarkable example of its architectural style. For these reasons, Knapp Architects found 1921 Walnut Street ineligible for the California Register.¹¹

The apartment building at 1921 Walnut Street is not currently listed in the National or California Registers, nor is it a City of Berkeley Landmark, Structure of Merit, or contributor to a historic district. The property is listed in the California BERD and assigned CHRSC 3S, meaning that the property “appears eligible for [the] N[ational] R[egister] as an individual property through survey evaluation.”¹²

1925 Walnut Street

An HRI form was completed for a group of three early twentieth-century shingle-clad dwellings, including the former dwelling at 1925 Walnut Street, in 1978. (Originally, this grouping had included six contemporary shingle-clad dwellings; only three were extant at the time the HRI form was completed.)¹³ The evaluation found the dwellings at 1922, 1925, and 1930 Walnut Street significant as “the last vestiges of Berkeley’s residential character in the downtown environment” but did not evaluate the properties under the criteria set forth by the National or California Registers.¹⁴ Of the three buildings recorded in the 1978 HRI form, 1925 Walnut Street is the only one to remain extant in its original location.

In 2018, Knapp Architects evaluated the former dwelling at 1925 Walnut Street in a joint historical assessment for this property and the University Garage at 1952 Oxford Street.¹⁵ The assessment concluded that the building lacks association with important historical events, trends, or persons and is neither the work of a master nor a remarkable example of its architectural style. For these reasons, Knapp Architects found 1925 Walnut Street ineligible for the California Register.

⁹ California Office of Historic Preservation, “California Historical Resources Status Codes,” December 8, 2003, accessed November 3, 2020, <https://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>. The BERD is the successor to the California State Historical Resources Inventory and Historical Properties Directory.

¹⁰ Wright, “Walnut Street Apartments.”

¹¹ Knapp Architects, “1921 Walnut Street Historical Assessment Letter Report.”

¹² California Office of Historic Preservation, “California Historical Resources Status Codes.”

¹³ Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment.”

¹⁴ Wright, “Three Brown Shingle Houses on Walnut Street.”

¹⁵ Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment.”

The former dwelling at 1925 Walnut Street is not currently listed in the National or California Registers, nor is it a City of Berkeley Landmark, Structure of Merit, or contributor to a historic district. The property is listed in the California BERD with CHRSC 3S, meaning that it “appears eligible for [the] N[ational] R[egister] as an individual property through survey evaluation.”¹⁶

2161 University Avenue

The 2161 University Avenue property has not been previously evaluated for the National or California Registers, nor is it a City of Berkeley Landmark, Structure of Merit, or contributor to a historic district. The property is not recorded in the California BERD.

1990 Oxford Street

The 1990 Oxford Street property has also not been previously evaluated for the National or California Registers. It is not a City of Berkeley Landmark, Structure of Merit, or contributor to a historic district, and it is not recorded in the California BERD.

Historical Resources in the Immediate Vicinity

The project vicinity, defined as the properties facing the block bounded by Berkeley Way, Oxford Street, University Avenue, and Walnut Street, includes several designated and potential historical resources. These include four City of Berkeley Landmarks:

- 2131 University Avenue, Acheson Physicians’ Building (1908), Berkeley Landmark #68
- 2136-2140 University Avenue, Ernest A. Heron Building (1915), Berkeley Landmark #275
- 2145 University Avenue, S.J. Sill & Co. Grocery & Hardware Store (1915), Berkeley Landmark #273
- 2154-2160 University Avenue, Martha E. Sell Building (1911-1912), Berkeley Landmark #274

Previous evaluation has found all four properties to be eligible as contributors to a proposed Shattuck Avenue Downtown Historic District, identified by Archives & Architecture in 2015. Archives & Architecture found the proposed district to be eligible for the National Register Criterion A and California Register Criterion 1 as a concentration of resources that represent “the historic commercial development of Downtown Berkeley in a clear and concise way, and [...] possess integrity of location, design, setting, feeling, and association with the evolution of the community of Berkeley.”¹⁷ The proposed district was also found to be eligible under National Register Criterion C and California Register Criterion 3 as a concentration of buildings that “represent a period of architectural development found within the district boundaries that is associated with the historic time period (1895-1958),” and “represent a distinguishable physical entity of architectural character within greater Berkeley.”¹⁸ The boundaries of the proposed district do not include the proposed project site (Figure 10).

¹⁶ California Office of Historic Preservation, “California Historical Resources Status Codes.”

¹⁷ Archives & Architecture, LLC, “Shattuck Avenue Commercial Corridor Historic Context and Survey,” prepared for the City of Berkeley (August 26, 2015), 67.

¹⁸ Archives & Architecture, LLC, “Shattuck Avenue Commercial Corridor Historic Context and Survey,” 67.

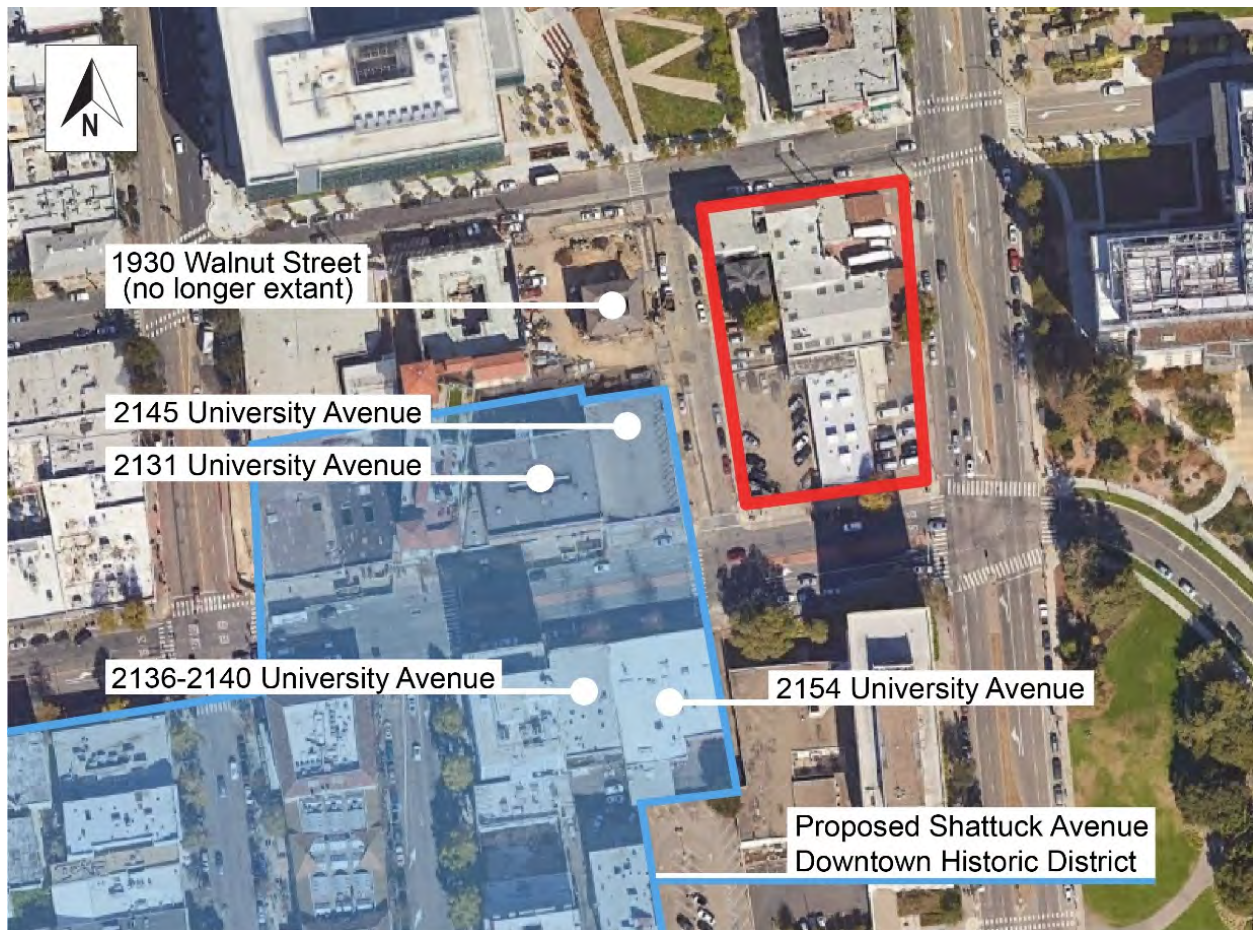


Figure 10. Aerial photograph with proposed project site marked in red, proposed Shattuck Avenue Downtown Historic District marked in blue, and City of Berkeley Landmarks called out in white (Google Earth 2019, amended by ARG).

Two of the Berkeley Landmarks within the immediate vicinity of the proposed project, 2131 and 2145 University Avenue, are also listed on the California BERD with CHRSC 3S (“appears eligible for [the] N[ational] R[egister] as an individual property through survey evaluation”) and have been recommended individually eligible for inclusion on the California Register.¹⁹ Additionally, the Moore/Acheson House at 1930 Walnut Street (1905) is not a City of Berkeley Landmark but was identified through previous survey and evaluation to be eligible for individual listing on the California Register. However, it was demolished in 2018.²⁰

Photographs of the historical resources in the immediate vicinity of the proposed project, are included in Appendix B.

¹⁹ California Office of Historic Preservation, “California Historical Resources Status Codes.”

²⁰ Frances Dinkelspiel, “Berkeley home, formerly for sale for \$1, demolished to make room for apartments,” *Berkeleyside*, December 20, 2018, accessed November 3, 2020, <https://www.berkeleyside.com/2018/12/20/berkeley-home-formerly-for-sale-for-1-demolished-to-make-room-for-apartments>.

5. HISTORICAL BACKGROUND

The following section provides an overall context for the development of the project site and focused development histories for the buildings at 1952 Oxford Street, 1921 Walnut Street, 1925 Walnut Street, 2161 University Avenue, and 1990 Oxford Street.

Early Development of Downtown Berkeley

Prior to the arrival of European colonists to California in the mid-eighteenth century, present-day Berkeley was inhabited by the Huichin sub-group of the Ohlone tribe of Native Americans. Ethnographic accounts of the Huichin indicate that they were a generally peaceful group of hunter-gatherers who subsisted on the fish, birds, and small game that were in abundant supply.²¹ The Huichin crafted a wide variety of tools and household goods and lived in temporary villages comprising small, conical-shaped thatch houses and ceremonial structures.²² Archaeological discoveries in the vicinity of Strawberry Creek indicate that there was a Native American presence on the site of what would later become the University of California, Berkeley in the pre-contact period.

In 1769, the San Francisco Bay Area was “discovered” by Spanish explorers associated with the Portola Expedition, an overland excursion between San Diego and San Francisco that led to the Spanish colonization of California and upended traditional Native American settlements and ways of life. Spanish colonists brought with them new ways of administering land, which included the establishment of a network of missions (religious centers), presidios (military fortifications), and pueblos (civilian settlements). The Spanish also introduced the tradition of parsing land into expansive grants, or ranchos, that were typically granted to military officers and others held in high regard by the Spanish government. The project site is located entirely within Rancho San Antonio, which was granted to Luis Maria Peralta on August 3, 1820, by the Spanish Viceroy in recognition of Peralta’s service to the Spanish government. The 44,800-acre grant was confirmed after Mexico achieved independence from Spain in 1822. Peralta divided the land between his four sons in 1842, leaving most of present-day Berkeley to his son José Domingo Peralta.²³

Rancho San Antonio was gradually broken up in the mid-nineteenth century, following a massive influx of “Forty-Niners” seeking their fortunes in the Bay Area. California was admitted to the United States as its thirty-first state in 1850, and conflicts between Spanish/Mexican and American title laws resulted in the dissolution of all of California’s expansive ranchos. In 1852, Francis Kittredge Shattuck, his brother-in-law George Blake, and partners William Hillegass, and James Leonard filed claim to a square mile of former rancho land bounded by present-day Addison Street to the north, College Avenue to the east, Russell Street to the south, and Martin Luther King Jr. Way to the west; this area would emerge as the center of present-day Berkeley. Eight years later, in 1860, the College of California purchased a 160-acre site on Strawberry Creek and began the process of moving its campus from Oakland. The proposed project site, which is located off the western boundary of the modern university campus and one block north of Addison Street, developed in proximity to these two sites.²⁴

²¹ Charles Wollenberg, *Berkeley: A City in History* (Berkeley: University of California Press, 2008), 2-3.

²² Wollenberg, *Berkeley: A City in History*, 2.

²³ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley, California’s Architectural Heritage* (Berkeley, CA: Berkeley Architectural Heritage Association, 2001), 276.

²⁴ LSA Associates, “A Cultural Resources Study and Historical Evaluation for the Acheson Commons Project, Berkeley, Alameda County, California,” prepared for the City of Berkeley (May 1, 2012), 7.

In 1864, the College of California commissioned the renowned landscape architect and urban planner Frederick Law Olmsted to develop a master plan for its new campus. In addition to his plans for the university campus, Olmsted also developed plans for a residential community alongside the campus that was named Berkeley. The trustees of the College of California hoped that the sale of lots in Berkeley would sustain the finances of the school. However, the school was unable to sell enough land to sustain its operations, and in 1869 transferred all of its property to the University of California, a state college chartered by California Governor Henry Haight in 1868.²⁵

The City of Berkeley grew gradually around the university and was incorporated in 1878. In the same year, Francis Kittredge Shattuck purchased a spur line of the Southern Pacific Railroad originating in Oakland and running north to Berkeley via Adeline Street and Shattuck Avenue. The development of this spur line established Shattuck Avenue and especially Shattuck Square (located approximately 0.1 mile southwest of the proposed project site) as the heart of the growing city's downtown district. Commercial development concentrated along Shattuck Avenue, which now accommodated both wagon and rail transportation, and adjacent streets. Residential neighborhoods, populated by those who worked in the emerging downtown, proliferated in the surrounding area.²⁶

Berkeley experienced dramatic growth in the early twentieth century, spurred by the arrival of an electric rail system linking Berkeley to Oakland and San Francisco, the mass relocation of many San Franciscans to East Bay communities following the 1906 earthquake, and the growth of the University of California. The one- and two-story, wood-framed buildings constructed in the nineteenth century were largely replaced by more substantial, fire-resistant masonry buildings incorporating Classical motifs, and by the 1920s, taller buildings in the various Period Revival styles began to appear in the city's commercial and civic core.²⁷ A majority of the residential buildings in the downtown area were demolished to clear the way for additional commercial development, although a small number of single-family homes on the fringes of the major commercial corridors were spared. Improved transportation options enabled Berkeley residents to move further from their places of work, into neighborhoods located to the north, east, and south of the downtown area.²⁸

The proposed project site, bounded by Berkeley Way to the north, Oxford Street to the east, University Avenue to the south, and Walnut Street to the west, is situated at the northwest corner of Berkeley's downtown and at the nexus of the area's commercial, residential, and institutional development. The site is located one block east of the Shattuck Avenue commercial corridor, two blocks southeast of the residential neighborhoods of North Berkeley, and immediately west of the University of California, Berkeley campus.

Development of the Proposed Project Site

Until the early twentieth century, Walnut Street did not extend beyond Hearst Avenue, and the road on the western edge of the block was instead called "Home Street." In 1894, the date of the earliest available Sanborn Fire Insurance Maps, the block bounded by Berkeley Way, Oxford Street, University Avenue, and Home Street was largely undeveloped. Only one building, a two-story dwelling at the corner of Berkeley Way and Oxford Street, had been constructed at this time.²⁹ By 1903, a second

²⁵ J.M. Guinn, *History of the State of California and Biographical Record of Oakland and Environs*, Vol. I. (Los Angeles: Historic Record Co., 1907), 261.

²⁶ LSA Associates, "Cultural Resources Study and Historical Evaluation for the Acheson Commons Project," 7.

²⁷ LSA Associates, "Cultural Resources Study and Historical Evaluation for the Acheson Commons Project," 8.

²⁸ Archives & Architecture, "Shattuck Avenue Commercial Corridor Historic Context and Survey," 21-23.

²⁹ *Insurance Maps of Berkeley, Alameda County, California*, Sanborn-Perris Map Company, 1894, Sheet 5.

dwelling had been added to the northeast portion of the block; two dwellings, including the extant building at 1925 Walnut Street, were located in the northwestern portion of the block; and the southern half of the block was vacant.³⁰ The apartment building at 1921 Walnut Street was constructed in 1909.³¹ A stable associated with the late nineteenth-century dwelling at the northeast corner of the block and an additional dwelling to the south of 1925 Walnut Street were also constructed around this time (Figure 11).³²

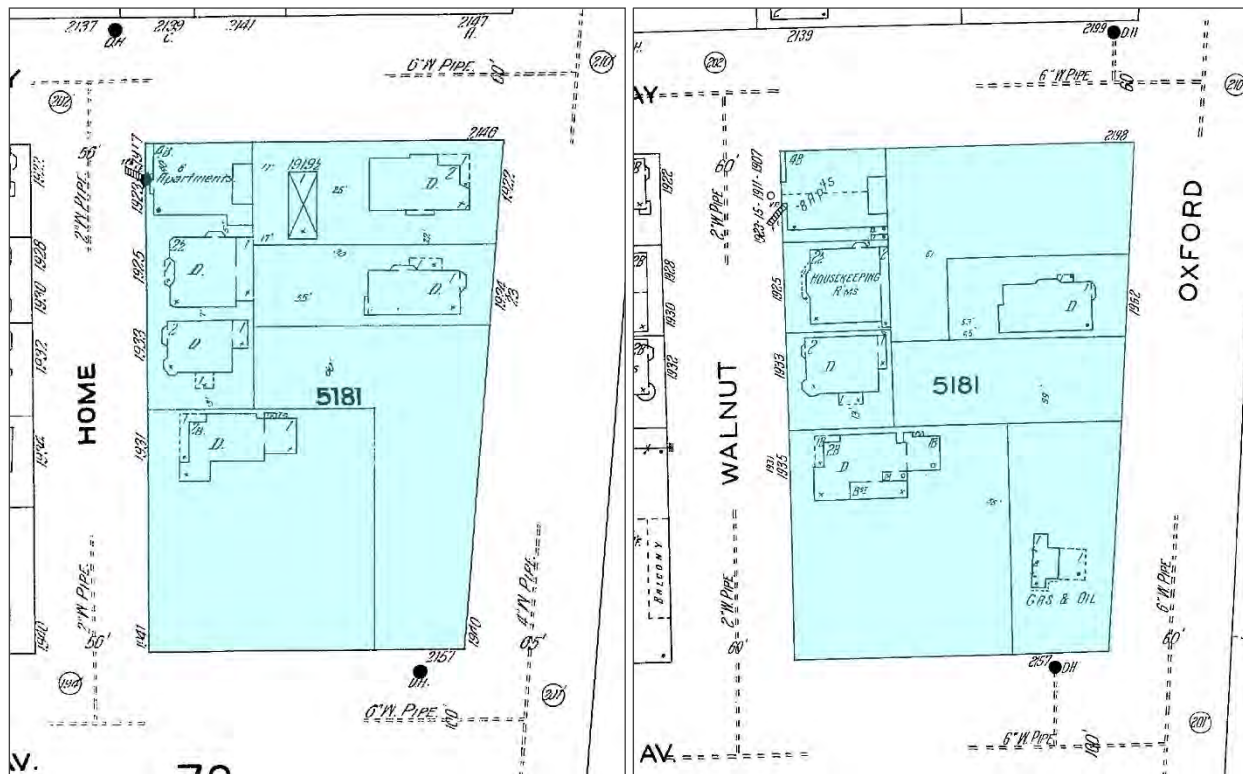


Figure 11. 1911 Sanborn Fire Insurance Map (left) and 1929 Sanborn Fire Insurance Map (right) denoting proposed project site (amended by ARG).

Much of the block to the north of this site was burned in the 1923 Berkeley Fire, which consumed several hundred buildings in the neighborhoods north of the university campus.³³ In the aftermath of the fire, this block was divided to allow the extension of Walnut Street, and Home Street was subsequently renamed to Walnut Street. By 1929, one of the dwellings and the stable at the northeast corner of the block had been removed, and a small service station had been added at the corner of University Avenue and Oxford Street (Figure 11).³⁴ The remaining dwelling in the northeastern portion of the block was removed shortly thereafter to make room for the University Garage, constructed by the

³⁰ *Insurance Maps of Oakland, California*, Sanborn Map Company, 1903, Vol. 3, Sheet 350.

³¹ Daniella Thompson, "When Berkeley's Home Street was a street of homes," *Berkeley Architectural Heritage Association*, March 2, 2009, accessed November 3, 2020, http://berkeleyheritage.com/eastbay_then-now/home_st.html.

³² *Insurance Maps of Berkeley, including Albany, Alameda County, California*, Sanborn Map Company, 1911, Vol. 1, Sheet 59.

³³ LSA Associates, "Cultural Resources Study and Historical Evaluation for the Acheson Commons Project," 8.

³⁴ *Insurance Maps of Berkeley, California*, Sanborn Map Company, 1929, Vol. 1, Sheet 73.

University of California, Berkeley at 1952 Oxford Street in 1930.³⁵ Automobile and related services continued to expand across the southern and eastern portions of the block during the next two decades, as the dwelling to the south of 1925 Walnut Street was replaced with a small service station and a tire shop was added along Oxford Street. The commercial building at 2161 University Avenue was constructed in 1939, and the adjoining commercial building at 1990 Oxford Street was completed in 1955.³⁶

All of the smaller service buildings had been removed from the block by the twenty-first century, leaving only the University Garage at 1952 Oxford Street, the apartment building at 1921 Walnut Street, the dwelling at 1925 Walnut Street, and the commercial buildings at 2161 University Avenue and 1990 Oxford Street. The following subsections detail the development history of these five extant buildings, including information on each building's architect, contractor, and architectural style, where relevant. Known alterations are summarized at the end of each subsection.

1952 Oxford Street (University Garage)

The following text is adapted from the 2018 Knapp Architects report, "1952 Oxford Street and 1925 Walnut Street Historical Assessment." It has been edited and expanded for the purposes of this report.

Development History

Prior to its development as a garage and service station, the 1952 Oxford Street property contained a two-story dwelling, visible on 1929 Sanborn Maps.³⁷ This dwelling was removed in 1928 at a cost of \$100.³⁸ The University of California, Berkeley subsequently engaged local architect Walter H. Ratcliff Jr., and contractors Barret & Hilp to design and construct the garage and office complex that currently occupies the property. The original construction permit (dated December 23, 1930) identifies the University of California, Berkeley as the owner of the property and the Richfield Oil Company as the lessee.³⁹ As theorized by Steve Finacom (then of UC Berkeley, Capital Projects) in a 2009 email, the university undertook several speculative development projects on properties along the west side of Oxford Street, adjacent to the main campus, in the early twentieth century. The garage at 1952 Oxford Street seems to be the last extant example of these speculative buildings. At the time of its construction, the university's energies were primarily concerned with on-campus development rather than expansion into the surrounding neighborhoods. Notable buildings, including Bowles Hall (1929), the Valley Life Sciences Building (1930), the Central Heating Plant (1930), International House (1930), McLaughlin Hall (1931), Sproul Hall (1940-1941), Minor Hall (1941), and the Donner Laboratory (1941-1942), were completed on the Berkeley campus during this period.

Following its completion, the garage at 1952 Oxford Street was immediately occupied by the Richfield Oil Company. When the oil company went into receivership in the early 1930s, the garage was subsequently leased from the University of California by the Shell Oil Company; an early photograph dated to 1940 shows the garage in use as a Shell Oil station. Shell Oil continued to occupy the property and operate the garage through at least 1954, when the company obtained a permit to rehang a Shell

³⁵ Knapp Architects, "1952 Oxford Street and 1925 Walnut Street, Historical Assessment."

³⁶ *Insurance Maps of Berkeley, California*, Sanborn Map Company, 1950, Vol. 1, Sheet 73; "Building Permits Total \$49,329," *Berkeley Daily Gazette*, May 6, 1939.

³⁷ *Insurance Maps of Berkeley, California*, Sanborn Map Company, 1929, Vol. 1, Sheet 73.

³⁸ City of Berkeley Building Department, "1952 Oxford Street/Permit No. 30462," May 18, 1928.

³⁹ City of Berkeley Application for Building Permit, "1950 Oxford Street/Permit No. 35429," December 23, 1939.

Oil sign outside the building.⁴⁰ However, a 1951 advertisement in the classified section of the *Berkeley Daily Gazette* indicates that 1952 Oxford Street was already called “the University of California central garage” at this time.⁴¹

The University of California, Berkeley assumed operation of the garage at some point before 1979, when a newspaper article cited gasoline rationing at the University of California garage.⁴² In March 1986, the university decided to close the garage and lay off thirteen employees. This decision caused some consternation in the community and among the garage’s former employees. The City Landmarks Preservation Commission, expressing concern that the building was a city landmark, wrote a letter to Chancellor Ira Michael Heyman asking to be kept informed of any decisions on alteration or modification of use.⁴³ After several rounds of discussion, the university reached a resolution that kept the vehicle services in the building. The university has continued to use the garage for vehicle storage to this day.



Figure 12. Undated photograph of 1952 Oxford Street (Archives of the Berkeley Architectural Heritage Association).

Architect

Walter Ratcliff Jr., the architect of the University Garage, was born outside of London on February 2, 1881. In 1894, his mother’s declining health led the family to move to the warmer climate of San Diego, and in 1898, the family relocated to Berkeley so that Ratcliff and his two sisters could attend the University of California. While still a student, Ratcliff established a small construction business with Charles Louis McFarland, who would become his life-long business partner. Their first house, for which Ratcliff developed the plans, was completed in 1901.⁴⁴

⁴⁰ City of Berkeley Building Department, “1952 Oxford Street/Permit No. 76192,” September 30, 1954.

⁴¹ “Cadillac,” *Berkeley Daily Gazette*, October 23, 1951.

⁴² “UC Garage Adopts Rationing,” unidentified newspaper clipping in the archives of the Berkeley Architectural Heritage Association, dated May 16, 1979.

⁴³ “Andrew Youngmeister to U.C. Chancellor Heyman,” letter in the archives of the Berkeley Architectural Heritage Association, dated May 1, 1986.

⁴⁴ Daniella Thompson, “When Walter Ratcliff was City Architect,” *Berkeley Architectural Heritage Association*, May 1, 2006, accessed November 3, 2020, http://berkeleyheritage.com/eastbay_then-now/ratcliff.html.

Following his graduation from the University of California, Berkeley in 1903, Ratcliff embarked on an architectural tour of England, France, Germany, and Italy, briefly attending the British School in Rome. Upon his return to California, he accepted an apprenticeship in the office of University Architect John Galen Howard. He opened his own office in San Francisco in 1908, but quickly realized that he had better prospects in Berkeley and relocated by 1909. Due in part to work stemming from the aftermath of the 1906 earthquake, Ratcliff's firm grew substantially over the next five years. In 1913, he was appointed Berkeley's first City Architect. His tenure lasted until 1921, when the City Council voted to repeal the ordinance that had created the position. In the same year, he co-founded the Fidelity Mortgage and Securities Company (later the Fidelity Guaranty Building and Loan Association) with his old partner, Charles McFarland. His architectural career continued to grow, and in 1923, he was appointed Architect and Planner for Mills College in Oakland.⁴⁵

In addition to many custom and speculative homes that his firm designed for local developers, Ratcliff's contributions to Berkeley's downtown and business districts include the National Register-listed Chamber of Commerce Building (Wells Fargo Building) at 2140-2144 Shattuck Avenue (1925), Hillside School at 1581 Le Roy Avenue (1925), and Berkeley Day Nursery at 2031 Sixth Street (1927), and several Berkeley City Landmarks, including the Elks Club at 2018 Allston Way (1913), Bancroft Apartment at 2126 Bancroft Way (1913), Armstrong College at 2220 Harold Way (1924), the Mercantile Trust Company (Wells Fargo Bank) at 2959 College Avenue (1925), the Fidelity Guaranty Building and Loan Association Building at 2323 Shattuck Avenue (1925), the Mason-McDuffie Building at 2101 Shattuck Avenue (1928), and the West Berkeley YMCA at 2009 Tenth Street (1938).⁴⁶ Ratcliff's architectural productivity decreased in the 1930s, due to the economic effects of the Great Depression and his increased focus on his financing business. He retired from architecture in 1955 and passed away in Berkeley in 1973.⁴⁷

Contractor

J. Frank Barrett and Harry Hilp met on the site of the reconstruction of San Francisco's Palace Hotel in 1908. The two men later established their own construction firm, Barrett & Hilp, in 1912.⁴⁸ By 1930, the same year they built the garage at 1952 Oxford Street, Barrett & Hilp had enough experience to bid on portions of the construction of the Golden Gate Bridge. In 1932, they were awarded contracts for anchorages and approach piers and pavement for suspension spans and approaches, contracts that came to \$5 million out of the \$33 million total cost.⁴⁹ Between 1930 and 1931, the firm constructed Seals Stadium in San Francisco. Barrett and Hilp remained in business together until 1953, when they split into two separate firms: Barrett Construction and Hilp & Rhodes.⁵⁰

⁴⁵ Thompson, "When Walter Ratcliff was City Architect."

⁴⁶ Dave Weinstein, "Signature Style: Walter Ratcliff / Built to Last / Walter Ratcliff built for comfort, and founded a dynasty," *SF Gate*, May 6, 2006, accessed November 3, 2020,

<https://www.sfgate.com/homeandgarden/article/SIGNATURE-STYLE-Walter-Ratcliff-BUILT-TO-LAST-2535922.php>; LSA Associates, "Historic Property Survey Report: Shattuck Avenue Reconfiguration and Pedestrian Safety Project, Berkeley, Alameda County, California," prepared for Caltrans District 4, Oakland, CA (July 2016).

⁴⁷ "Walter H. Ratcliff Landmark Biography," *Berkeley Citizen*, accessed July 1, 2020,

<https://berkeleycitizen.org/landmarks/corpyard19.htm>.

⁴⁸ "Barrett and Hilp Long in Construction World," *Desert Sun* (Palm Springs, CA), April 20, 1953.

⁴⁹ "Contracts and Cost," *Golden Gate Bridge Highway and Transportation District*, accessed July 10, 2020,

<https://www.goldengate.org/bridge/history-research/bridge-construction/construction/>.

⁵⁰ "Home: The John Francis Barrett Family," *JFBarrettFamily*, accessed July 10, 2020,

<https://jfbarrettfamily.wordpress.com/>.



Figure 13. Undated photograph of 1952 Oxford Street (Archives of the Berkeley Architectural Heritage Association).

Architectural Style

The University Garage at 1952 Oxford Street exhibits characteristic elements of the Spanish Colonial Revival style including smooth exterior wall surfaces, wide arches, and low-pitched, tiled roofs. Ratcliff's design for the building was likely influenced by the architect's 1923 sketching trip in Mexico, which he took in order to prepare for a commission to design Spanish Colonial Revival buildings on the Mills College campus in Oakland.⁵¹

The Spanish Colonial Revival style is inspired by Spanish architecture in the New World. The style borrows from many sources, including California missions, New Mexico pueblos, Spanish Baroque, Spanish Colonial, Moorish, Byzantine, Renaissance, and Mexican Churrigueresque. It was popularized by the 1915 California-Pacific Exposition in San Diego and by the depots and hotels developed by Fred Harvey for the Atchison, Topeka and Santa Fe Railway throughout the Southwestern United States. The style remained popular in California and the Southwest through 1940.⁵²

⁵¹ Fran Cappelletti, "Preserving the University Garage, 1952 Oxford Street, Berkeley," *Berkeley Architectural Heritage Association*, May 2020, accessed November 3, 2020, http://berkeleyheritage.com/berkeley_landmarks/university_garage.html.

⁵² Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 520-524; "Spanish Revival (1915-1940)," *NoeHill: Architectural Styles*, accessed July 7, 2020, https://noehill.com/architects/style_spanish_colonial_revival.aspx.

Buildings constructed in the Spanish Colonial Revival style are often characterized by:

- Asymmetrical façades.
- Smooth stucco walls and chimneys.
- Low-pitched roofs with little to no eave overhang and red tile roof covering.
- Shaped parapets with coping.
- Arched windows or quatrefoil windows.
- Casement windows, or tall, double-hung windows.
- Paneled doors.
- Arcades supported by columns, often with carved and molded capitals.
- Terra cotta or cast concrete ornamentation.
- Decorative iron trim.

Alterations

The University Garage at 1952 Oxford Street, designed by Walter Ratcliff and constructed by Barrett & Hilp in 1930, has experienced the following alterations:⁵³

- The gasoline pumps have been removed from the service island east of the office.
- The station sign formerly on Oxford Street has been removed.
- The original garage doors have been replaced with modern roll-up doors.
- The door on the north façade of the office is a replacement or an alteration.
- The exterior doors to the two restrooms have been replaced.
- A rectangular opening on the north façade has been infilled.
- Various internal office structure and equipment have been constructed or added within the garage space.
- Partitions have been added within the office space.

1921 Walnut Street

The following text is adapted from the 2020 Knapp Architects report, “1921 Walnut Street Historical Assessment Letter Report.” It has been edited for the purposes of this report.

Development History

The apartment building at 1921 Walnut Street was constructed William B. Heywood, a local businessman, in 1909. Heywood was the son of Zimri Heywood, a Berkeley pioneer who in 1860 executed an agreement to grant the College of California exclusive water rights from springs on a 2,900-acre tract of land that he owned at the top of the hills above Berkeley. By 1868, Zimri Heywood was in business with Captain James H. Jacobs, who operated a concern called Jacob’s Landing near the base of University Avenue in Ocean View, now part of West Berkeley. Together, the men purchased ten acres of

⁵³ Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment.”

land adjacent to Jacob's Landing, where they operated the Heywood & Jacob's (sic) Lumber Yard. In 1868, the California Senate and Assembly passed an act to authorize Heywood and Jacobs to construct a wharf in front of their property.⁵⁴

Around 1872, Zimri Heywood had acquired an interest in the Gualala Mill Company in Gualala, California, and he sent his son William Heywood there to run the operation. They built a modern, high-production mill at Mill Bend on the Gualala River, which William ran for several decades. Following Zimri Heywood's death in 1879, his grandson Charles took over operation of the West Berkeley Lumber Company, which he moved to the foot of University Avenue, and William Heywood emerged as the owner of the old ferry pier and land around it. In 1907, William Heywood sold the Gualala mill to the Empire Redwood Company and returned to Berkeley.⁵⁵

With the wealth he had amassed from his work in the lumber industry, William Heywood took part in Berkeley's construction boom after the 1906 earthquake, building first the Berkeley Landmark Heywood Apartments at 2119 Addison Street, designed by George L. Mohr. In June 1909, he built a 40-unit apartment building (no longer extant) on the southwest corner of University Avenue and Martin Luther King Jr. Way (then Grove Street), and nearly at the same time construction started at 1921 Walnut Street (then 1921 Home Street). 1921 Walnut Street was also designed and constructed by architect and builder George L. Mohr.⁵⁶

The 1921 Walnut Street property appears to have been vacant until its development in 1909 by William Heywood, as no buildings are indicated at this location on 1894 or 1903 Sanborn Fire Insurance Maps. As of the 1910 United States Census, taken one year after the building's original construction, at least two families resided in the 1921 Walnut Street apartments: Elizabeth Andruss, a widow living with her two college-age daughters, and Julia Overstreet, living with an adult son and daughter. The apartments have been occupied by a variety of residents over the years, most of whom appear to have resided in the building for only a few years. These include draftsman Frank M. Marsh and engineer Fred W. Huntly in the 1910s; Kathy D. Bottger, jeweler Albert Handel, and optometrist Marie Handel in the 1920s; and J.C. Roach, J. Vaughn, and Mrs. E. Litsinger in the 1940s.⁵⁷ The building appears to have been continuously occupied through the present day.

Architect

George L. Mohr, the architect and builder of the apartment building at 1921 Walnut Street, is known to have designed and constructed at least one other building for William Heywood, as noted above. He was also the architect and builder of the Acheson Physicians' Building at 2131 University Avenue (1908), located on the block immediately west of the project site.

⁵⁴ Daniella Thompson, "Zimri Brewer Heywood: separating fact from myth," *Berkeley Architectural Heritage Association*, September 2, 2008, http://berkeleyheritage.com/eastbay_then-now/heywood.html.

⁵⁵ Thompson, "Zimri Brewer Heywood"; Hal Johnson, "Heywood Estate Sold," *Berkeley Daily Gazette* (August 12, 1942).

⁵⁶ Thompson, "Zimri Brewer Heywood."

⁵⁷ *Polk-Husted Directory Co.'s Oakland, Berkeley and Alameda Directory*, 1913, 1915, 1922, 1923; *Oakland, Alameda, Berkeley and San Leandro Street Address Telephone Directory*, 1940, 1944.

Mohr was born in New York in 1872. He worked as a carpenter and builder in Berkeley from 1892 until 1925 and apprenticed with Berkeley architect and contractor A.H. Broad until 1898.⁵⁸ He is listed in the 1910 Census as a house builder. Mohr's other Berkeley works include the Manual Training Building for the Berkeley Public Schools (1901), the Bonita Apartments/University Walk Building at 1940-44 University Avenue (1905), and the William T. Such Building/Oxford Hall at 2171-79 Allston Way/2140-50 Oxford Street (1906). Very little other information about Mohr is known.⁵⁹



Figure 14. West (primary) façade of 1921 Walnut Street, view east (ARG, June 2020).

Architectural Style

The apartment building at 1921 Walnut Street exhibits elements of the Classical Revival style, which was popular in the United States between about 1895 and 1950. Also known as “Neoclassical,” this style shares many characteristics with the Greek Revival style popular in the first half of the nineteenth century. It was inspired and popularized by the 1893 World’s Columbian Exposition in Chicago, which promoted a renewed interest in classical forms.

⁵⁸ Franklin Maggi, Department of Parks and Recreation (DPR) 523 Forms for 2119 Addison Street, March 30, 2005.

⁵⁹ Knapp Architects, “1921 Walnut Street Historical Assessment Letter Report.”

Buildings constructed in Classical Revival style are characterized by the following features:

- Bilateral symmetry.
- Attic stories (if the building features a gable roof).
- Unenriched entablatures.
- Ionic or Corinthian columns and/or pilasters.
- Decorative door surrounds, columns, or sidelights.
- Side or front porticos or entry porches.
- Parapets.
- Dentilated cornices.
- Rectangular, double-hung windows.
- Roofline balustrades.

The apartment building at 1921 Walnut Street exhibits a few of these characteristic elements, including the symmetrical primary façade, a parapet, a dentilated cornice over the entryway, and the decorative door surround including Corinthian columns (Figure 14).

Alterations

The apartment building at 1921 Walnut Street, designed and constructed by George L. Mohr for William Heywood in 1909, has experienced the following alterations:⁶⁰

- Various windows, including windows on the primary (west) façade, have been replaced with aluminum units.
- Windows at the basement level on the primary (west) façade have been infilled with grating.
- Narrow window openings on the north and south façades have been infilled with siding.
- The primary entrance has been replaced.
- The roof has been replaced.

1925 Walnut Street

The following text is adapted from the 2018 Knapp Architects report, “1952 Oxford Street and 1925 Walnut Street Historical Assessment.” It has been edited and expanded for the purposes of this report.

Development History

The 1925 Walnut Street property was purchased by Mary B. Holton in 1900. Holton does not appear at this location in census records from 1900 or 1910, nor is she listed at this address in city directories from the first part of the twentieth century.⁶¹ This suggests that Holton never occupied the property, and instead purchased it with the intent of developing a rental property. Construction of the house that currently occupies the site was completed in 1901 by contractor James R. Wright, following plans

⁶⁰ Knapp Architects, “1921 Walnut Street Historical Assessment Letter Report.”

⁶¹ N.B., no city directories for Alameda County or Berkeley are available for the years 1893 through 1902.

produced by architect William G. May. Designed in the First Bay Tradition and clad in wood shingle siding, this was one of six similar shingle-clad houses constructed by various architects along Walnut Street in the early 1900s. Two of the original houses were moved for construction of the S.J. Sill & Co. Grocery & Hardware Store building, completed in 1915 at 2145 University Avenue, and a third (1932 Walnut Street) was demolished or moved sometime after 1924.⁶² A fourth house (1922/1924 Walnut Street) was moved to 2214 Martin Luther King Jr. Way in 2017, and a fifth (1930 Walnut Street) was demolished in 2018.⁶³ The dwelling at 1925 Walnut Street constructed for Holton is the only one of the original group that remains extant in its original location.

In the first part of the twentieth century, the dwelling at 1925 Walnut Street appears to have been subdivided into several apartments. City directories indicate that its renters were typically short-term residents; many appear to have been unmarried, and several were identified as students at the nearby university.⁶⁴ By 1929, Sanborn Fire Insurance Maps describe the building as a rooming house with housekeeping services.⁶⁵ In 1950, updated maps note that building comprised three individual apartments (Figure 15).⁶⁶

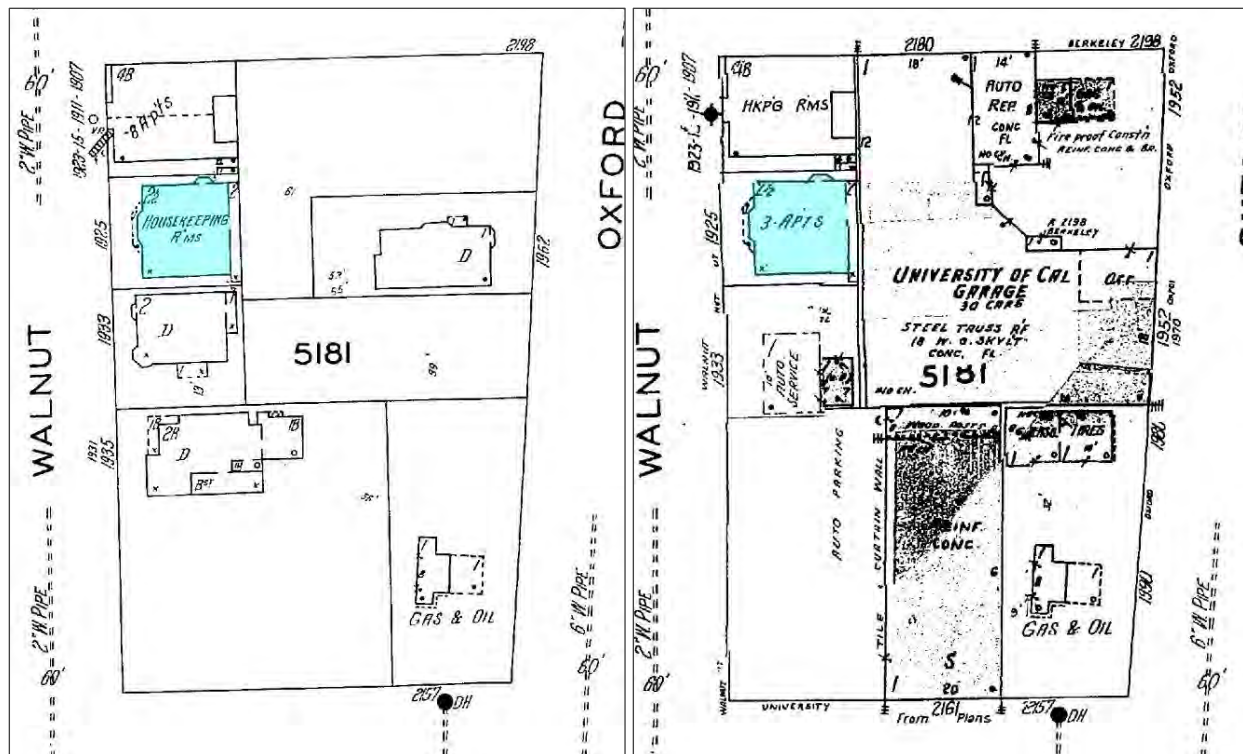


Figure 15. 1929 (left) and 1950 (right) Sanborn Fire Insurance Maps depicting 1925 Walnut Street (amended by ARG).

⁶² Wright, "Three Brown Shingle Houses on Walnut Street."

⁶³ City of Berkeley Building Permit B2016-04211, 1922 Walnut Street (September 7, 2016); City of Berkeley Building Permit B2018-04001, 1930 Walnut Street (October 5, 2018); Dinkelspiel, "Berkeley home, formerly for sale for \$1, demolished to make room for apartments."

⁶⁴ Husted's Oakland, Alameda and Berkeley Directory, 1903-1906, 1909-1910; Polk-Husted Directory Co.'s Oakland, Berkeley and Alameda Directory, 1911-1913, 1915, 1922-1924; Polk's Oakland, Berkeley, Alameda City Directory, 1925-1927; Polk's Oakland (California) City Directory, 1928, 1930, 1933-1935, 1937-1941.

⁶⁵ Insurance Maps of Berkeley, California, Sanborn Map Company, 1929, Vol. 1, Sheet 73.

⁶⁶ Insurance Maps of Berkeley, California, Sanborn Map Company, 1950, Vol. 1, Sheet 73.

At an unknown date, the 1925 Walnut Street property was transferred to the O’Keefe family, who retained possession of the house until 1969. The property subsequently passed to F.E. Forbes, who sold it to Daniel and Kathleen Goldstein in 1973. The Goldsteins sold the property to Richard and Barbara Ehrenberger in 1976, and the house sat vacant for a time. A major fire, possibly arson, caused extensive damage to the rear of the building in October 1981. The house remained vacant until 1986, when it was purchased and subsequently renovated by Joseph Burros and Robert Cabrera. In 1988, the property was sold to the University of California. It is currently used as office for university staff.⁶⁷

Architect

Little is known about William G. May, the architect of the building at 1925 Walnut Street. Born in Wisconsin in 1875, May had no college education and is identified as a real estate agent by the 1900 and 1910 census records. He does not appear to have been a registered architect. Nevertheless, nine houses in Berkeley are attributed to May’s designs, including the dwelling at 1925 Walnut Street, as well as dwellings at 2509 Derby Street (1900), 2517 Regent Street (1901), 2037 Emerson Street (1902), 2929 Martin Luther King Jr. Way (1902), 1843 Berryman Street (1908), 2715 Claremont Boulevard (1910), 40 El Camino Real (1910), and 2802 Woolsey Street (1911).⁶⁸ The dwelling at 2929 Martin Luther King Jr. Way, which is roughly contemporary with the 1925 Walnut Street building, and those at 2715 Claremont Boulevard, 40 El Camino Real, and 2802 Woolsey Street also exhibit brown shingle siding and elements of the First Bay Tradition. By 1920, census records suggest that May and his family had relocated to a rural property in the San Joaquin Valley and entered the region’s productive fruit farming industry.

Architectural Style

The former dwelling at 1925 Walnut Street is a simplified, vernacular interpretation of the First Bay Tradition, which emerged in the late nineteenth century as a reaction to the Victorian and Beaux-Arts architectural styles. This style had much in common with the Arts and Crafts Movement in England, the Shingle style in the eastern United States, and the Craftsman style employed by Greene & Greene in Pasadena. In the Bay Area of California, local architects incorporated these concepts into the First Bay Tradition. Buildings constructed in this style are generally modest, simple, wood-framed houses, often clad in unpainted or lightly stained wood shingles.⁶⁹ The style was popular in San Francisco, Berkeley, and other parts of the Bay Area between 1895 and 1920.⁷⁰

Buildings constructed in the First Bay Tradition are characterized by:

- Sensitivity to their surroundings and the requirements of the site and client.
- Natural and locally sourced materials, particularly unpainted or lightly stained redwood shingles.
- Generally low-pitched, end-gabled, or hipped roofs.
- Sparse and often eclectic ornamentation.
- Emphasis on craftsmanship, volume, form, and asymmetry.

⁶⁷ Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment.”

⁶⁸ Knapp Architects, “1952 Oxford Street and 1925 Walnut Street, Historical Assessment”; Archives of the Berkeley Architectural Heritage Association.

⁶⁹ Robert Bernardi, *The Buildings of Berkeley* (Berkeley, CA: Lederer, Street & Zeus Co., 1974), 47.

⁷⁰ LSA Associates, “A Cultural Resources Study and Historical Evaluation for the Acheson Commons Project,” 10.

The dwelling at 1925 Walnut Street exhibits a few of these characteristic elements, including wood shingle siding, minimal applied ornamentation, and an emphasis on volume and form as displayed in the central oriel and chamfered corners of the west (primary) façade (Figure 16).



Figure 16. West and south façades of 1925 Walnut Street, view northeast (ARG, June 2020).

Alterations

The former dwelling at 1925 Walnut Street, designed by William G. May and constructed in 1901, has experienced the following known alterations:

- The east (rear) façade of the building was reframed and reclad in 1987, following damage caused by a major fire in 1981.
- The foundation was replaced in 1987.
- An accessible entrance has been added to the east side of the building, and a ramp has been added across the west, south, and east façades.
- A balcony and second-floor entrance have been added on the east façade.
- All windows on the north façade have been removed.

2161 University Avenue

Development History

A permit was issued for the construction of a \$14,000 store building at 2161 University Avenue in early May 1939.⁷¹ The permit notes that the property was owned by a “W. Atchison,” likely William J. Acheson, who with his mother and two brothers also owned the block adjacent to the west.⁷² The Acheson family had previously developed University Avenue frontage between Shattuck Avenue and Walnut Street in the early twentieth century. Between 1908 and 1921, the family funded and oversaw the development of the Acheson Physicians’ Building at 2131 University Avenue (1908), the building at 2111 University Avenue (1911), the S.J. Sill & Co. Grocery & Hardware Store at 2145 University Avenue (1915), and the building at 2125 University Avenue (1921). The last two buildings were designed by prominent local architect James W. Plachek, whom William Acheson also commissioned to design the commercial building at 2161 University Avenue.⁷³ The builder was Frank H. Stead, and the engineer for the project was P. Swafford. Upon initial construction, the building was leased to Safeway and operated as a grocery store.⁷⁴ Safeway remained in the building through at least 1956.⁷⁵

From at least 1962 through the early 2000s, the building at 2161 University Avenue housed a store selling paint and related projects.⁷⁶ The store was initially named “Berkeley Fuller Paints,” and while the building continued to be owned under this name through at least 2001, all signage had been replaced by “Pursel Quality Paints” by 1993.⁷⁷ Most recently, the property housed a bike shop, Mike’s Bikes of Berkeley.⁷⁸ Additionally, a small food stand (Brazil Café) has operated out of the southwest corner of the parking lot from at least 2001.⁷⁹

Architect

James William Plachek was born in Illinois on September 6, 1885. The son of Czechoslovakian immigrants, Plachek began an apprenticeship as a draftsman under Chicago architect J.E.O. Pridmore at the age of 15. He later studied engineering and attended the Art Institute of Chicago. In 1906, he was one of a group of Chicago architects sent to San Francisco to study the effects of the earthquake and fire. Under this directive, Plachek worked with the architectural firm of William H. Weeks, the State

⁷¹ “Building Permits Total \$49,329,” *Berkeley Daily Gazette*, May 6, 1939; City of Berkeley Bureau of Building and Inspection Application for Building Permit, “2161 University Avenue/Permit No. 46707,” May 3, 1939.

⁷² Knapp Architects, “Historical Outline for the Acheson Block, Berkeley, CA,” prepared for the City of Berkeley, June 9, 2010.

⁷³ Daniella Thompson, “Villa della Rocca, the Sills’ Thousand Oaks citadel,” *Berkeley Architectural Heritage Association*, April 11, 2007, http://berkeleyheritage.com/eastbay_then-now/sill_house.html.

⁷⁴ City of Berkeley Bureau of Building and Inspection, Application for Building Permit, “2161 University Avenue/Permit No. 46707,” May 3, 1939.

⁷⁵ City of Berkeley Building Inspection Department, Application for Building Permit, “2161 University Avenue/Permit No. 80009,” June 24, 1954.

⁷⁶ “Fuller Paints Spring Clean-Up,” *Oakland Tribune*, April 2, 1964; “The Most Colorful Sign in Town [Advertisement],” *Oakland Tribune*, March 17, 1977; City of Berkeley, Commercial Property Card, “2161 University Avenue/Book 7, Par. No. 4, Block 2045,” 1949-1966; City of Berkeley Building and Safety Division, Address Assignment Application Request, “2161 University Avenue,” February 16, 2001.

⁷⁷ City of Berkeley Design Review Notice of Decision, “2161 University Avenue/Design Review No. D. R. 691,” October 25, 1993.

⁷⁸ City of Berkeley Planning & Development, Zoning Certificate Application, “2161 University Avenue/Permit No. 8-940,” March 6, 2008.

⁷⁹ City of Berkeley Building and Safety Division, Address Assignment Application Request, “2161 University Avenue,” February 16, 2001.

Department of Architecture in Sacramento, and the City Architects' Office in San Francisco. He received his certificate to practice architecture in California in 1912 and subsequently established an office in Berkeley.⁸⁰

In Berkeley, Plachek was active in local lodges and clubs including the Berkeley Chamber of Commerce, the Planning Commission, and the library building committee. These affiliations led to several building commissions, including the John Muir School at 2955 Claremont Avenue (1915), Claremont Branch Library at 2940 Benvenue Avenue (1924), the City Hall Annex at 1835 Allston Way (1925), the North Branch Library at 1170 The Alameda (1936), and perhaps most famously, the National Register-listed Berkeley Public Library at 2090 Kittredge Street (1930). In addition to institutional commissions, Plachek's portfolio includes such wide-ranging commissions as the North Berkeley Congregational Church at 2138 Cedar Street (1913), the S.J. Sill & Co. Grocery & Hardware Store at 2145 University Avenue (1915), the UC Theater at 2036 University Avenue (1916), the Heywood Building at 2014-2018 Shattuck Avenue (1917), the Corder Building at 2300 Shattuck Avenue (1921), the Odd Fellows Temple at 2288 Fulton Street (1925), Epworth Hall at 2521 Channing Way (1927), and the comparatively simple store building at 2161 University Avenue (1939). Plachek's work was stylistically varied and includes examples of Craftsman, Period Revival, and Moderne styles. He died in 1948.⁸¹

Architectural Style

The building at 2161 University Avenue is designed in a utilitarian style suited to its commercial use. Common features of utilitarian architecture include one- to two-story construction, simple building footprints, and the use of readily available, durable materials including concrete, stucco, and brick. Large storefront windows for showcasing merchandise and exterior wall space reserved for signage are especially common among commercial forms and may be observed on the south, University Avenue-facing façade of the building at 2161 University Avenue.

Alterations

The commercial building at 2161 University Avenue, designed by James W. Plachek and constructed in 1939, has been altered as follows:

- An addition has been constructed across the north façade of the building.
- The storefront windows on the south façade were replaced, and an automatic sliding glass door was added to the southern corner of the west façade in a storefront remodel in 2001.⁸²
- Signage has been added to the south and west façades.
- The six bays on the west façade have been infilled.
- A single-leaf door has been added to the northernmost bay on the west façade.

⁸⁰ Knapp Architects, "Historical Outline for the Acheson Block, Berkeley, CA"; LSA Associates, "Historic Property Survey Report: Shattuck Avenue Reconfiguration and Pedestrian Safety Project."

⁸¹ Betty Marvin, "Berkeley Public Library," National Register of Historic Places Inventory—Nomination Form, June 18, 1981; Knapp Architects, "Historical Outline for the Acheson Block, Berkeley, CA."

⁸² City of Berkeley Permits Service Center, Zoning Certificate Application for Building Permit Application, "2161 University Avenue/Building Permit No. 01-254," June 25, 2001.

1990 Oxford Street

Development History

The small commercial building at 1990 Oxford Street was constructed between the eastern façade of the building at 2161 University Avenue and the southern façade of the University Garage at 1952 Oxford Street in 1955.⁸³ A pump island and canopy were also constructed at this time.⁸⁴ The building appears to have been devoted to car-related commercial uses since the time of its construction, serving as a Union Oil Company (later Shell Oil Company) service station in the 1950s and 1960s (Figure 17) and housing two subsequent rental car agencies (Thrifty Car Rental and Enterprise Rent-A-Car) in the late 1990s and 2000s.⁸⁵



Figure 17. October 1965 photograph of 2161 University Avenue and 1990 Oxford Street (Archives of the Berkeley Architectural Heritage Association).

Architectural Style

Like its neighbor to the west, the building at 1990 Oxford Street is designed in a utilitarian style suited to its commercial use. Common features of this style include one- to two-story construction, simple building footprints, and the use of readily available and durable materials. Large storefront windows, such as those on the east façade of the building at 1990 Oxford Street, are an especially common feature.

⁸³ City of Berkeley Building Department Application for Building Permit for A Group J Building, "1990 Oxford Street at University Ave/Permit No. 78432," October 11, 1955; City of Berkeley Use Permit, "1990 Oxford Street/Resolution No. 3518," October 19, 1955.

⁸⁴ City of Berkeley Building Department Application for Building Permit for A Group J Building, "1990 Oxford Street/Permit No. 104204," September 1, 1955.

⁸⁵ City of Berkeley Planning and Development Zoning Certificate Application for Business License Application. "1990 Oxford Street/Application #04-900537," September 22, 2004.

Alterations

The commercial building at 1990 Oxford Street, constructed in 1955, has been altered as follows:

- The installation of an air conditioning unit in the hopper window located in the building's south façade.
- The removal of decorative paneling from the flared parapet.
- The removal of a covered fueling station formerly located in the paved surface parking lot off the building's east façade.

6. FEDERAL, STATE AND LOCAL SIGNIFICANCE CRITERIA

The regulatory background provided below offers an overview of local, state, and federal criteria used to assess historic significance.

Federal Criteria

The National Register of Historic Places is the United States' master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places.

To be significant, a property must be "associated with an important historic context."⁸⁶ The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.⁸⁷

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁸⁸ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's

⁸⁶ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Washington, DC: National Park Service, updated 1997, 3.

⁸⁷ National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, Washington, DC: National Park Service, updated 1997, 75.

⁸⁸ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

physical features and how they relate to its significance.”⁸⁹ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁹⁰

Because integrity is based on a property’s significance within a specific historic context, an evaluation of a property’s integrity can only occur after historic significance has been established.⁹¹

State Criteria

The California Register of Historical Resources is the authoritative guide to the State’s significant historical and archeological resources. It serves to identify, evaluate, register and protect California’s historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

⁸⁹ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

⁹⁰ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

⁹¹ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 45.

2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

The California Historical Resource Status Codes (CHRSCs) are a series of ratings created by the California Office of Historic Preservation (OHP) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs revaluation.

Local Criteria

Berkeley's Landmarks Preservation Ordinance (LPO) was enacted in 1974 and is set forth in Chapter 3.24 of the Berkeley Municipal Code. The LPO authorized the creation of a Landmark Preservation Commission to implement the ordinance, which sought to protect historically and/or architecturally significant sites, structures, or areas. The ordinance authorizes the Landmarks Preservation Commission (LPC) to designate properties as Landmarks, Structures of Merit, or Historic Districts and gives it regulatory power over designated properties. The criteria for designation are as follows:

Berkeley Landmarks Preservation (3.24.110)

A. Landmarks and historic districts. General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

1. Architectural merit:
 - a. Property that is the first, last, only or most significant architectural property of its type in the region;
 - b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
 - c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.
2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;

3. Educational value: Structures worth preserving for their usefulness as an educational force;
 4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;
 5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.
- B. Structures of merit. Criteria which the commission shall use when considering structure for structure of merit designation are as follows:
1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.
 2. Specific criteria include, but are not limited to one or more of the following:
 - a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) a historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
 - b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
 - c. The structure is a good example of architectural design.
 - d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985: Ord. 4694-NS § 3.1, 1974)

Any resource that meets the eligibility criteria under the National Register, California Register, or City of Berkeley preservation standards is considered a historical resource under CEQA.

7. EVALUATION OF HISTORICAL SIGNIFICANCE AND INTEGRITY

The following evaluations assess the historical significance and, if applicable, the integrity of the five buildings at the Housing Project #1 site with respect to the National and California Register criteria for eligibility. Character-defining features are identified for resources determined to possess both historical significance and integrity.

1952 Oxford Street (University Garage)

The University Garage at 1952 Oxford Street satisfies Criterion C of the National Register and Criterion 3 of the California Register at the local level of significance as a representative work of master architect Walter H. Ratcliff Jr. The building also retains integrity to its period of significance, which is 1930, the date of its construction.

Because the University Garage possesses historical significance and retains integrity to its period of significance, it should be considered a historical resource for purposes of CEQA.

National Register Criterion A/California Register Criterion 1 (Events/Pattern of Events)

ARG concurs with Knapp Architects that the University Garage is not significant under Criterion A/1. No discrete events significant to local, California, or national history are known to have occurred at the building. Additionally, the building's original service station and garage functions are relatively commonplace. Its development does not speak to larger trends in service station proliferation in Berkeley, California, or the United States during the interwar period, nor does it reflect the overarching development patterns of the University of California in the first part of the twentieth century, as the university was primarily focused on on-campus development at this time.

National Register Criterion B/California Register Criterion 2 (Persons)

ARG concurs with Knapp Architects that the University Garage is not significant under Criterion B/2, as no person of importance to local, California, or national history is known to be associated with the building.

National Register Criterion C/California Register Criterion 3 (Design/Architecture)

ARG concurs with Knapp Architects that the University Garage is significant under Criterion C/3 as the work of a master architect. Walter H. Ratcliff Jr., who designed the University Garage in 1930, was a prominent local architect who designed a wide range of residential, commercial, and institutional buildings in the Bay Area during the first half of the twentieth century. Influenced by his early travels in Europe and a 1923 sketching trip in Mexico, Ratcliff's designs frequently exhibited elements of English and Spanish Colonial architecture. While his earliest and most well-known examples of the latter may be found at Mills College in Oakland, the University Garage illustrates Ratcliff's application of the Spanish Colonial Revival style in the design of a relatively commonplace building type. The garage and office complex exhibits several characteristic elements of the Spanish Colonial Revival style including broad arches, a smooth exterior wall finish, and low-pitched shed roofs.

Ratcliff designed the University Garage near the end of his most productive period, which spanned about 1908 through 1933, when he assumed responsibility for the Fidelity Guaranty Building and Loan Association. By this time, he had firmly established his reputation as one of Berkeley's leading architects by serving as the city's first and only City Architect and by participating in the design of hundreds of local buildings, including Anna Head's Claremont Court cottage, Senator A.H. Breed's Piedmont mansion, the Berkeley Elks Club, several apartment buildings, firehouses, schools, and numerous private homes.

National Register Criterion D/California Criterion 4 (Information Potential)

Criterion D/4 is generally applied to archeological resources and evaluation of 1952 Oxford Street for eligibility under this criterion was beyond the scope of this evaluation.

Integrity

ARG concurs with that the University Garage retains sufficient integrity from its period of significance to convey its historical value. The building has not been moved and retains its integrity of location. Although the surrounding area has changed over time, the property's setting on a mixed residential and commercial block immediately west of the University of California, Berkeley campus remains somewhat well-preserved, and the building therefore retains integrity of setting. As the overall design of the garage, including its massing, proportions, fenestration pattern, and architectural style and details are generally intact, the building also retains integrity of design. Integrity of materials and workmanship

have been somewhat reduced by the removal of the gasoline pumps near the office, the replacement or removal of several original doors, and alterations to the original office layout and equipment; however, the building's original brick masonry exterior, Moorish arched openings, swooping brick parapets, pilasters with pyramidal capitals, and multilight steel windows remain intact. Finally, despite the removal of the gasoline pumps, the building retains integrity of feeling and association as a functioning and relatively intact 1930 garage building adjacent to the University of California, Berkeley campus.

Period of Significance

The University Garage's period of significance is 1930, the year it was constructed.

Character-defining Features

A character-defining feature is an aspect of a resource's design, construction, or detail that is representative of the its function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. In order for a historical resource to retain and convey its significance, its character-defining features must be retained to the greatest extent possible.

The following character-defining features contribute to the University Garage's ability to convey its historical significance:

- Asymmetrical design, with distinct separation of the office, garage, and restrooms.
- U-shaped footprint.
- Brick construction, including swooping parapets, obelisk-shaped brick pilasters with pyramidal capitals, octagonal columns, and Moorish arch surrounds with cog-like detailing.
- Low-pitched, clay tiled roofs at the Oxford Street and Berkeley Way entrances to the garage, over the service station and office entrance, and over the two restroom facilities.
- Flat or low-pitched gable roofs punctuated by numerous skylights over the garage portion of the building.
- Moorish arched openings containing garage door entrances, multilight steel windows, or a combination of multilight steel windows and glazed single-leaf doors.
- Garage entrances off of either adjacent roadway (Oxford Street to the east and Berkeley Way to the north) as well as the surface parking lot.
- Broad porch roof overhanging the office entrance, formerly covering the fueling station.

1921 Walnut Street

The former dwelling at 1925 Walnut Street does not possess historical significance and is therefore not eligible for the National or California Registers. As such, the building should not be considered a historical resource for purposes of CEQA.

National Register Criterion A/California Register Criterion 1 (Events/Pattern of Events)

ARG concurs with Knapp Architects that 1921 Walnut Street is not significant under Criterion A/1, as no significant events are known to have occurred at the building. Furthermore, the apartment building's

development is not uniquely or especially representative of broader trends in residential development in Downtown Berkeley during the early twentieth century.

National Register Criterion B/California Register Criterion 2 (Persons)

ARG concurs with Knapp Architects that 1921 Walnut Street is not significant under Criterion B/2, as the building is not directly associated with a person or persons of historical significance. Although William B. Heywood was a prominent local lumber baron and developed a small number of buildings in Berkeley in the early twentieth century, the apartments at 1921 Walnut Street are not directly associated with Heywood. Furthermore, city directories and census data from the early twentieth century indicate that most of the building's inhabitants were short-term residents, none of whom are known to have made any significant contributions to local, California, or national history during their period of residence within the building.

National Register Criterion C/California Register Criterion 3 (Design/Architecture)

ARG concurs with Knapp Architects that 1921 Walnut Street is not significant under Criterion C/3. Although the former dwelling exhibits a few elements characteristic to the Classical Revival style, including a symmetrical façade and elaborate entryway with dentilated molding and Corinthian columns, it is overall a simplified, vernacular iteration of the normally monumental style. Designed and constructed in 1909 by the relatively minor local building George L. Mohr, the dwelling is neither the work of a master architect nor a distinctive example of its style.

National Register Criterion D/California Criterion 4 (Information Potential)

Criterion D/4 is generally applied to archeological resources and evaluation of 1921 Walnut Street for eligibility under this criterion was beyond the scope of this evaluation.

Integrity

In order for a building to qualify for listing in the National or California Registers, it must both display significance under one or more of the eligibility criteria and retain historical integrity. Because 1921 Walnut Street was not found to display significance under any of the above criteria, an evaluation of its physical integrity was not completed.

1925 Walnut Street

The former dwelling at 1925 Walnut Street does not possess historical significance and is therefore not eligible for the National or California Registers. As such, the building should not be considered a historical resource for purposes of CEQA.

National Register Criterion A/California Register Criterion 1 (Events/Pattern of Events)

ARG concurs with Knapp Architects that 1925 Walnut Street is not significant under Criterion A/1, as no significant events are known to have occurred at the building and its development is not especially representative of broader trends in residential development in Downtown Berkeley during the early twentieth century. While the 1978 California HRI form completed for the property identified the building as one of "the last vestiges of Berkeley's residential character in the downtown environment," a large concentration of residential development may be found along Hearst Avenue, two blocks northwest of the property.⁹²

⁹² Wright, "Three Brown Shingle Houses on Walnut Street."

National Register Criterion B/California Register Criterion 2 (Persons)

ARG concurs with Knapp Architects that 1925 Walnut Street is not significant under Criterion B/2, as no person of historical importance is known to be associated with the building. According to city directories and census data from the early twentieth century, most of the building's inhabitants were short-term residents, many of them students, and none are known to have made any significant contributions to local, California, or national history during their period of residence within the building.

National Register Criterion C/California Register Criterion 3 (Design/Architecture)

ARG concurs with Knapp Architects that 1925 Walnut Street is not significant under Criterion C/3. Although the former dwelling exhibits a few features characteristic to the First Bay Tradition, including wood shingle siding and a lack of applied ornamentation, it is overall a vernacular iteration that lacks the meticulous craftsmanship and asymmetry that is characteristic to this style. Constructed in 1901 by an unknown builder and designed by William May, a seemingly minor architect whose career spanned fewer than two decades, the dwelling is neither the work of a master architect nor a distinctive example of the First Bay Tradition.

National Register Criterion D/California Criterion 4 (Information Potential)

Criterion D/4 is generally applied to archeological resources and evaluation of 1925 Walnut Street for eligibility under this criterion was beyond the scope of this evaluation.

Integrity

In order for a building to qualify for listing in the National or California Registers, it must both display significance under one or more of the eligibility criteria and retain historical integrity. Because the former dwelling 1925 Walnut Street was not found to display significance under any of the above criteria, an evaluation of its physical integrity was not completed.

2161 University Avenue

The commercial building at 2161 University Avenue does not possess historical significance and is therefore not eligible for the National or California Registers. The building should not be considered a historical resource for purposes of CEQA.

National Register Criterion A/California Register Criterion 1 (Events/Pattern of Events)

The building at 2161 University Avenue does not appear to qualify for listing under Criterion A/1, as no significant events are known to have occurred on the property and its development is not reflective of broader trends in the development of Downtown Berkeley. Although the property was originally owned and developed by William J. Acheson, who with his mother and brothers owned the entirety of the neighboring block, the extant commercial building at 2161 University Avenue was constructed in 1939. This is nearly two decades after the conclusion of the Achesons' major development efforts along the north side of University Avenue. As the building significantly postdates the family's other developments in the area, including the Acheson Physicians' Building at 2131 University Avenue (1908), the building at 2111 University Avenue (1911), S.J. Sill & Co. Grocery & Hardware Store at 2145 University Avenue (1915), and the building at 2125 University Avenue (1921), it is not part of the early twentieth-century pattern of commercial development along this downtown street frontage. Additionally, none of the building's commercial tenants—which have included a grocery store, a paint store, and a cycling shop—are known to have made significant contributions to the broader patterns of local, California, or national history.

National Register Criterion B/California Register Criterion 2 (Persons)

The building at 2161 University Avenue does not appear to qualify for listing under Criterion B/2, as no persons of historical importance are known to have had a direct association with the building or the businesses that it has housed since its construction in 1939. Although the Acheson family were prominent local developers operating in this area of Downtown Berkeley during the early twentieth century, permit records indicate that the building was constructed for immediate lease by Safeway, suggesting that William J. Acheson's direct involvement with the building's construction and operation was minimal.

National Register Criterion C/California Register Criterion 3 (Design/Architecture)

As a relatively commonplace example of pre-World War II commercial architecture, the building at 2161 University Avenue does not appear to qualify for listing under Criterion C/3. Although James W. Plachek is one of Berkeley's most prolific and prominent early twentieth-century architects, the simplistic form and utilitarian design of the commercial building at 2161 University Avenue does not possess high artistic or architectural value and is not reflective of his work as a master architect. These qualities are more prominently expressed by Plachek's National Register-listed Berkeley Public Library at 2090 Kittredge Street (1930) and Federal Lank Bank at 2180 Milvia Street (1938) and Berkeley City Landmarks such as the John Muir School at 2955 Claremont Avenue (1915), City Hall Annex at 1835 Allston Way (1925), the University of California, Berkeley's Epworth Hall at 2521 Channing Way (1927), the North Branch of the Berkeley Public Library at 1170 The Alameda (1936), and the nearby S.J. Sill & Co. Grocery & Hardware Store at 2145 University Avenue (1915), which was also designed for the Acheson family.

National Register Criterion D/California Criterion 4 (Information Potential)

Criterion D/4 is generally applied to archeological resources and evaluation of 2161 University Avenue for eligibility under this criterion was beyond the scope of this evaluation.

Integrity

In order for a building to qualify for listing in the National or California Registers, it must both display significance under one or more of the eligibility criteria and retain historical integrity. Because 2161 University Avenue was not found to display significance under any of the above criteria, an evaluation of its physical integrity was not completed.

1990 Oxford Street

The commercial building at 1990 Oxford Street does not possess historical significance and is therefore not eligible for the National or California Registers. The building should not be considered a historical resource for purposes of CEQA.

National Register Criterion A/California Register Criterion 1 (Events/Pattern of Events)

The building at 1990 Oxford Street does not appear to qualify for listing under Criterion A/1, as no significant events are known to have occurred on the property and its development is not reflective of broader trends in the midcentury development of Downtown Berkeley. Additionally, none of the building's commercial tenants are known to have made significant contributions to the broader patterns of local, California, or national history.

National Register Criterion B/California Register Criterion 2 (Persons)

The building at 1990 Oxford Street does not appear to qualify for listing under Criterion B/2, as no persons of historical importance are known to have had a direct association with the building or the businesses that it has housed since its construction in the 1950s.

National Register Criterion C/California Register Criterion 3 (Design/Architecture)

As a commonplace example of post-World War II commercial architecture and the work of a minor local architect (George L. Mohr), the building at 1990 Oxford Street does not appear to qualify for listing under Criterion C/3.

National Register Criterion D/California Criterion 4 (Information Potential)

Criterion D/4 is generally applied to archeological resources and evaluation of 1990 Oxford Street for eligibility under this criterion was beyond the scope of this evaluation.

Integrity

In order for a building to qualify for listing in the National or California Registers, it must both display significance under one or more of the eligibility criteria and retain historical integrity. Because 1990 Oxford Street was not found to display significance under any of the above criteria, an evaluation of its physical integrity was not completed.

8. CEQA AND HISTORICAL RESOURCES

When a proposed project may cause a substantial adverse change in the significance of a historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Section 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

CEQA Guidelines section 15064.5(b) defines a “substantial adverse change” in the significance of a historical resource as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” Further, that the significance of a historical resource is “materially impaired” when a project:

- “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
- “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in a historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.” (Guidelines Section 15064.5(b))

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

CEQA and University of California Projects

According to University of California Implementation Guidance regarding CEQA:

UC is unique among public agencies because it is a constitutionally created entity of the State of California with "full powers of organization and government" (Cal. Const. Art. IX, Section 9). As a constitutionally created State entity, the UC is not subject to local governments' regulations, such as City or County General Plans or land use ordinances, on property owned or controlled by the University and used in furtherance of the University's mission. Therefore, UC typically acts as both the project proponent and lead agency under CEQA.

Although there is no formal mechanism or requirement for joint planning with local communities, UC campuses may consider, for coordination purposes, aspects of local plans and policies when it is appropriate and feasible, but the University is not bound by those plans and policies in its planning efforts. Campuses generally seek to maintain an ongoing exchange of ideas and information and to pursue mutually acceptable solutions for issues that confront both the campus and its surrounding community.⁹³

⁹³ University of California, "California Environmental Quality Act Implementation Guidance, Frequently Asked Questions," available at https://www.ucop.edu/design-services/files/ceqa-faq_final_100214.pdf, accessed November 5, 2020

9. PROJECT DESCRIPTION

The proposed Housing Project #1 site, located west of the Campus Park in Downtown Berkeley, is bounded by Berkeley Way on the north, Oxford Street on the east, University Avenue on the south, and Walnut Street on the west. The project entails demolition of all five buildings currently within the project boundary:

- 1952 Oxford Street (1930), APN 57-2045-2
- 1921 Walnut Street (1909), APN 57-2045-1
- 1925 Walnut Street (1901), APN 57-2045-6
- 2161 University Avenue (1939), APN 57-2045-4
- 1990 Oxford Street (1955), APN 57-2045-3

The project entails construction of a fourteen-story building with two basement floors providing underground parking for cars and bicycles and building services. The building footprint would comprise the entire project site. The proposed mixed-use project would include student housing and student-serving space for university students, with ground-floor retail and commercial office space. Specifically:

- The first floor would include campus life facilities serving the student housing residents and university affiliates (such as lobby and lounge space that is open to the university population for use, but not the general public), and six retail areas and one office area that would not be operated by the university and would be open to the public.
- The second floor would consist of additional facilities serving residents and university affiliates, and a courtyard located in the center of the floor with open air above, encircled by private student housing units on the higher floors of the building.
- The third floor would include residential amenity spaces including a library, a fitness center, and a shared living room.
- Floors four through fourteen would include 245 apartments for students, including studios, two-bedroom apartments and four-bedroom apartments. The thirteenth and fourteenth floors would also include an event space available for use by the university affiliates.

The three-story base of the building will be clad in dark gray brick, with light bronze aluminum windows and storefronts. There is an outdoor terrace on the southeast corner of the building that is connected to a large, internal courtyard. The fourth through twelfth floors will be clad in light gray brick and will feature paired, four-light metal windows separated by light gray aluminum panels. These windows will be surmounted by light gray aluminum sunshades. The upper two stories will feature similar windows but with dark gray aluminum wall panels and sunshades on the east, south and western facades. An outdoor terrace will occupy the northwest corner of the thirteenth and fourteenth stories. The building's main entries will be located in the center of its east and west façades, which face Oxford Street and Walnut Street, respectively. Each entry will feature a metal canopy and entry screen. There are small balconies on upper floor bays above these entries featuring three-story columns.



Figure 18. Rendering looking northwest, taken from "Helen Diller Anchor House, Design Review Committee Meeting #4, August 20, 2020."



Figure 19. Bird's-eye rendering looking northwest, taken from "Helen Diller Anchor House, Design Review Committee Meeting #4, August 20, 2020."



Figure 20. Rendering of the main entrance along Oxford Street, taken from "Helen Diller Anchor House, Design Review Committee Meeting #4, August 20, 2020."



Figure 21. Rendering looking northeast, taken from "Helen Diller Anchor House, Design Review Committee Meeting #4, August 20, 2020."

10. Project Impacts and Mitigation Measures

The following impact analysis is divided into three sections, based on the types of potential impacts to historical resources posed by Housing Project #1:

1. **Demolition of Historical Resources:** Impacts related to the removal of the University Garage (1952 Oxford Street), an identified historical resource, to accommodate the proposed project.
2. **Design-related impacts to nearby resources:** Impacts related to the design of the proposed project, including potential impacts to the setting of nearby historical resources.
3. **Construction-related impacts to nearby resources:** Impacts related to the construction of the proposed project, including demolition and excavation work.

Demolition of Historical Resources

The proposed project entails demolition of all five buildings currently within the project boundary:

- 1952 Oxford Street (1930)
- 1921 Walnut Street (1909)
- 1925 Walnut Street (1901)
- 2161 University Avenue (1939)
- 1990 Oxford Street (1955)

Because the building at 1952 Oxford Street (University Garage) is a City Landmark and appears eligible for listing in the California Register, its demolition constitutes a significant impact to historical resources. As described above in Section 7, none of the other buildings within the project area were found eligible for listing in the National or California Registers under any of the criteria and thus, do not appear to be historical resources for purposes of CEQA.

Impact 1. The proposed Housing Project #1 entails demolition of 1952 Oxford Street (University Garage), which should be considered a historical resource for purposes of CEQA.

The following mitigation measures are modeled closely on LRDP Mitigation Measures 2a (Documentation) and 2c (On-site Interpretation), which are identified in the Historical Resources Technical Report that ARG has completed for the LRDP Update. The mitigation measures have been tailored to the specific circumstances of Housing Project #1.

Mitigation Measure 1a – Documentation. The University shall have Historic American Building Survey (HABS) Level II documentation completed for the University Garage and its setting. This documentation shall include drawings, photographs and a historical narrative.

- Drawings: Existing historic drawings of the University Garage, if available, shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured drawings of the building's plan and exterior elevations should be prepared prior to demolition.
- Photographs: Photo-documentation of the University Garage shall be prepared to Historic American Buildings Survey (HABS) standards for archival photography prior to demolition.

HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs labeled using HABS standards shall be taken, detailing the site, building exterior, and building interior.

- Historical Overview: A professional meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History or History shall assemble historical background information relevant to the University Garage. Much of this information may be drawn from this HRTR.

To ensure public access, the University shall submit copies of the documentation to the Berkeley Public Library, UC Berkeley's Environmental Design Archives, Berkeley Architectural Heritage Association, Berkeley Historical Society, and Northwest Information Center of the California Historical Resources Information System (CHRIS).

Mitigation Measure 1b – On-site Interpretation. The university shall incorporate an interpretive display featuring historic images of the University Garage and a description of its historical significance into a publicly accessible portion of any subsequent development on the site. Such a display could be installed, for example, on an exterior wall of the new development or, subject to any required approvals by the City of Berkeley for objects on the sidewalk, on a stand in the immediate vicinity of the new development. The display shall be developed with the assistance of one or more professionals meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History or History and experienced in creating such historical displays.

While mitigation measures 1a and 1b would reduce impacts to historical resources, those impacts would remain significant and unavoidable.

Design-related Impacts to Nearby Historical Resources

In addition to impacts to historical resources within the project site, the design of Housing Project #1 must also be evaluated to determine whether it would cause a substantial adverse change in the significance of any historical resource in the vicinity. Such an impact could arise if aspects of the new project design were sufficiently incompatible with one or more nearby historic resources that the new project would compromise those resources' integrity of setting. As summarized in Section 4, there are four individual historical resources (all City of Berkeley Landmarks) within the immediate vicinity of the project site:

- 2131 University Avenue, Acheson Physicians' Building (1908), Berkeley Landmark #68
- 2136-2140 University Avenue, Ernest A. Heron Building (1915), Berkeley Landmark #275
- 2145 University Avenue, S.J. Sill & Co. Grocery & Hardware Store (1915), Berkeley Landmark #273
- 2154-2160 University Avenue, Martha E. Sell Building (1911-1912), Berkeley Landmark #274

Previous evaluation has also found these four properties to be eligible as contributors to the Proposed Shattuck Avenue Downtown Historic District.

As of July 2020, both 2131 and 2145 University Avenue buildings are undergoing substantial modification; their façades will ultimately be incorporated into the Modera Acheson Commons, an apartment complex.⁹⁴ In particular, a new six-story building will sit behind the one-story remnant façade of 2145 University Avenue.

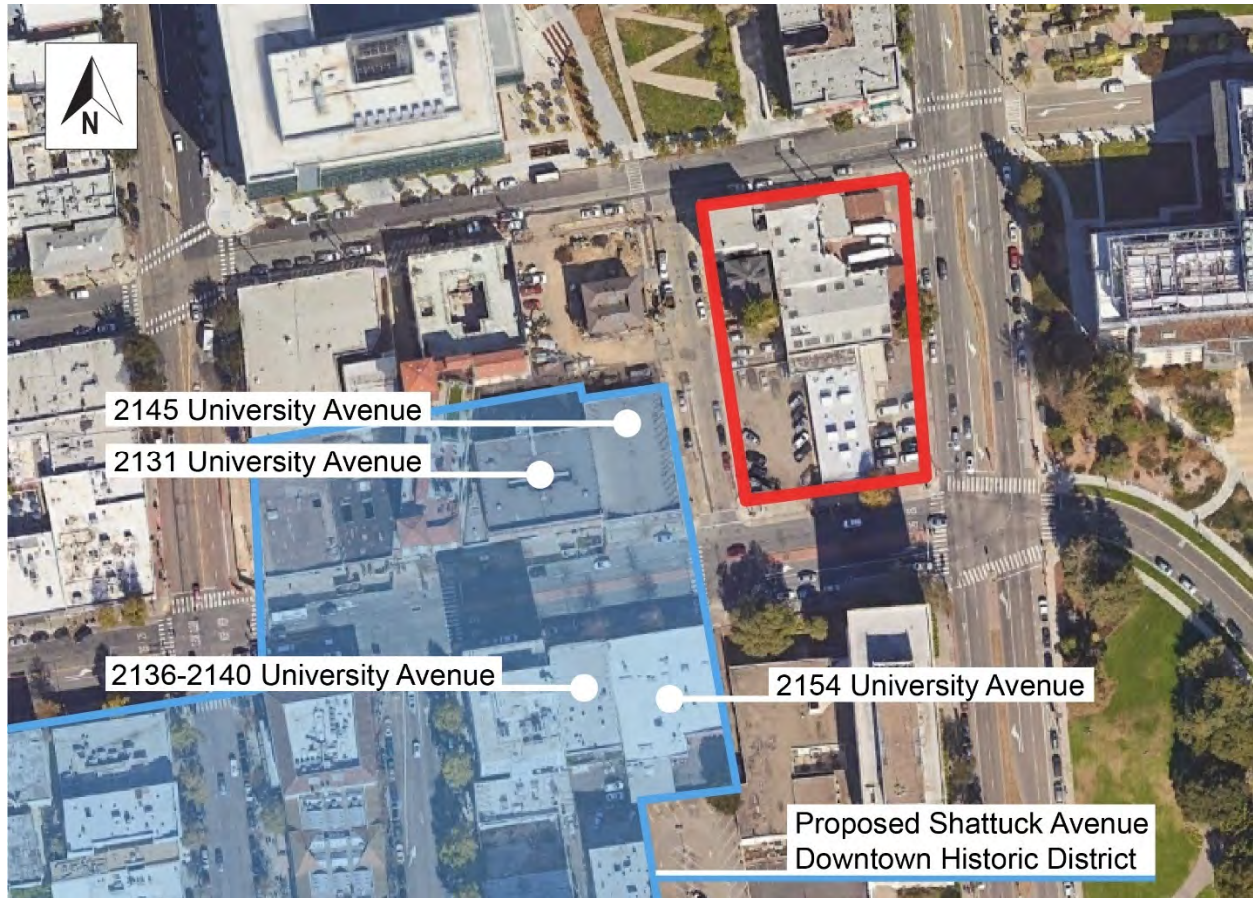


Figure 22. Aerial photograph with proposed project site marked in red, proposed Shattuck Avenue Downtown Historic District marked in blue, and City of Berkeley Landmarks noted in white (Google Earth 2019, amended by ARG).

⁹⁴ Frances Dinkelspiel, "Construction begins on downtown Berkeley apartment building, 5 years after it was approved," *Berkeleyside*, August 3, 2018, accessed November 3, 2020, <https://www.berkeleyside.com/2018/08/23/construction-begins-on-downtown-berkeley-apartment-building-5-years-after-it-was-approved>.



Figure 23. 2131 University Avenue (left) and 2145 University Avenue (ARG, July 2020).



Figure 24. View of same corner showing a 2018 rendering of the Modera Acheson Commons (Mill Creek Residential).



Figure 25. 2154 University Avenue (left) and 2136-2140 University Avenue (ARG, July 2020).

The proposed design of the Anchor House Project is fundamentally historicist in approach and has much in common with early twentieth-century commercial architecture in the vicinity:

- The building façades are articulated so as to distinguish a building base (floors 1-3), middle (floors 4-12), and top (floors 13 and 14). In particular, the use of brick cladding and an articulated brick cornice at the base and middle underscores the building's traditional feel.
- The exposed colonnade at the corner terraces and central balconies on the east and west façade are reminiscent of classical architecture.
- The building footprint extends to the lot line, in keeping with the minimal setbacks common to nearby properties.
- Long spans of uninterrupted glazing are avoided through the use of arrays of square, four-light windows.
- The use of slightly inset window openings replicates the appearance of punched window openings.
- Simple aluminum sunshades extending over paired windows add some surface depth to the façades without being anachronistic.
- Storefronts with prominent transoms are set within strongly demarcated building bays, a hallmark of early twentieth century commercial architecture.
- Recessed central entry bays on the east and west façades help to break up the massing of the building's two main façades.

Given these features, ARG concludes that the design of the proposed project is compatible with the composition and materials of nearby historical resources, including those that contribute to the proposed Shattuck Avenue Downtown Historic District. (Contributors to this proposed district include a wide range of late nineteenth and early twentieth commercial building architectural styles.) As a result, no design-related impacts to nearby historical resources are anticipated.

Construction-related Impacts

Depending on the methods employed, demolition, excavation, and construction activities can cause a substantial adverse change in the significance of historical resources in the immediate vicinity of a given project site. Demolition, excavation and construction activities may result in substantial ground vibration and/or soil movement under or adjacent to the existing foundation of a historical resource. In some cases, resources may be physically damaged by inadvertent contact with materials or machinery associated with demolition.

Typically, construction impacts consist of (1) destabilization associated with ground borne vibration in the vicinity of a historic building, and/or (2) destabilization associated with demolition or new construction directly abutting a historic building. Housing Project #1 is not anticipated to pose either of these types of impacts. Because pile driving is not proposed, ground borne vibrations associated with project construction are not anticipated to be sufficiently large to destabilize any historical resources in the vicinity. No other demolition or construction-related impact to nearby historic buildings, such as inadvertent contact or damage, is anticipated, because no historical resources immediately abut either the buildings to be demolished or the buildings to be constructed.

As a result, demolition and construction-related impacts to historical resources associated with Housing Project #1 are considered less than significant.

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Appendix A
Existing Conditions Photographs, Project Site



Architectural
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Figure A1. Overview of 1952 Oxford Street, facing southwest (ARG, June 2020).



Figure A2. View of Oxford Street entrance to 1952 Oxford Street, facing southwest (ARG, June 2020).



Figure A3. Oxford Street entrance to 1952 Oxford Street, facing west (ARG, June 2020).



Figure A4. View of Oxford Street entrance to 1952 Oxford Street, facing southwest (ARG, June 2020).



Figure A5. Detail of window on east façade of 1952 Oxford Street, facing northwest (ARG, June 2020).



Figure A6. Restroom at northeast corner of parking area at 1952 Oxford Street, view northwest (ARG, June 2020).



Figure A7. North façade of 1952 Oxford Street, facing southwest (ARG, June 2020).



Figure A8. East and north façades of office at northeast corner of 1952 Oxford Street, view southwest (ARG, June 2020).



Figure A9. South and east façades of office at northeast corner of 1952 Oxford Street, view northwest (ARG, June 2020).



Figure A10. Detail of roofline and brick pilasters with cast concrete pyramidal capitals at 1952 Oxford Street, view southwest (ARG, June 2020).



Figure A11. Overview of 1921 Walnut Street, view southeast (ARG, June 2020).



Figure A12. North façade of 1921 Walnut Street, view south (ARG, June 2020).



Figure A13. West (primary) façade of 1921 Walnut Street, view east (ARG, June 2020).



Figure A14. West and south façades of 1921 Walnut Street, view northeast (ARG, June 2020).



Figure A15. South façade of 1921 Walnut Street, view northeast (ARG, June 2020).



Figure A16. East façade of 1921 Walnut Street, view west (ARG, June 2020).



Figure A17. Overview of 1921 Walnut Street (left) and 1925 Walnut Street (right), view northeast (ARG, June 2020).



Figure A18. West (primary) façade of 1925 Walnut Street, view east/southeast (ARG, June 2020).



Figure A19. West (primary) façade of 1925 Walnut Street, view east/northeast (ARG, June 2020).



Figure A20. West and south façades of 1925 Walnut Street, view northeast (ARG, June 2020).



Figure A21. North façade of 1925 Walnut Street, view east/southeast (ARG, June 2020).



Figure A22. South and west façades of 1925 Walnut Street, view north/northwest (ARG, June 2020).



Figure A23. Overview of 2161 University Avenue, view northwest (ARG, June 2020).



Figure A24. Overview of 2161 University Avenue, view northeast (ARG, June 2020).



Figure A25. South façade of 2161 University Avenue, view north (ARG, June 2020).



Figure A26. Detail of speedlines and wall surface on south façade of 2161 University Avenue, view northeast (ARG, June 2020).



Figure A27. West façade of 2161 University Avenue, view northeast (ARG, June 2020).



Figure A28. Detail of infilled openings on west façade of 2161 University Avenue, view north/northeast (ARG, June 2020).



Figure A29. East façade of 2161 University Avenue and 1990 Oxford Street, view west (ARG, June 2020).



Figure A30. South and east façades of 1990 Oxford Street, view northwest (ARG, June 2020).

Appendix B
Existing Conditions Photographs, Nearby Historical Resources



Architectural
Resources Group



Figure B1. South façade of 2131 University Avenue, view northeast (ARG, July 2020).



Figure B2. South façade of 2131 University Avenue, view north (ARG, July 2020).



Figure B3. North façade of 2136-2140 University Avenue, view southeast (ARG, July 2020).



Figure B4. North façade of 2136-2140 University Avenue, view southwest (ARG, July 2020).



Figure B5. South and east façades of 2131 University Avenue (left) and 2145 University Avenue (right), view northwest (ARG, July 2020).



Figure B6. South façade of 2145 University Avenue, view northeast (ARG, July 2020).



Figure B7. North façade of 2154-2160 University Avenue, view southwest (ARG, July 2020).



Figure B8. North façade of 2154-2160 University Avenue, view south (ARG, July 2020).

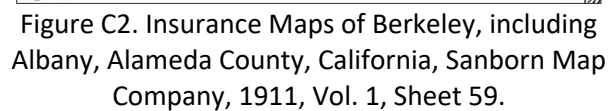
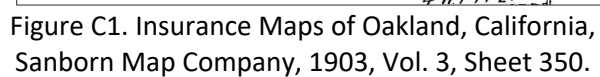


Figure B9. Former location of 1930 Walnut Street, view northwest (ARG, 2020).

Appendix C
Historical Maps and Photographs



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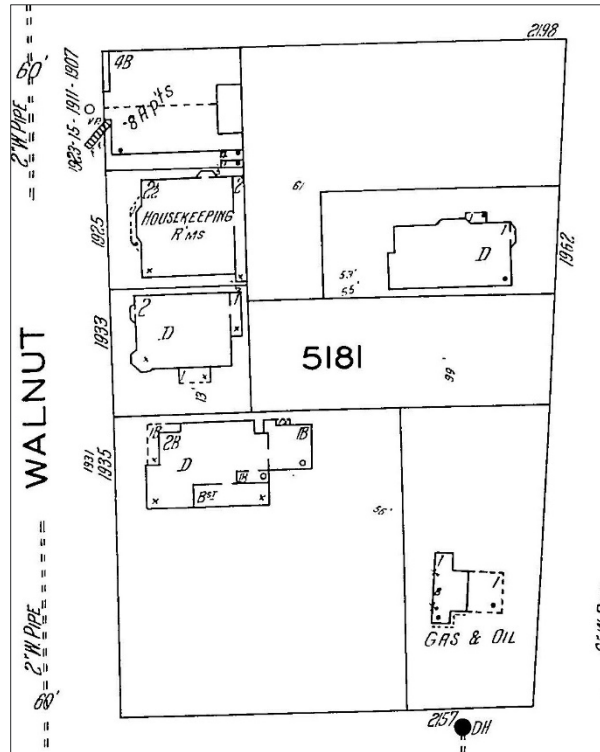


Figure C3. Insurance Maps of Berkeley, California, Sanborn Map Company, 1929, Vol. 1, Sheet 73.

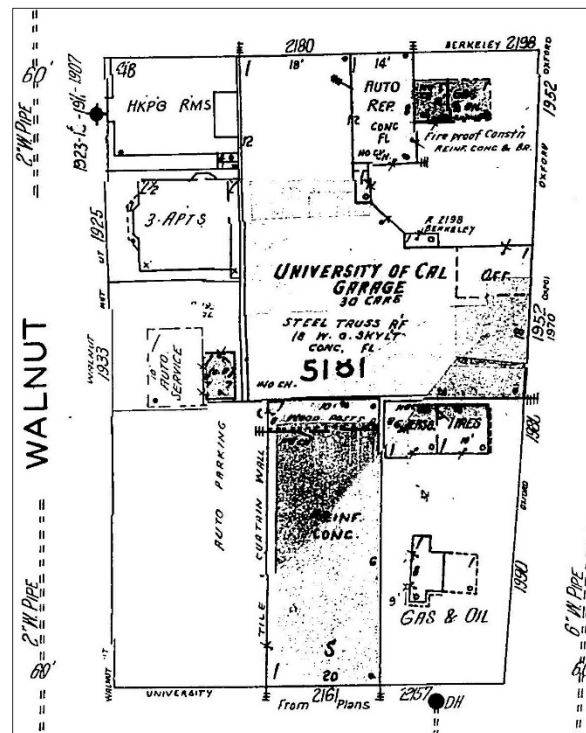


Figure C4. Insurance Maps of Berkeley, California, Sanborn Map Company, 1950, Vol. 1, Sheet 73.



Figure C5. Undated photograph of 1952 Oxford Street, view west (Archives of the Berkeley Architectural Heritage Association).



Figure C6. Undated photograph of 1952 Oxford Street, view west (Archives of the Berkeley Architectural Heritage Association).



Figure C7. Undated photograph of 1952 Oxford Street, view south (Archives of the Berkeley Architectural Heritage Association).



Figure C8. October 1965 photograph of 1952 Oxford Street, view south-southwest (Archives of the Berkeley Architectural Heritage Association).



Figure C9. October 1965 photograph of 2161 University Avenue and 1990 Oxford Street, view northwest (Archives of the Berkeley Architectural Heritage Association).

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Appendix F3
Housing Project #2 (People's Park)
Historical Resources Technical Report



Architectural
Resources Group

Architecture
Planning
Conservation



Historical Resources Technical Report Housing Project #2 (People's Park)

Prepared for

PlaceWorks, Inc.
Berkeley, California

Prepared by

Architectural Resources Group, Inc.
San Francisco, California

March 2021



Historical Resources Technical Report

March 2021

Housing Project #2 (People's Park)

Berkeley, California

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Appendix A: Existing Conditions Photographs, People's Park

Appendix B: Existing Conditions Photographs, Nearby Historical Resources

Appendix C: Historical Maps and Photographs

1. INTRODUCTION AND METHODOLOGY

At the request of PlaceWorks, Architectural Resources Group (ARG) has prepared a Historical Resources Technical Report (HRTR) for the University of California, Berkeley's proposed LRDP Housing Project #2 (People's Park) at 2526 Haste Street in Berkeley, California (APN 55-1875-40-1). People's Park is a designated City of Berkeley Historical Landmark and is therefore considered a historical resource under the California Environmental Quality Act (CEQA). As currently proposed, the project entails construction of a 16-story, T-shaped student housing building including a ground-floor market area; a 7-story supportive housing building; and vegetated open space with commemorative elements intended to honor the history and legacy of People's Park. The existing park would be redeveloped and most existing features would be removed, though efforts would be made to retain approximately two dozen of the park's existing trees.¹

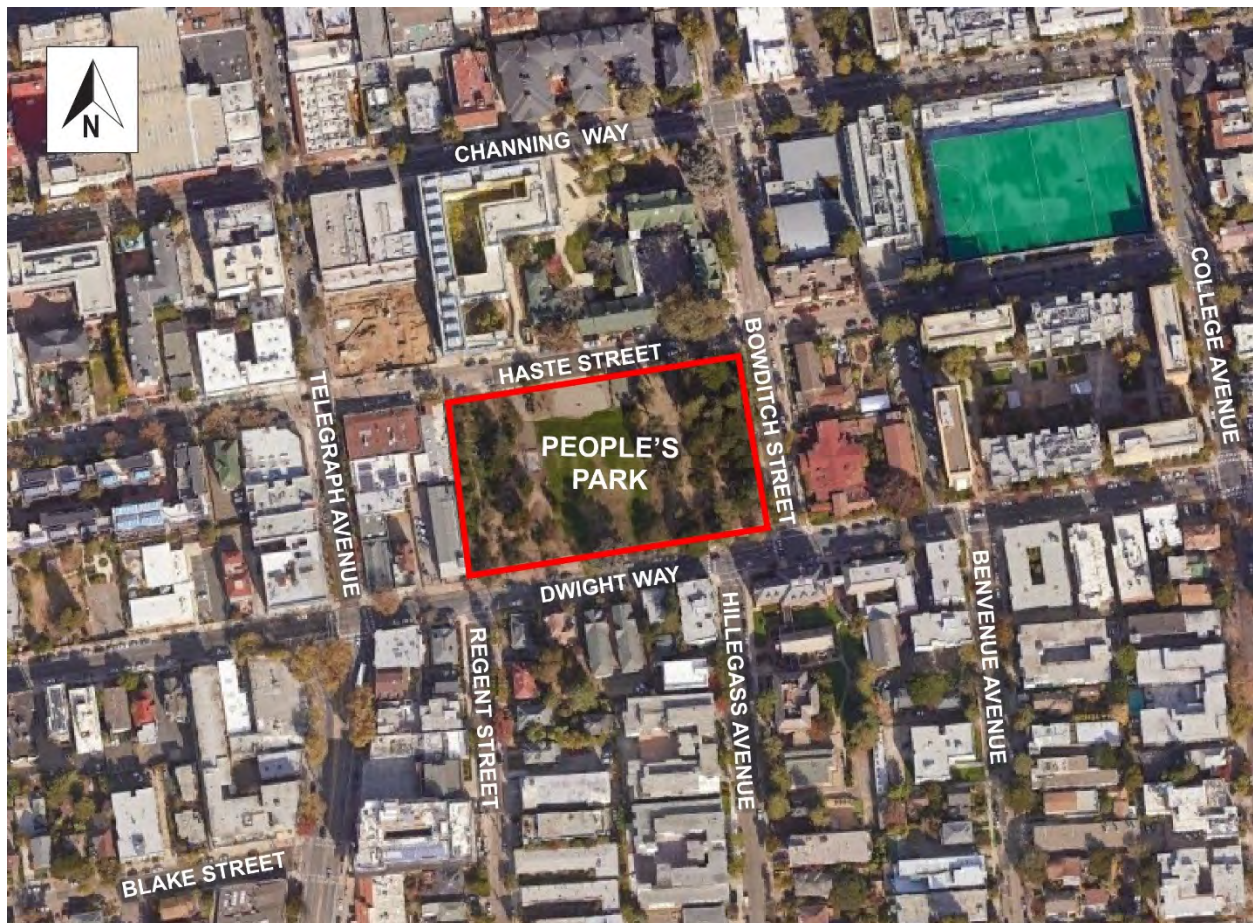


Figure 1. Aerial photograph of the proposed project area and surrounding area
(Google Earth 2019, amended by ARG).

¹ University of California, Berkeley, "University of California, Berkeley, People's Park Housing Project: Detailed Project Program," June 1, 2020.

To prepare the following HRTR, ARG:

- Conducted a site visit to examine and photograph the project site and surroundings on June 24, 2020.
- Reviewed proposed project drawings prepared by Leddy Maytum Stacy Architects (LMSA) and dated June 1, 2020, as well as other relevant project materials provided by the applicant.
- Reviewed historical documentation and prior evaluations pertaining to the project site and/or vicinity, including the State of California Department of Parks and Recreation (DPR) Historic Resources Inventory (HRI) form completed for the property in 1977, the City of Berkeley Landmark Application completed in 1984, and the draft People's Park National Register nomination.²
- Utilized online repositories including ProQuest's Digital Sanborn Maps, Newspapers.com, Newspaper Archive, California Historical Newspapers (NewsBank), the California Digital Newspaper Collection, the *Los Angeles Times* digital archive, the *San Francisco Chronicle* digital archives, the *New York Times* digital archive, the *Berkeley Barb* digital archive, and the JSTOR digital library to gather primary and secondary source information related to the development and use of People's Park.
- Worked with staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS), the Berkeley Architectural Heritage Association (BAHA), the City of Berkeley, and the University of California, Berkeley (UC Berkeley) to collect primary source documents and other archival materials to inform the significance and impact assessments of the HRTR. In-person research at these repositories was precluded by state, local, and private safety protocols enacted in response to the COVID-19 pandemic.

2. SUMMARY OF FINDINGS

In ARG's professional opinion, People's Park satisfies Criterion A of the National Register of Historic Places (National Register) and Criterion 1 of the California Register of Historical Resources (California Register) at the local level of significance for its association with social and political activism in Berkeley between 1969 and 1979, particularly with regard to UC Berkeley land use decisions. People's Park retains sufficient integrity to convey its significance, confirming its status as a historical resource under CEQA.

The construction and design of Housing Project #2 poses significant impacts to People's Park itself as well as multiple nearby historical resources. This report specifies measures that, if incorporated into the project, would mitigate those impacts, though one or more of those impacts could remain significant.

² Gray Allen Brechin, "People's Park," State of California Department of Parks and Recreation (DPR) Historic Resources Inventory (HRI) Form (September 1977); David Axelrod, "People's Park," City of Berkeley Department of Housing and Development Application Requesting Designation for Landmark Status (June 1984); People's Park Historic District Advisory Group, "People's Park," draft National Register of Historic Places Registration Form, September 21, 2020.

3. PROPERTY DESCRIPTION

The following section provides a physical description of People's Park. Additional photographs of the park are included in Appendix A, and alterations to the park are described in Section 5, Alterations.

People's Park is an informally developed community open space on Lot 1875-2, an approximately 2.8-acre expanse bound by Haste Street to the north, Bowditch Street to the east, Dwight Way to the south, and commercial development fronting Telegraph Avenue to the west (Figure 2). The park is situated at the southern edge of the City of Berkeley's Southside neighborhood, which is immediately south of and adjacent to the university's main campus, known as the Campus Park, and northwest of the Clark Kerr Campus. The Elmwood District, a primarily residential neighborhood, abuts the park to the south.

People's Park's immediate setting is characterized by a combination of residential, commercial, and institutional uses. Opposite the northern boundary of the park, Haste Street includes university institutional and residential buildings, including the Anna Head School complex, the Maximino Martinez Commons, and the Enclave dormitory. To the east, Bowditch Street includes religious buildings, including the First Church of Christ, Scientist, and the Vedanta Society Berkeley. To the south, Dwight Way consists primarily of residential buildings, many of which are set back from the sidewalk behind gated greenspace, as well as additional religious and institutional buildings including the First Baptist Church of Berkeley and the Berkeley Baptist Divinity School. The western boundary of the park is composed of densely developed retail outlets and businesses that front Telegraph Avenue to the west, as well as two narrow, multi-family residential buildings fronting Haste Street to the north and Dwight Way to the south, respectively.



Figure 2. Sketch map of People's Park identifying major features (Google Earth 2019, amended by ARG).

The park itself is a rectangular plot of relatively level, grassy land. Sidewalks line the northern, eastern, and southern boundaries, while the western boundary is delineated by a chain-link fence. The western third of the park is planted with a variety of mature trees and shrubs, with several rectangular garden plots situated near the sidewalk at the northeast. Dirt pathways, lined in places by wood boards, extend through the trees and gardens. Wood benches and hexagonal metal trash cans are scattered throughout this portion of the park. Near Haste Street are a wood lamppost with a single light and a signpost with hand-painted plywood signs reading "PEOPLES," "PARK," "POWER TO THE," "PEOPLE," and "EVERYBODY GETS A BLISTER" (Figure 3).



Figure 3. Trees, gardens, paths, and signage in western portion of People's Park, view south (ARG, June 2020).

Along the northern edge of the park, fronting the sidewalk along Haste Street, are a trash collection area, a basketball court, and a restroom facility. The trash collection area is paved with concrete pavers and features a wood barrier wall surrounding several metal waste containers. A small expanse of grass including a hexagonal metal trash can separates the trash area from the basketball court, which is located immediately to the east. The concrete-paved court is connected to the Haste Street sidewalk by a short stretch of concrete pavers and includes three basketball hoops suspended from metal poles (Figure 4). Metal lampposts, each with three lights, are located at the court's southwestern and southeastern corners, and a row of shrubs and small boulders line its eastern edge.



Figure 4. Basketball court and restroom in northern portion of People's Park, view southeast (ARG, June 2020).

A set of three wood steps near the northeastern corner of the court provide access to the restroom facility, which is encircled by a concrete paver walkway that connects to Haste Street sidewalk to the north. The restroom is a one-story, gable-roofed building constructed of concrete masonry units and painted with brightly colored murals. The primary entrance is located within a covered recess on the northern façade: two large openings covered by metal swinging doors lead to restrooms in the eastern and western portions of the building, and a metal single-leaf door centered beneath the roofline presumably leads to a utility or storage area in the center of the building. A louvered metal vent and a wall sconce are located high in the wall above the latter door. Three small, rectangular windows punctuate the east and west walls just below the roofline, providing lights into the restrooms (Figure 4).

A gently sloping grassy field is located in the center of the park. A brightly painted stage known variously as the People's Park Stage, the People's Stage, or the Free Speech Stage is located at the western edge of the field, which is delineated from the wooded area by a row of wood lampposts, each with one hanging light. The southern edge of the field is separated from the Dwight Way sidewalk by a line of short wood bollards. Two metal lampposts, each with two lights, and one mature silver dollar gum tree are located on the north side of the bollards. A park strip separating the Dwight Way sidewalk from the street contains additional trees.



Figure 5. Eastern portion of People's Park, view west (ARG, June 2020).

The eastern third of the park is planted with a variety of mature trees interspersed with patches of grass, packed-earth clearings, and winding dirt paths. Hexagonal metal trash cans, shrubs, small boulders, and wood benches are scattered throughout this portion of the park. Short wood bollards delineate the northern, eastern, and southern boundaries along Haste Street, Bowditch Street, and Dwight Way, respectively. Additional trees are planted in the park strips between the sidewalks and the street.

4. SUMMARY OF PRIOR EVALUATIONS

This section briefly summarizes prior evaluations of People's Park, which was designated as City of Berkeley Landmark #84 in 1984. As of this writing, the park is not listed in the National Register or the California Register, and it is not recorded in California's Built Environment Resource Directory (BERD).³

State of California Department of Parks and Recreation Historic Resources Inventory (1977)

A California HRI form was completed for People's Park in 1977. The form describes the property's appearance at the time and briefly summarizes the activities that occurred at and around the park in 1969, but it does not evaluate the property's significance with regard to the eligibility criteria of the National or California Registers (see Section 6).⁴

City of Berkeley Landmark Application (1984)

People's Park was designated as City of Berkeley Landmark #84 in 1984.⁵ The original application for designation summarizes the park's significance as follows:

The chief historical significance of People's Park is that it was one of the first and most famous examples of a parcel of derelict waste land spontaneously transformed into an innovative do-it-yourself park completely by community volunteers. That process of user development was not abandoned when the Park was demolished in May 1969 by order of the University of California at Berkeley under intense pressure by then-Governor Ronald Reagan. Other spontaneous people's parks and mini-parks sprang up around Berkeley and other areas. [...]

There are many "firsts" about People's Park. Berkeley had been known as being in the forefront of the progressive political movement throughout the Sixties and before. The People's Park battle was one of the first attempts to take the anti-war struggle from opposition and resistance to the realm of creating constructive alternatives to the problems of society. In so doing, the People's Park movement marked a transition from anti-war to environmental concerns. It is an oft-repeated sentiment at public forums to this day that the Park should be preserved and renewed as a Monument to Peace, in memory of the sacrifices made by those wounded, jailed and killed (James Rector) in 1969, and as a model of community-controlled open space.⁶

People's Park National Register Nomination (2020, pending)

In September 2020, the People's Park Historic District Advisory Group, a 501(c)(3) nonprofit organization, submitted a draft National Register nomination for People's Park to the California Office of Historic Preservation (OHP). No formal action on the nomination has been taken by OHP at the time of this writing. The draft nomination includes the following summary of significance:

People's Park is eligible for the National Register of Historical Places under Criterion A, the area of Social History and Politics/Government, for its association with student protests and counter-cultural activity in Berkeley, California during the 1960s. In Berkeley and the nation, the 60s upheavals were specific reactions to racism and repression, the Vietnam War, and serious violations of civil liberties. Protestors also advocated new forms of social democracy, personal

³ California Office of Historic Preservation, "Built Environment Resource Directory," accessed June 23, 2020, https://ohp.parks.ca.gov/?page_id=30338.

⁴ Brechin, "People's Park."

⁵ Axelrod, "People's Park."

⁶ Axelrod, "People's Park."

expression, cultural freedom, community planning, and environmental consciousness. But the activists faced a powerful conservative backlash of forces defending traditional values and established authority. No northern American city was more affected by these upheavals than Berkeley, and no single event brought together more of the conflicting forces of the decade than the struggle over People's Park. The period of significance is April and May of 1969, the months in which the actual conflict over People's Park took place. But the continuing existence of the park as a public open space allows it to represent the larger historical significance of the events of the 60s in Berkeley and their influence on contemporary American life and culture.



Figure 6. Aerial photograph showing historical properties in the immediate vicinity of People's Park (Google Earth 2019, amended by ARG).

Historical Resources in the Immediate Vicinity

An array of designated and potential historical resources are located within the immediate vicinity of the project area, which includes the cluster of buildings between People's Park and Telegraph Avenue and the buildings directly opposite People's Park on the north side of Haste Street, the east side of Bowditch Street, and the south side of Dwight Way (Figure 6). The immediate vicinity of the project area includes ten City of Berkeley Landmarks:

- 2538 Channing Way, Anna Head School for Girls (1892; 1911-1927), Berkeley Landmark #45
- 2502 Dwight Way, Mrs. Edmund P. King Building (1901), Berkeley Landmark #267

- 2506 Dwight Way, John Woolley House (1876), Berkeley Landmark #127
- 2524 Dwight Way, Alexander C. Stuart House (1891), Berkeley Landmark #224
- 2530 Dwight Way, George Edwards House (1886), Berkeley Landmark #204
- 2619 Dwight Way, First Church of Christ, Scientist (1910), Berkeley Landmark #5
- 2500 Haste Street, People's Bicentennial Mural (1976), Berkeley Landmark #122
- 2605 Haste Street, Casa Bonita Apartments (1928), Berkeley Landmark #226
- 2511 Hillegass Avenue, Baptist Divinity School (1918-1964), Berkeley Landmark #215
- 2503 Regent Street, Lucinda Reames House No. 1 (1902-1903), Berkeley Landmark #317

Additionally, the Anna Head School for Girls is listed in the National Register (National Register #80000795) and the First Church of Christ, Scientist is a National Historic Landmark (National Register #77000283). Photographs of these ten adjacent properties are included in Appendix B.

Proposed People's Park Historic District

The People's Park Historic District Advocacy Group recently formed to advocate for what it has identified as a "*de facto* historic district" encompassing People's Park and sixteen other Berkeley Landmarks within the park's vicinity.⁷ The advocacy group contends that the purpose of such a historic district would be "to document the sixties [1960s] in the context of the longer story of town/gown relations and to make sense of this important decade and its impact on the present and future."⁸ The People's Park Historic District Advocacy Group is currently in the initial planning phase of the historic district delineation and has yet to complete formal survey work or to compose a historic context statement, evaluation, or boundary justification for the cluster of Berkeley Landmarks surrounding People's Park.

According to a sketch map available on the People's Park Historic District Advocacy Group website and included in public comment received by UC Berkeley in response to the Notice of Preparation (NOP) (Figure 7), the Berkeley Landmarks proposed for inclusion within a People's Park Historic District are as follows:⁹

- 2538 Channing Way, Anna Head School for Girls (1892; 1911-1927), Berkeley Landmark #45

⁷ Daniella Thompson to UC Berkeley Planning (Raphael Breines), "LRDP Update and Housing Projects #1 and #2 EIR comments," email communication of April 10, 2020; Robert Ficher to UC Berkeley Planning, "UC Berkeley, EIR Project – Scoping Session," email communication of April 27, 2020.

⁸ Charles Wollenberg, "People's Park Historical District," *People's Park Historic District Advocacy Group*, accessed July 24, 2020, <http://peoplesparkhxdist.org/clients/>.

⁹ Daniella Thompson to UC Berkeley Planning (Raphael Breines), "LRDP Update and Housing Projects #1 and #2 EIR comments," email communication of April 10, 2020; "Clients," *People's Park Historic District Advocacy Group*, accessed July 27, 2020, <http://peoplesparkhxdist.org/clients/>. N.B., there is some discrepancy between the number of properties depicted on these sketch maps (sixteen properties, plus People's Park) and a resource count provided on the People's Park Historic District Advocacy Group website (eleven properties, plus People's Park). This report addresses the sixteen properties identified by the sketch map, as this was formally submitted to the University of California, Berkeley in response to the Notice of Preparation (NOP). The NOP was issued by the university on April 7, 2020 ("Public Notice: Preparation of an Environmental Impact Report: University of California, Berkeley Long Range Development Plan Update and Housing Projects #1 and #2," *Berkeley Capital Strategies*,

- 2547 Channing Way, Samuel G. Davis House (1899), Berkeley Landmark #79
- 2502 Dwight Way, Mrs. Edmund P. King Building (1901), Berkeley Landmark #267
- 2506 Dwight Way, John Woolley House (1876), Berkeley Landmark #127
- 2524 Dwight Way, Alexander C. Stuart House (1891), Berkeley Landmark #224
- 2530 Dwight Way, George Edwards House (1886), Berkeley Landmark #204
- 2619 Dwight Way, First Church of Christ, Scientist (1910), Berkeley Landmark #5
- 2500 Haste Street, People's Bicentennial Mural (1976), Berkeley Landmark #122
- 2526 Haste Street, People's Park (1969), Berkeley Landmark #84
- 2605 Haste Street, Casa Bonita Apartments (1928), Berkeley Landmark #226
- 2511 Hillegass Avenue, Baptist Divinity School (1918-1964), Berkeley Landmark #215
- 2503 Regent Street, Lucinda Reames House No. 1 (1902-1903), Berkeley Landmark #317
- 2508 Regent Street, Ellen Blood House (1891), Berkeley Landmark #220
- 2509 Regent Street, Lucinda Reames House No. 2 (1903), Berkeley Landmark #318
- 2511 Regent Street, William Wilkinson House (1903), Berkeley Landmark #319
- 2517 Regent Street, Mary J. Berg House (1901), Berkeley Landmark #315
- 2509-2513 Telegraph Avenue, Soda Water Works Building (1888, 1904-1905), Berkeley Landmark #271

Based on a survey of People's Park and related research completed for this report, ARG provides initial comments on the relationship between these resources and People's Park at the end of Section 7.

posted April 7, 2020, accessed November 3, 2020, <https://capitalstrategies.berkeley.edu/resources-notice/public-notice>).

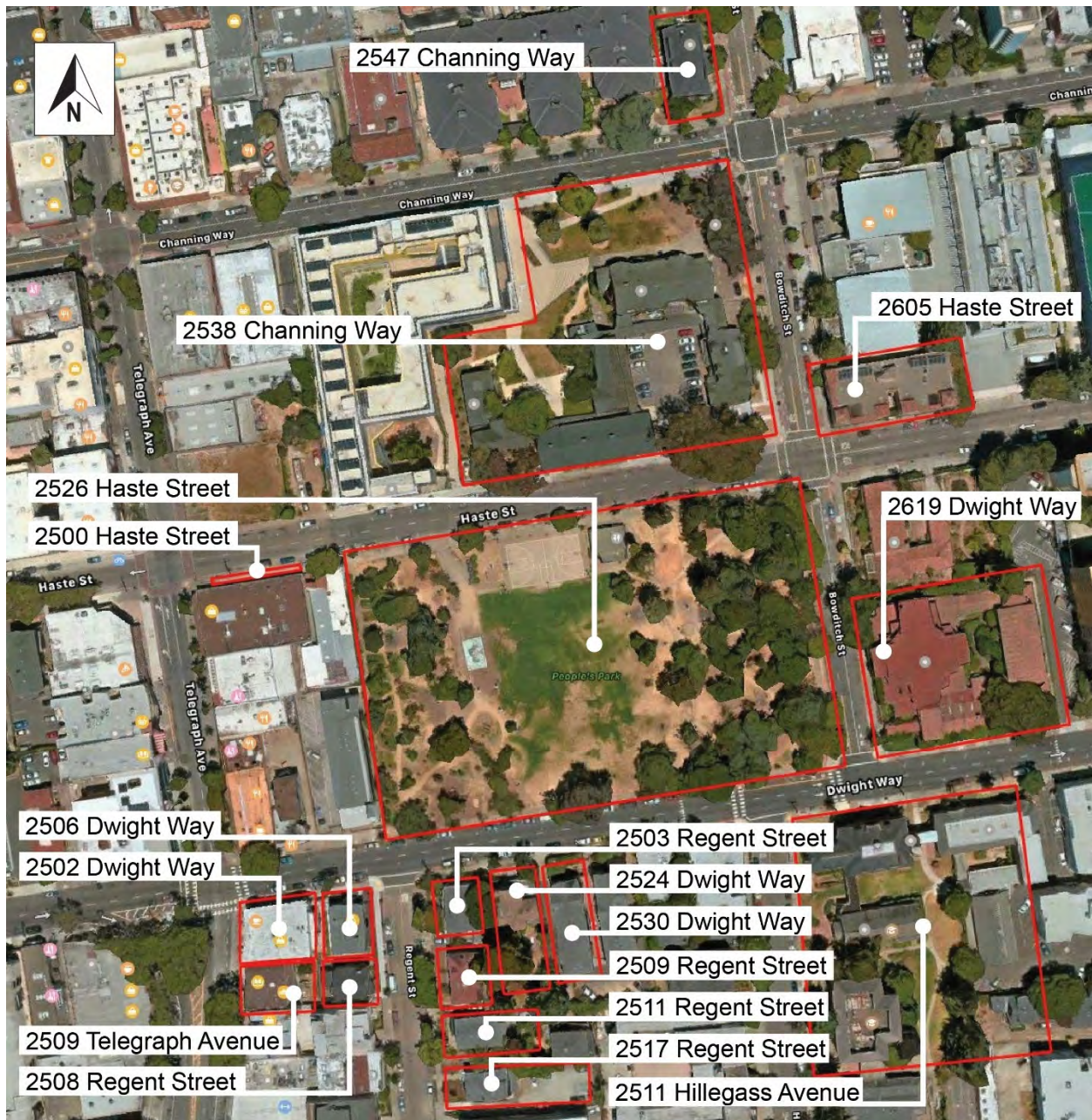


Figure 7. Sketch map depicting existing Berkeley Landmarks near People's Park, as identified by the People's Park Historic District Advocacy Group (Daniella Thompson to UC Berkeley Planning, "LRDP Update and Housing Projects #1 and #2 EIR comments," email communication of April 10, 2020; north arrow and address labels added by ARG).

5. HISTORICAL BACKGROUND

The following historical background describes the development and ongoing use of People's Park, providing context for the park's evaluation under National and California Register significance criteria in Section 6.

UC Berkeley and Campus Planning in the Postwar Era

University of California leadership began to develop the plan that would lead to its acquisition of the People's Park site in the early 1950s, prompted by the unprecedented increase in student enrollment that characterized the years following the end of World War II. The student population of UC Berkeley included 11,000 students in the 1944-45 academic year, 18,000 in the 1945-46 academic year, and 25,325 in the 1946-47 academic year.¹⁰ This influx of new students placed considerable strain on existing campus facilities, most of which were built to accommodate a much smaller student body, and underscored the need for a new approach to campus planning and development.

In 1956, the university adopted its first Long Range Development Plan (LRDP), an influential policy document that lent impetus to the emergence of a modern university campus. The 1956 LRDP addressed the full range of issues related to the student's campus experience: student housing, libraries and research laboratories, student and faculty support services, pedestrian circulation, and landscape and open space planning.¹¹ In an effort to accommodate necessary development while maintaining the campus's traditional, low-density character, the plan also called for university expansion into adjacent neighborhoods. This approach was particularly encouraged in the case of non-academic facilities, including student dormitories, administrative buildings, and athletic fields.

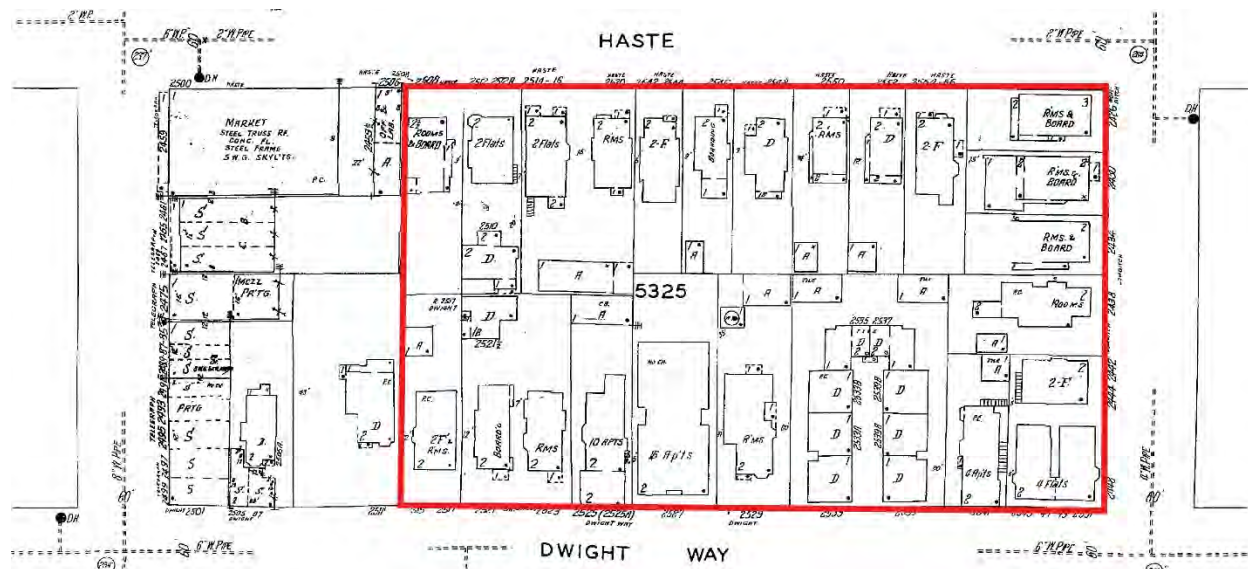


Figure 8. Sanborn Fire Insurance Map depicting Lot 1875-2 (the People's Park site) circa 1950, prior to university clearance (Sanborn Map Company, Insurance Maps of Berkeley, California, Vol. 1, Sheet 85 [1929-May 1950], amended by ARG).

¹⁰ Page & Turnbull, Inc. "University of California, Berkeley Long Range Development Plan and Campus Master Plan, Physical Campus Analysis: Historic Resource Assessment," prepared for the University of California, Berkeley (September 18, 2020), 37.

¹¹ Anthony S.C. Teo, ed., *Univer-Cities, Strategic View of the Future: From Berkeley and Cambridge to Singapore and Rising Asia*, Vol. 2 (Singapore: World Scientific Publishing, 2014), 47.

The 1956 LRDP specifically identified Lot 1875-2, the present site of People's Park, as one of several parcels that the university planned to acquire through its power of eminent domain and eventually develop as student dormitories.¹² Located near the southern edge of Berkeley's Southside neighborhood and within walking distance of the Campus Park, Lot 1875-2 comprised a densely developed group of residential properties including single-family homes, large houses inhabited by groups of students, and small-scale apartment buildings (Figure 8).¹³ Commercial development was concentrated along Telegraph Avenue, to the immediate west of the property, and a combination of residential, institutional, and religious development was located to the north, east, and south. This dense, varied mix of development was fairly typical of the Southside neighborhood, which developed in the mid- to late nineteenth century on land originally owned and subdivided by the university.¹⁴

University Acquisition and Clearance of Lot 1875-2, the People's Park Site

Nearly a decade passed before the University of California acted on its plans to acquire and develop the properties that comprised Lot 1875-2, a delay which the university attributed to a lack of financial resources. During this period, the university's looming plans for clearance and redevelopment created a disincentive for property owners to perform regular maintenance, and several of the dwellings on the People's Park site fell into disrepair.¹⁵ UC Berkeley Chancellor Roger Heyns, who would later give the order to fence and dismantle People's Park, suggested that "this area really deteriorated . . . because the people who owned the land that we hadn't yet acquired knew it was on the acquisition list, and they didn't keep it up."¹⁶ Vice Chancellor Earl F. Cheit later claimed that "70 per cent [of the buildings on the parcel] were 'economically beyond repair and most were in serious code violation.'"¹⁷

The area was also criticized by some members of the Berkeley and University of California communities for its perceived bohemian, nonconformist, or "Beatnik" population.¹⁸ In 1969, a university spokesperson described the site as "a concentration of hippies, radicals, rising crime, and a drug culture,"¹⁹ and Chancellor Heyns later accused it of "real social disorder."²⁰ Berkeley City Manager William Hanley stated "the area is home to the devotees of the drug culture and those that prey on them: the dope pushers, the hoodlums, the shakedown artists, and the pimps."²¹ In 1966, Berkeley police chief William Beall initiated intensive police patrols in the area, leading to numerous charges for jaywalking, loitering, possession of marijuana, and other nonviolent offenses. The increased attention inflated the area's crime statistics but did not necessarily reflect an actual increase in criminal activities,

¹² Tom Dalzell, *The Battle for People's Park, Berkeley 1969* (Berkeley, CA: Heyday, 2019), 1-2; Peter Allen, "The End of Modernism? People's Park, Urban Renewal, and Community Design," *Journal of the Society of Architectural Historians* 70, no. 3 (September 2011): 359-361.

¹³ The individual parcels were consolidated into the singular Lot 1875-2 following their acquisition by the university.

¹⁴ City of Berkeley, "Southside Plan" (September 27, 2011), 122-124.

¹⁵ Allen, "The End of Modernism?" 363.

¹⁶ Roger W. Heyns, *Berkeley Chancellor, 1965-1971: The University in a Turbulent Society, An Interview Conducted by Harriet Nathan in 1986* (Berkeley: Regents of the University of California, 1987), 82.

¹⁷ Larry Spears, "A Park Grows on U. C. Land," *Oakland Tribune*, April 29, 1969.

¹⁸ Allen, "The End of Modernism?" 363.

¹⁹ Dave Graber, "'Manifest Destiny': University Investigates Eviction of Students," *Daily Californian* (Berkeley, CA), February 15, 1968.

²⁰ Roger W. Heyns, *Berkeley Chancellor*, 82.

²¹ Dalzell, *The Battle for People's Park*, 4.

however.²² Residents from this period remembered the block as “like the rest of the South[side] area, full of families and renters and life.”²³

The University of California served eviction notices to those who lived on Lot 1875-2 in December 1967, breaking an earlier promise that the evictions would not occur as students prepared for final exams.²⁴ All but two of the buildings on Lot 1875-2 were demolished by July 1968. Of those that remained, one was moved west on Dwight Avenue, and one was moved to another residential neighborhood. With the exception of several remnant basements, lot clearance was complete by December 1968.²⁵



Figure 9. Views of Lot 1875-2 (the People's Park site) before and after university clearance in early 1968 (Daily Californian [Berkeley, CA], February 15, 1968).

Although the land had been cleared, the university's plan for developing student housing on Lot 1875-2 was abandoned due a lack of student interest and persistent budgetary constraints. Throughout the late 1960s and early 1970s, university students tended to reject on-campus dormitory housing in favor of off-campus accommodations; with the marked increase in sexual and other social freedoms, students of this period increasingly preferred private, flexible living arrangements over supervised dormitory residence.²⁶ Off-campus housing could also be found relatively cheaply, and students could avoid the year-long contracts demanded by university housing.²⁷ Vacancy rates in dormitories rose, and by the 1970s, Berkeley was ranked the lowest of all nine University of California campuses in priority for new housing.²⁸ Interviewed in early 1968 regarding the university's clearance of Lot 1875-2, graduate student Michael Lerner asked, ". . . why isn't the University buying up places like this and providing cheap places for students to live instead of spending a great deal of money to build dormitories in which nobody wants to live[?] Students fled the dormitories for this type of housing."²⁹

²² Dalzell, *The Battle for People's Park*, 4.

²³ Dalzell, *The Battle for People's Park*, 4.

²⁴ Dalzell, *The Battle for People's Park*, 6.

²⁵ Dalzell, *The Battle for People's Park*, 5.

²⁶ Allen, "The End of Modernism?" 363.

²⁷ Graber, "Manifest Destiny."

²⁸ Dalzell, *The Battle for People's Park*, 2.

²⁹ Graber, "Manifest Destiny."

At the same time, the postwar boom in state funding that had driven university expansion through the 1950s was significantly curtailed in the mid-1960s. Seeking to contain costs, the University of California Regents declined to fund additional residence hall development in Berkeley.³⁰ Consequently, Lot 1875-2 sat empty and undeveloped for nearly a year after the first homes and apartment buildings had been demolished. During this time, the future site of People's Park was unfenced, untended, and functioned primarily as a free, unattended parking lot for students and neighborhood visitors.³¹

Development of People's Park: "Everybody Gets a Blister"

Lot 1875-2 was developed into People's Park in late April 1969. The idea for a community park was not entirely new to Berkeley's counterculture scene: in early May 1968, members of the environmental activist group Ecology Action had converted a vacant lot at the southwest corner of Dwight Way and Telegraph Avenue into a park in honor of one of their founders, who had been killed in a car accident while en route to a Peace and Freedom Party convention. The park was officially named the Herrick Peace and Freedom Park, but a local underground newspaper, the *Berkeley Barb*, described it as a "people's park."³² The small park was developed by approximately a dozen volunteers and was initially met with support; according to one participant, law enforcement officers sent to investigate activities at the nascent park "really dug it. Especially when they found out it was a memorial park."³³ One officer reportedly suggested that the group approach the planning commission in a bid to make the park permanent. However, the City of Berkeley dismantled the small park a few weeks later, without incident, in order to construct a traffic cut-off at the intersection.³⁴

The desire for more community open space in the vicinity of Telegraph Avenue grew throughout late 1968 and early 1969. Following the removal of the Herrick Peace and Freedom Park, several local groups suggested that Lot 1875-2 would be an ideal space for a community park. In October 1968, the Telegraph Avenue Concerns Committee sent a letter to William Hanley, the Berkeley City Manager, asserting the need for gathering spaces for "art and cultural activities, social events, public meetings, and general activities," and urging that the city of Berkeley "authorize the planning and development of a mini-park and/or cultural plaza" on whatever portion of Lot 1875-2 was not developed by the university.³⁵ A group of area merchants apparently met with university officials in early 1969, asking that the university develop a park from what one underground news outlet termed "the mud-hole."³⁶ In March 1969, the *San Francisco Express Times*, another counterculture, underground newspaper, also opined that the empty lot "would make a good park."³⁷

³⁰ Allen, "The End of Modernism?" 364.

³¹ Sim Van Der Ryn, "People's Park: An Experiment in Collaborative Design – Can everyone be a designer? What are the risks, the necessity of challenging authority?" in *Design for Life: The Architecture of Sim Van Der Ryn* (Layton, UT: Gibbs Smith, 2005), 31.

³² "At People's Park, Just Water Plants to Keep Chuck Alive," *Berkeley Barb*, May 10-16, 1968.

³³ "At People's Park, Just Water Plants to Keep Chuck Alive."

³⁴ "At People's Park, Just Water Plants to Keep Chuck Alive"; "Bulldozer Gouges Away a Happy Dream," *Berkeley Barb*, May 24-30, 1968.

³⁵ Telegraph Avenue Concerns Committee, "Letter to William C. Hanley, Berkeley City Manager," October 28, 1968, reproduced in Dalzell, *The Battle for People's Park*, 13.

³⁶ *Instant News Service*, May 19, 1969, reproduced in Dalzell, *The Battle for People's Park*, 13.

³⁷ *San Francisco Express Times*, March 31, 1969, reproduced in Dalzell, *The Battle for People's Park*, 13.



Figure 10. Members of Ecology Action at work on the Herrick Peace and Freedom Park in early May 1968
("At People's Park, Just Water Plants to Keep Chuck Alive," Berkeley Barb, May 10-16, 1968).

The immediate origins of People's Park lie in an organizational meeting hosted by Michael Delacour, an antiwar activist, on April 15, 1969, at the clothing shop that he co-owned with his then-girlfriend, Liane Chu. The meeting at the Red Square Dress Shop, located near Lot 1875-2 at 2507 Dwight Way, comprised a group of young activists including Delacour and Chu, Wendy Schlesinger, John Algeo, Doug Bogen (later Doug Cooper), Paul Glusman, Stew Albert, Judy Gumbo, and Curtis Rosa.³⁸ They determined to redevelop Lot 1875-2 themselves, creating a community park from the muddy, rutted expanse of land that the university had cleared a year previously. Their plan gained rapid support in the Southside community. Jon Read, Mike Lyon, Art Goldberg, Frank Bardacke, William Crosby, William "Big Bill" Miller, Joseph Eric "Super Joel" Tornabene, Frank Bardacke, and Charles Palmer soon joined the original organizers in the core committee that would construct, and later defend, People's Park.³⁹

³⁸ Dalzell, *The Battle for People's Park*, 23; Stephanie Manning, "15th Anniversary of People's Park," *Berkeley Voice*, May 16, 1984.

³⁹ Dalzell, *The Battle for People's Park*, 24; Tim Findley, "The People Behind the Park," *San Francisco Chronicle*, May 30, 1969; Jon David Cash, "People's Park: Birth and Survival," *California History* 88, no. 1 (2010): 13; Allen, "The End of Modernism?" 366.

This small group of activists moved quickly to rally physical and financial support for their project. Wendy Schlesinger visited merchants along Telegraph Avenue, soliciting donation to buy sod, and Michael Delacour distributed a flyer announcing the construction of “a People’s Park and Meeting Place,” and calling for volunteers to “bring yourselves, your shovels, your hoes, rakes, hoses, grass, ideas, instruments, anything. Everyone in the community has something to offer.”⁴⁰ Stew Albert, a co-founder of the Youth International Party (the “Yippies”), issued a call for volunteers in the *Berkeley Barb*:

A park will be built this Sunday between Dwight and Haste. The land is owned by the University which tore down a lot of beautiful houses in order to build a swamp. [...] Bring shovels, hoses, chains, grass, paints, flowers, trees, bull dozers, top soil, colorful smiles, laughter and lots of sweat. [...] We want the park to be a cultural, political, freak out and rap center for the Western world. [...] We will show up on Sunday, and we will clear one third of the lot and do with it whatever our fantasy pleases. We could have a child care clinic or a crafts commune which would communicate its wares by having medieval-style fairs, a baseball diamond, a rock concert, or a place to think and sleep in the sun. [...] Come to the Dwight and Haste mud flat at one o’clock on Sunday, prepared to work. [...] Signed, Robin Hood’s Park Commissioner.⁴¹

At least 200 volunteers arrived at Lot 1875-2 on Sunday, April 20, 1969, bringing with them shovels and wheelbarrows, trees and flowers, a truckload of sod purchased from a farm in Vallejo, and a rented bulldozer.⁴² Thousands of people contributed to the construction of People’s Park in the four weeks between April 20 and May 15, 1969. The group was not formally organized and operated under a decentralized leadership model, a concept which was echoed in the organic, even chaotic, design of the park itself. Park co-founder Jon Read, a professional landscape architect who had graduated from UC Berkeley in 1961, may have prepared or advised Delacour on an initial design for the space, but development ultimately took on an intentionally improvisational and spontaneous character.⁴³ Volunteers graded the rutted landscape, laid sod and brick pathways, planted gardens and trees, and installed benches and playground equipment as they pleased. The developers and early supporters of the park asserted that “a plan was contrary to the spirit and purpose of a park wherein each person could be creative and get others to work on an idea if he could convince them of its values.”⁴⁴

By early May 1969, People’s Park was well-established and included a grassy lawn, gardens and copses of trees, a playground with swing sets and a sandbox, poetry-reading platform, an amphitheater, donated church pews used as park benches, art objects (including a set of large red-painted letters spelling out the word “KNOW”), a community bulletin board, and an informal “communal kitchen” where stews were cooked in large quantities in galvanized trash cans.⁴⁵ The western portion of the lot remained undeveloped and in use as a free parking lot (Figure 11).

⁴⁰ Interview with Andrew Phelps in Dalzell, *The Battle for People’s Park*, 48.

⁴¹ “Hear Ye, Hear Ye,” *Berkeley Barb*, April 18-24, 1969.

⁴² Craig Oren, “Would-Be University Parking Lot Becomes ‘Power to the People Park,’” *Daily Californian* (Berkeley, CA), April 22, 1969; “Instant Park in ‘Liberated’ Berkeley,” *San Francisco Chronicle*, April 21, 1969; Richard Brenneman, “The Bloody Beginnings of People’s Park,” *Berkeley Daily Planet*, April 20, 2004.

⁴³ Cash, “People’s Park: Birth and Survival,” 13; Allen, “The End of Modernism?” 366.

⁴⁴ Dalzell, *The Battle for People’s Park*, 24.

⁴⁵ Dalzell, *The Battle for People’s Park*, 29, 43, 58, 69; Sam Whiting, “People’s Park at 50: a recap of the Berkeley struggle that continues,” *San Francisco Chronicle*, May 12, 2019.

The people who came to develop and enjoy the park included a wide range of local residents, many of them involved with the counterculture movement. The unofficial park slogan, “everybody gets a blister,” was intended to convey the openness of the space and served as a general encouragement for anyone to become involved in the park’s design and development.⁴⁶ To illustrate the variety of those who supported the development and mission of People’s Park, Jerry Rubin, organizer of the Vietnam Day Committee and cofounder of the Yippies, wrote that visitors included “hippies, students, yuppies, fraternity boys, sorority girls, Panthers, middle-class people.”⁴⁷ A reporter for the *San Francisco Chronicle* confirmed that “the park’s appeal seems to cut across political, social and racial lines,” although the same newspaper later noted that forty-eight local residents “signed a petition demanding that the police put a stop to all-night bongo-drumming, shouting, dancing, love-making, alleged dope peddling.”⁴⁸ The *Los Angeles Times* reported that “all kinds of people were attracted to the park. There were genuine hippies [...] There were students. There were, in the vernacular of the hippies, ‘straight people.’ There were mothers looking for a place for their children to play.”⁴⁹

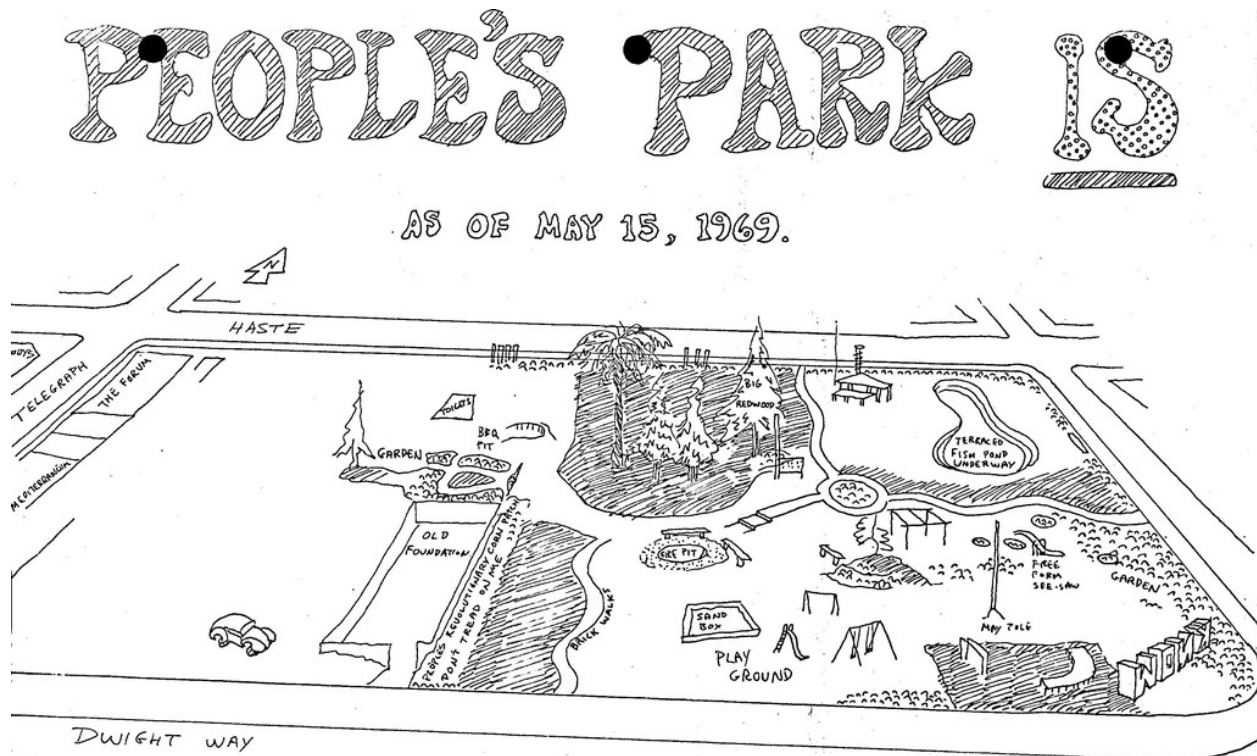


Figure 11. People's Park as of May 15, 1969, artist unknown
(Graduate Theological Union, Berkeley Free Church Collection, GTU 89-5-016).

⁴⁶ Findley, “The People Behind the Park.” The slogan may have been coined by park founder Michael Delacour, who is quoted in this article.

⁴⁷ Jerry Rubin, *Do It!: Scenarios of the Revolution* (New York: Simon and Schuster, 1970), 228.

⁴⁸ Don Wiegars, “The End in Sight: ‘Peoples’ Park’ is Threatened,” *San Francisco Chronicle*, May 1, 1969; “The Week’s News in Review: Battle of the Park,” *San Francisco Chronicle*, May 25, 1969.

⁴⁹ John Kendall and William Endicott, “The Confrontation: Berkeley: Birth, Growth of ‘War,’” *Los Angeles Times*, May 30, 1969.

University Action against People's Park: Bloody Thursday

For nearly three weeks after ground was broken on People's Park, UC Berkeley took no action against the park or its community developers.⁵⁰ To the contrary, university Vice Chancellor F. Cheit told a reporter from the *Oakland Tribune* that "the park people are 'very generous to improve the university's land in this way.'"⁵¹ In late April 1969, the university issued a statement, later quoted in the *Berkeley Daily Gazette*, noting that "no one can live in this area without appreciating the need for open green spaces and park facilities."⁵² The university's College of Environmental Design, in particular, was and would continue to be supportive of the "participatory design" displayed by park users and developers.⁵³

Despite this tacit approval of People's Park, and despite some of the park's supporters' confidence that university officials "[wouldn't] dare tear it down," the university remained committed to developing the People's Park site.⁵⁴ However, its focus had changed from student housing to recreation: in early April, the university's Outlay Review Board had asserted a "desperate need" for an intramural soccer field and identified Lot 1875-2—at the time, a vacant dirt lot—for its development. On April 28, 1969, a week after volunteers had graded and laid sod at People's Park, Vice Chancellor Cheit announced that construction of the intramural field would soon begin. Despite assurances that the university would notify park supporters before construction commenced, rumors that the administration would bulldoze the park at dawn on April 29 sparked a rally of approximately 100 park supporters. When no bulldozers arrived, the activists "improvised a sunrise ceremony to drive out the evil spirit of Vice Chancellor Budd Cheit."⁵⁵ In response, Cheit reiterated that, "when we are ready to proceed, it will be announced and not a sneak basis."⁵⁶

The knowledge of impending university clearance notwithstanding, community development and recreational activity at People's Park continued through early May 1969. On May 8, Chancellor Heyns directed the university's advisory committee on housing and environment to assist in further modification of the university's redevelopment plan and to discuss ideas with students. He also directed the head of the committee, architecture professor Sim Van der Ryn, "to serve as an intermediary with the park people, primarily to urge them to stop work and produce a representative committee for negotiations."⁵⁷ Ryn struggled with these directives, as the concepts of centralized authority and representative government were in opposition to the foundational ideologies of People's Park.⁵⁸

On Saturday, May 10, 1969, the advisory committee on housing and environment held an open meeting on Berkeley's campus and allowed proponents of People's Park to present arguments against the university's redevelopment of the site. More than 100 people attended the meeting, and more than 30 spoke in favor of retaining the community-developed park. Speakers stressed the social and recreational benefits of the park; one unidentified professor argued that its development was an important learning experience for students, and estimated "that on weekdays an average of 40 registered Cal students

⁵⁰ Dalzell, *The Battle for People's Park*, 75.

⁵¹ Spears, "A Park Grows on U. C. Land."

⁵² "People's Park," *Berkeley Daily Gazette*, April 30, 1969.

⁵³ "Resolution Put Forth by the Faculty of UC Berkeley's College of Environmental Design," May 15, 1969, reproduced in Dalzell, *The Battle for People's Park*, 29.

⁵⁴ Spears, "A Park Grows on U. C. Land."

⁵⁵ Dalzell, *The Battle for People's Park*, 75.

⁵⁶ Spears, "A Park Grows on U. C. Land."

⁵⁷ Kendall and Endicott, "The Confrontation."

⁵⁸ Kendall and Endicott, "The Confrontation."

were working in the park while on weekends the average when up to 100.”⁵⁹ Ominously, several speakers “warned of a possible ‘bloodbath’ [...] if the youth abiding in the area of Telegraph Ave. do not have their park.”⁶⁰

Three days after park proponents had met with the Chancellor’s Advisory Committee, Chancellor Roger Heyns announced in a press release, “We have to put up a fence and re-establish the conveniently forgotten fact that the field is indeed the university’s, and to exclude unauthorized persons from the site . . . The fence will give us time to plan and to consult.”⁶¹ A group called the “Madmen” responded to the press release by posting a message on a bulletin board in People’s Park, claiming that they would destroy \$5 million worth of university property should it move forward with plans for development.⁶² At this time, the university’s plans for the site included construction of a recreational field on the western portion of the site, with “some chance” that the northeast corner of the site could be “a possible haven for children,” possibly a playground or pocket park.⁶³

Heyns did not specify the date on which the fence would be erected, but the university moved quickly after his announcement on May 13, 1969. At around 3:00 a.m. on Wednesday, May 14, 1969, Berkeley police and university workers posted fifty “no protesting” signs on all sides of People’s Park.⁶⁴ Despite their initial reluctance to form a representative committee, park supporters quickly established an eleven-person negotiating team to represent their interests against the university; however, both Chancellor Heyns and Vice Chancellor Cheit had left Berkeley on business, and no negotiations took place. About seventy-five people stood vigil at the park overnight, determined to prevent university redevelopment activities from proceeding.⁶⁵

Before dawn on May 15, 1969, a day that would later be known as “Bloody Thursday,” between 250 and 275 law enforcement officers from the university’s campus police force, the Berkeley Police Department, the Alameda County Sheriff’s office, and the California Highway Patrol (CHP) surrounded the park. “Lt. Robert Ludden of the Berkeley Police told the supporters, ‘You are on university land. If you don’t disperse, you will be arrested for trespassing. Remove yourself outside the police lines to avoid arrest and any difficulty.’”⁶⁶ All but three of the park supporters, many of whom had been sleeping when law enforcement arrived, dispersed; these three, all young men between the ages of 19 and 22, were arrested without further incident and charged with trespassing.⁶⁷

⁵⁹ “People’s Park Supporters Plead Case in Berkeley,” *San Francisco Sunday Examiner & Chronicle*, May 11, 1969.

⁶⁰ “People’s Park Supporters Plead Case in Berkeley.”

⁶¹ “UC to Fence People’s Park,” *San Francisco Chronicle*, May 14, 1969; “The Week’s News in Review: Battle of the Park.”

⁶² “275 Cops in Raid on ‘People’s Park,’” *Oakland Tribune*, May 15, 1969.

⁶³ “UC to Fence People’s Park.”

⁶⁴ Brenneman, “The Bloody Beginnings of People’s Park.”

⁶⁵ Kendall and Endicott, “The Confrontation”; Brenneman, “The Bloody Beginnings of People’s Park”; Dalzell, *The Battle for People’s Park*, 75.

⁶⁶ Dalzell, *The Battle for People’s Park*, 75.

⁶⁷ “275 Cops in Raid on ‘People’s Park’”; Kendall and Endicott, “The Confrontation.”

With People's Park cleared of supporters and activities, the first fencing company truck and bulldozer arrived before 6:00 a.m.⁶⁸ The police supervised the area while workers erected an eight-foot-tall chain-link fence around the perimeter of the park, destroying many of the recently planted trees and gardens in the process.⁶⁹ A reduced contingent of law enforcement officers continued to occupy the site after the fence was completed, sitting on the park's benches and playground equipment (Figure 12).



Figure 12. Law enforcement officers sit on benches in People's Park on the morning of May 15, 1969 (Stephen Shames/Polaris, photo permissions pending).

Meanwhile, the park's supporters spread word of the university's actions and began calling for protests against the fence and police occupation of People's Park. By 9:00 a.m., the park's negotiating committee had put out a leaflet announcing a rally on the university campus at noon that day. The news spread rapidly via leaflet, a phone tree, and word-of-mouth, and by noon, thousands of people had gathered at UC Berkeley's Sproul Plaza.⁷⁰ Located at the southern edge of the Campus Park, less than half a mile north of People's Park, Sproul Plaza was the established center for student political activity and demonstration. It had been designated as an "open discussion area" for students following the Free Speech Movement of 1964-1965 and was the site of many anti-Vietnam War protests in the 1960s.⁷¹

⁶⁸ Dalzell, *The Battle for People's Park*, 76; "275 Cops in Raid on 'People's Park.'"

⁶⁹ "The Week's News in Review: Battle of the Park"; Dalzell, *The Battle for People's Park*, 76.

⁷⁰ Dalzell, *The Battle for People's Park*, 86.

⁷¹ Kelley & VerPlanck Historical Resources Consulting, "California Student Center/Lower Sproul Plaza, University of California-Berkeley, Berkeley, California, Historic Structure Report," prepared for Department of Physical and Environmental Planning, University of California-Berkeley, July 15, 2009; Martin Meyerson (Acting Chancellor of the University of California, Berkeley), "Time, Place and Manner Statement," January 13, 1965, from the "Free Speech Movement Digital Archive" of the Bancroft Library, Berkeley, California.

Dan Siegel, who was a second-year law student and the Associated Students of the University of California (ASUC) president-elect at the time, recalled that “on May 15, [1969,] people just assumed that there would be a rally [at Sproul Plaza] at noon—there was every day.”⁷²

On this particular day, the plaza had been previously reserved by Michael Lerner on behalf of the New Left Forum, for a rally regarding the Middle East crisis. However, Lerner agreed to modify his agenda and rally's focus in light of the morning's events. Speakers included Michael Lerner, of the New Left Forum; Denise Levertov, a poet and UC Berkeley professor of English; Paul Jacobs, a Bay Area writer and activist; Reverend Richard York, pastor of the Berkeley Free Church; Leslie Russell, a representative of the American Federation of State, County and Municipal Employees (AFSCME) union; and Dan Siegel, the ASUC president-elect. Activists Shari Whitehead and Tom Hayden were also scheduled to speak, but Siegel's speech would be the last of the day.

According to Berkeley police logs and a report later prepared by the California Office of the Governor, Siegel took the microphone on the steps of Sproul Plaza at 12:36 p.m. His brief speech regarding the university's fencing of People's Park ended with the following, which was interpreted by many members of the crowd as a call to action:

Now, we have not yet exactly decided what we are going to do. But there are some plans. I have a suggestion, let's go down to the People's Park, because we are the people. But a couple of things, a couple of points I would like to make. If we are to win this thing, it is because we are making it more costly for the university to put up its fence than it is for them to take down their fence. What we have to do then, is maximize the cost to them, minimize the cost to us. So what that means is, people, be careful. Don't let those pigs beat the shit out of you. Don't let yourselves get arrested on felonies. Go down there and take the park.⁷³

Siegel later stated that he had not finished his speech when the police cut the sound system, just as he was speaking the last phrase—recalled variously as “take back the park,” “take over the park,” and “take the park.”⁷⁴ At this point, “as if by signal,” several thousand student protestors and park supporters moved south across Bancroft Way, leaving the university campus, and continued down Telegraph Avenue toward People's Park. Law enforcement officers met the crowd before it reached Haste Street, which borders the park to the north.⁷⁵

⁷² Quoted in Dalzell, *The Battle for People's Park*, 89.

⁷³ Dalzell, *The Battle for People's Park*, 89; State of California Office of the Governor, “The ‘People's Park’: A Report on a Confrontation at Berkeley, California, Submitted to Governor Ronald Reagan,” July 1, 1969, from the “Reagan, Ronald: Gubernatorial Papers, 1966-74: Press Unit” of the Ronald Reagan Presidential Library Digital Library Collections, 16.

⁷⁴ Dalzell, *The Battle for People's Park*, 89; State of California Office of the Governor, “The ‘People's Park,’” 16. Siegel would later be arrested and charged with violating section 404.6 of the California Penal Code, “Inciting a Riot” for his words; he maintained that he had not intended to “send people into action.” He was represented in court by Mal Burnstein and was acquitted (Dalzell, *The Battle for People's Park*, 89-90).

⁷⁵ Kendall and Endicott, “The Confrontation.”

A violent confrontation ensued. Protestors opened a fire hydrant at the corner of Telegraph Avenue and Haste Street, which park co-founder Michael Delacour remembered as “a typical feature in marches and demonstrations and riots on Telegraph.”⁷⁶ Police “reported rocks, bottles and other missiles were being thrown by the marchers and spectators along Telegraph.”⁷⁷ In turn, the protestors reported being physically beaten back by law enforcement.⁷⁸ At 12:48 p.m., about ten minutes after the crowd had departed Sproul Plaza, police began to deploy tear gas in an attempt to drive the protestors north, away from People's Park and back toward the campus.⁷⁹



Figure 13. Law enforcement officers confront protestors on May 15, 1969
(Gordon Peters for the San Francisco Chronicle, 1969, photo permissions pending).

As the crowd continued to grow and advance toward the park, California Governor Ronald Reagan's Chief of Staff, Edwin Meese III, called in law enforcement from other jurisdictions. Eventually, between 500 and 800 officers were called in to police the demonstrations on Telegraph Avenue.⁸⁰ They continued to drive back protestors using batons, canisters of tear gas, and shotguns loaded with rock salt, birdshot, and double-aught buckshot.⁸¹ Some of the protestors on the streets and the rooftops of adjacent buildings threw projectiles including bottles, bricks, rocks, sections of pipe, and other materials at law enforcement. A city-owned vehicle was set alight, and one CHP officer received a superficial chest wound from a knife.⁸²

⁷⁶ Dalzell, *The Battle for People's Park*, 93.

⁷⁷ Kendall and Endicott, “The Confrontation.”

⁷⁸ Dalzell, *The Battle for People's Park*, 91-93.

⁷⁹ Kendall and Endicott, “The Confrontation.”

⁸⁰ Dalzell, *The Battle for People's Park*, 91; “The Week's News in Review: Battle of the Park.”

⁸¹ “Patrolling Site of Riot: National Guard in Berkeley,” *Desert Sun* (Palm Springs, CA), May 16, 1969; Kendall and Endicott, “The Confrontation.”

⁸² Kendall and Endicott, “The Confrontation.”

City officials later reported that forty-three protestors and uninvolved bystanders were injured by gunfire that day, and nearby Herrick Memorial Hospital was forced to implement its disaster plan in order to quickly admit and treat those who were injured.⁸³ Several news outlets reported that as many as 128 people sustained some form of injury related to the demonstration and reaction by law enforcement.⁸⁴ Allen Blanchard, a carpenter who had been watching the events unfold from the roof of the Telegraph Repertory Cinema at 2519 Telegraph Avenue, was permanently blinded by birdshot fired by a police officer.⁸⁵ James Rector, who was visiting friends in Berkeley, was struck in the left side by three double-aught buckshot pellets while standing with a group of onlookers atop Granma Books at 2509 Telegraph Avenue (Figure 14). He was taken to Herrick Memorial Hospital, where he died four days later from residual buckshot lodged in his aorta.⁸⁶ Eyewitnesses reported that neither Blanchard nor Rector had been involved in throwing projectiles at law enforcement.⁸⁷ A coroner's inquest later concluded that Rector's death was a "justifiable homicide" committed by an "unknown and unidentifiable Alameda County sheriff's deputy."⁸⁸



Figure 14. Bystanders cover James Rector, who was hit with buckshot while observing the People's Park protest from the roof of nearby 2509 Telegraph Avenue (Vince Maggiora for the San Francisco Chronicle, 1969, photo permissions pending).

⁸³ "The Week's News in Review: Battle of the Park"; Kendall and Endicott, "The Confrontation"; "United States of America Congressional Record: Proceedings and Debates of the 91st Congress, First Session," vol. 115, pt. 11 (May 1969 to June 9, 1969): 14948.

⁸⁴ "Militants Vow to Shut Down Berkeley," *San Francisco Examiner*, May 17, 1969.

⁸⁵ Dalzell, *The Battle for People's Park*, 139.

⁸⁶ "Riot Victim's Mother: Plea to End Turmoil," *San Francisco Chronicle*, May 21, 1969; Dalzell, *The Battle for People's Park*, 125; Kendall and Endicott, "The Confrontation."

⁸⁷ Kendall and Endicott, "The Confrontation"; Dalzell, *The Battle for People's Park*, 149.

⁸⁸ Dalzell, *The Battle for People's Park*, 125; Wallace Turner, "Aides in Oakland Defend Deputies: Prosecutor Denounced for Pressing Indictment of 12," *New York Times*, February 4, 1970.

National Guard Involvement and Demonstrations in the Aftermath of Bloody Thursday

California Governor Ronald Reagan had declared a state of emergency in Berkeley in early February 1969, at the height of the Third World Liberation Front strike, and this had not yet been rescinded when violence erupted over the university's fencing of People's Park a few months later. Following the events of May 15, 1969, Berkeley Mayor Wallace Johnson and City William C. Manager asked "that the anti-loitering and antistreet rally measures [of the declaration] be invoked."⁸⁹ With the support of Alameda County Sheriff Frank Madigan, they also requested that the National Guard be called.⁹⁰ Relying on his existing declaration, Governor Reagan ordered three battalions of the 49th Infantry Brigade of the California Army National Guard to Berkeley on Friday, May 16, 1969. More than 2,000 guardsmen based throughout northern California moved into the city, setting up a command post at the Berkeley Hall of Justice. The majority bivouacked at the Berkeley Marina (3.5 miles to the west), but a small number set up tents in People's Park itself.⁹¹

In Berkeley, the Guardsmen enforced a 10:00 p.m. to 6:00 a.m. curfew as well as a ban on public assemblies and the use of sound or voice amplifiers. Portions of Shattuck Avenue and Telegraph Avenue, business districts to the west of People's Park, were cordoned off entirely. What the *Los Angeles Times* described as a "tense peace" held through the weekend of May 17-18, 1969, but an estimated 2,000 people gathered to march through the city's main business district on Monday, May 19.⁹² This was dispelled by the National Guard, with only "minor skirmishes."⁹³

The following day, Tuesday, May 20, a group of 500 protestors gathered at Chancellor Heyns's residence; National Guard troops subsequently drove them from the property using tear gas. By far the most extreme law enforcement response occurred slightly later that day, when more than 2,000 people gathered for a silent "funeral march" in memory of James Rector, who had died in Herrick Hospital the night before.⁹⁴ The group attempted to march from the university's campus to the downtown business district, but "they were turned back by guardsmen and herded into a tight corral near Sproul Plaza."⁹⁵ A National Guard helicopter then made two passes over the plaza, dispensing tear gas mixed with a white coloring agent "for psychological effect" onto the crowd below (Figure 15).⁹⁶ Wind spread the gas across the campus, so that it permeated classrooms, libraries, and Cowell Hospital, and across the recreation and residential areas in nearby Strawberry Canyon.⁹⁷ Brigadier General Bernard Nurre of the National Guard stated that the attack was necessary because "guardsmen were being threatened by furniture thrown from windows of campus buildings," but this claim has been disputed by demonstrators who were present.⁹⁸

⁸⁹ "United States of America Congressional Record: Proceedings and Debates of the 91st Congress," 14948.

⁹⁰ "United States of America Congressional Record: Proceedings and Debates of the 91st Congress," 14948

⁹¹ Dalzell, *The Battle for People's Park*, 169.

⁹² Kendall and Endicott, "The Confrontation."

⁹³ Kendall and Endicott, "The Confrontation."

⁹⁴ "Copter Breaks up Berkeley Crowd: Stinging Powder, Dropped from Air, Ends 'Funeral' for a Gunshot Victim," *New York Times*, May 21, 1969.

⁹⁵ "The Week's News in Review: Battle of the Park." Demonstrators recall being allowed to enter the plaza but being prevented by the police and National Guard when they made attempts to leave campus; both the police and the Guard deny this (Dalzell, *The Battle for People's Park*, 219, 225).

⁹⁶ "It Was Tear Gas—But 'Scary' White," *San Francisco Chronicle*, May 21, 1969.

⁹⁷ Kendall and Endicott, "The Confrontation."

⁹⁸ Kendall and Endicott, "The Confrontation."

Protests and demonstrations, against both the university's plans to redevelop People's Park and law enforcement's treatment of demonstrators and bystanders, continued through that week despite the presence of the National Guard. Nearly 500 people were arrested following a faculty-led march through the Shattuck Avenue business district on Thursday, May 22, including many nonparticipants.⁹⁹ The charges were later dismissed.¹⁰⁰ Outside of Berkeley, students at University of California campuses in Santa Cruz, Los Angeles, and San Diego held their own demonstrations in solidarity with the People's Park protestors, calling for the resignation of Chancellor Heyns and amnesty for students that had been arrested in Berkeley.¹⁰¹ In Sacramento, around 7,500 students marched on the capitol and demanded Governor Reagan's immediate withdrawal of National Guard troops.¹⁰² In San Francisco, rock bands Jefferson Airplane and Creedence Clearwater Revival headlined a benefit show at the Winterland concert hall, with ticket sales to supplement a bail fund created for those arrested in the course of the People's Park protests.¹⁰³



Figure 15. A National Guard helicopter dispenses tear gas over protestors in Sproul Plaza on May 20, 1969 (Peter Breinig for the San Francisco Chronicle, 1969, photo permissions pending).

⁹⁹ Kendall and Endicott, "The Confrontation"; Dalzell, *The Battle for People's Park*, 241, 245; "Arrests in Downtown Berkeley," *San Francisco Chronicle*, May 25, 1969.

¹⁰⁰ Dalzell, *The Battle for People's Park*, 241; "Arraignment in Mass Berkeley Arrests," *San Francisco Chronicle*, May 26, 1969.

¹⁰¹ "Other UC Campuses Support the Protest," *San Francisco Chronicle*, May 22, 1969.

¹⁰² "Reagan, Students Share Frustration Following March," *Santa Cruz Sentinel*, May 27, 1969; "The Week's News in Review: Berkeley, Surrealist City," *San Francisco Chronicle*, June 1, 1969.

¹⁰³ Ralph J. Gleason, "On the Town: Buffy and Other Berkeley Sounds," *San Francisco Chronicle*, May 26, 1969.

UC Berkeley's own Academic Senate met on May 23, 1969, and devised a statement demanding the immediate withdrawal of military and police forces from Berkeley, the removal of the fence around People's Park, and "the implementation of the concept of the College of Environmental Design that part of the lot be used as an experimental community-generated park."¹⁰⁴ A few days later, a group of Berkeley students and residents began work on a second user-developed park, the People's Park Annex or People's Park No. 2, on land owned by the Bay Area Rapid Transit District (BART) at Hearst and Grant streets. Authorities made no effort to dismantle this park at the time, though it was raided by police on June 6, 1969. It would later be formalized as part of present-day Ohlone Park.¹⁰⁵

Demonstrations and protests in Berkeley continued through the end of May 1969, culminating in a march of 20,000 to 30,000 people on Friday, May 30. To date, this remains the largest organized demonstration in Berkeley's history.¹⁰⁶ Around 700 demonstrators attended a "peace training," offered by Peter Bergel of the Free University of Berkeley at Le Conte Elementary School the evening before the march. These trained "peace marshals" spread throughout the crowd, which gathered at the People's Park Annex and began to march toward People's Park in the early afternoon. A delegation of Hells Angels led the march on their motorcycles, and the San Francisco Mime Troupe's Guerilla Band played. Some marchers carried sod with them and stopped occasionally to create short-lived micro-parks along the route.¹⁰⁷ Quaker activists handed out thousands of daisies, to police officers and National Guardsmen as well as to marchers and bystanders.¹⁰⁸ John Lennon and Joan Baez were interviewed on local radio station KSAN during the march and voiced their support of the peaceful protest.¹⁰⁹

The march ended at People's Park, where it concluded peacefully and without the removal of the fence, as many of the park's founders and more radical supporters had called for earlier in the week. At 5:00 p.m., Berkeley police announced via loudspeaker that the crowd should disperse. The marchers left the area without incident, many of them returning to the People's Park Annex for a celebration. Despite the demonstration's immense turnout and the absence of aggressive law enforcement response or arrests, some park activists felt that the demonstration was a failure. Dan Siegel, whose speech at Sproul Plaza had prefaced the protests and law enforcement confrontations of Bloody Thursday, said that "it was a big disappointment because the march didn't address the park issue."¹¹⁰ Other activists and locals regarded the march as a success, as it largely marked the end of violent conflict over People's Park and

¹⁰⁴ "UC Academic Senate to Meet Again on Crisis," *San Francisco Chronicle*, May 26, 1969.

¹⁰⁵ "Students at UC Berkeley Start New 'People's Park,'" *Los Angeles Times*, May 26, 1969; "New Site for People's Park Developing," *Desert Sun* (Palm Springs, CA), May 26, 1969; "Join the Struggle for the People's Park," *Instant News Service* (Berkeley, CA), May 28, 1969; "Berkeley Park Raid Explained by Chief," *San Francisco Examiner*, June 11, 1969; Stephen Most, "Celebrating Ohlone Park, born in protest 50 years ago," *Berkeleyside*, April 10, 2019; "Ohlone Park," *City of Berkeley*, accessed July 2, 2020, [https://www.cityofberkeley.info/Parks Rec Waterfront/Trees Parks/PARKS_OHLONE_PARK\(1\).aspx#:~:text=A%20portion%20of%20the%20park,dicated%20on%20June%207%2C%201979](https://www.cityofberkeley.info/Parks%20Rec%20Waterfront/Trees%20Parks/PARKS_OHLONE_PARK(1).aspx#:~:text=A%20portion%20of%20the%20park,dicated%20on%20June%207%2C%201979).

¹⁰⁶ Tom Dalzell, "May 30, 1969: The final scene in the powerful first act of Berkeley's People's Park," *Berkeleyside*, May 30, 2018.

¹⁰⁷ Dalzell, *The Battle for People's Park*, 280-281; "Flower Power Rules the Day," *San Francisco Chronicle*, May 31, 1969.

¹⁰⁸ Dalzell, *The Battle for People's Park*, 288.

¹⁰⁹ "Lennon and Joan Baez Phone in to Berkeley," *San Francisco Chronicle*, May 31, 1969.

¹¹⁰ Dalzell, *The Battle for People's Park*, 292.

the removal of military forces from Berkeley.¹¹¹ At the request of university officials, Governor Reagan ordered the withdrawal of National Guard troops on June 3, 1969.¹¹²

University Negotiations: "Clean Up the Mess in Berkeley"

On May 28, 1969, two days before tens of thousands of people marched peacefully on People's Park, Chancellor Roger Heyns had approached the Berkeley City Council and suggested that they request to lease the park from the University of California.¹¹³ Berkeley Mayor Wallace Johnson opposed the proposal, noting that a lease would have to be approved by University of California Regents. After several hours of discussion, the councilmembers voted 5 to 4 in favor of leasing People's Park from the university for a seven-year period, during which the City would promote the site's development as a community-run project.¹¹⁴

A University of California Regents special committee met several times in the weeks that followed to discuss the future of People's Park and to consider Chancellor Heyns's proposal to lease the land to the City of Berkeley. "There is no question that a park of this kind is desired by a large majority of Berkeley students," Heyns asserted in one mid-June meeting.¹¹⁵ Indeed, about 85 percent of the 15,000 students who participated in a May 1969 campus-wide referendum voted in favor of retaining People's Park.¹¹⁶ Several of the committee members were in favor of the idea, as was UC Berkeley President Charles J. Hitch.¹¹⁷ However, Regent Philip L. Boyd argued that to lease the land for public use would imply that the university had bowed "to the pressures of what has happened" and "would set a precedent for the university . . . that would be most unfortunate."¹¹⁸ Similarly, Governor Reagan stated that to enable the continued existence of People's Park would "appear as nothing but a cop-out."¹¹⁹ Reagan, who had described the Berkeley campus as a "refuge for communism and immorality" and repeatedly promised to "clean up the mess in Berkeley" during his first gubernatorial campaign, viewed the park as a symbol of dangerous student radicalism and urged the regents to eradicate it.¹²⁰

On June 20, 1969, the University of California Regents voted to maintain control of the People's Park property and to replace it immediately with a parking lot and athletic field. Despite continued funding shortages and a lack of student interest in university-operated housing, the Regents also reaffirmed their intention to develop student dormitories on the site at some point in the future. Media coverage described the decision as "a clear-cut victory for Gov. Ronald Reagan," who publicly celebrated the regents' announcement at a press conference following the meeting.¹²¹ Regent Dean Watkins echoed Reagan's hard line stance, claiming, "If the board accepts a park at this time the lesson will be very clear, and that is that violence works; that this board can be and is influenced by violence."¹²²

¹¹¹ Allen, "The End of Modernism?" 368.

¹¹² "Reagan Orders Guard to Leave, Ends Emergency," *San Francisco Chronicle*, June 3, 1969; "Guard Leaves Berkeley: Fence Issue Unresolved," *Times* (San Mateo), June 3, 1969.

¹¹³ "Heyns Supports Park Plan," *San Francisco Chronicle*, May 30, 1969.

¹¹⁴ "Flower Power Rules the Day"; "Heyns Supports Park Plan."

¹¹⁵ William C. Trombley, "UC Regents Split in Discussions on 'People's Park' Fate," *Los Angeles Times*, June 19, 1969.

¹¹⁶ "UC Regents Reject Park Plan, Order Parking Lot," *Sacramento Bee*, June 21, 1969.

¹¹⁷ William C. Trombley, "UC Regents Split in Discussions on 'People's Park' Fate."

¹¹⁸ William C. Trombley, "UC Regents Split in Discussions on 'People's Park' Fate."

¹¹⁹ Lee Fremstad, "Regents Reject People's Park for New Parking Lot," *Sacramento Bee*, June 21, 1969.

¹²⁰ Dalzell, *The Battle for People's Park*, 16.

¹²¹ "UC Regents Reject Park Plan, Order Parking Lot."

¹²² "UC Regents Reject Park Plan, Order Parking Lot."

Park supporters remained frustrated with the university's commitment to developing People's Park, and on July 14, 1969, more than 1,000 protestors gathered at the property in commemoration of Bastille Day. Several smuggled bolt cutters to the site, baked into loaves of rye bread, and attempted to cut down the perimeter fence. In a scene reminiscent of Bloody Thursday, protestors opened a nearby fire hydrant, and police deployed tear gas to drive off the crowd; however, no shots were fired on this occasion.¹²³ The fence was repaired and the lot paved over for use as parking lots and intramural basketball courts. By late 1969, the University of California had leased a portion of the People's Park site to the Parking Company of America for use as an unattended public parking lot; the Orange County-based business had accepted the lease after a local company, New Opportunities for Workers (NOW), had rejected it.¹²⁴ When the lot opened on December 31, 1969, picketers arrived and stationed themselves at every entrance.¹²⁵ By July 1970, the Parking Company of America had removed themselves from the property, though the perimeter fence remained.¹²⁶

Removal of the Fence and Reestablishment of People's Park

The first anniversary of Bloody Thursday was marked with a peaceful rally of approximately 200 people who gathered at nearby Willard Park on May 15, 1970. Attendees performed skits, sang songs, and danced, and the event ended with a march to the UC Berkeley campus for a series of speeches (presumably delivered at Sproul Plaza). Although numerous law enforcement officers were present to monitor the event, no confrontations were recorded.¹²⁷ The next year, spurred by a front-page editorial in the campus newspaper that called for students to "go down and take the park again," a more aggressive demonstration resulted in the arrest of forty-four people and injuries to at least eight.¹²⁸ In what one newspaper described as a "pitched battle between street people and police," law enforcement officers fired putty bullets and tear gas at protestors who hurled rocks, bottles, and other projectiles in return.¹²⁹ Park co-founders Michael Delacour and Wendy Schlesinger were both in attendance, as was well-known anti-Vietnam War protestor Tom Hayden.¹³⁰

Discontent over the university's restriction of People's Park continued to simmer through the early 1970s. Amid widespread dissent over President Richard Nixon's escalation of the war in Vietnam, the park grew to symbolize the suppression of the counterculture movement with regard to antiwar activism as well as contentious land use decisions.¹³¹ During a citywide protest on May 8, 1972, following President Nixon's announcement that the United States military would lay mines in North Vietnam's harbors, a section of the chain-link fence around People's Park at Bowditch and Haste streets was pulled down by a group of anti-Vietnam War activists.¹³² Although initially routed by law enforcement,

¹²³ "1400 in Fight with Police: Fence Cutting Starts Melee," *San Francisco Examiner*, July 14, 1969.

¹²⁴ "Parking Lot on 'People's Park' Land," *Oakland Tribune*, December 24, 1969.

¹²⁵ "First People Park in 'People's Park,'" *Oakland Tribune*, January 1, 1970.

¹²⁶ "Old Fires Fanned," *San Francisco Examiner*, May 23, 1971.

¹²⁷ "1st Anniversary of People's Park," *Oakland Tribune*, May 16, 1970.

¹²⁸ "The Week's News in Review: Berkeley, Old Fires Fanned," *San Francisco Examiner*, May 23, 1971.

¹²⁹ "The Week's News in Review: Berkeley, Old Fires Fanned."

¹³⁰ "Berkeley Park Battle," *San Francisco Examiner*, May 16, 1971; "UC Regent Urges Administration to Remove Editors," *San Francisco Examiner*, May 18, 1971.

¹³¹ Robert Strand, "People's Park in Hands of Students, but Will It Stay?" *Independent* (Long Beach, CA), May 25, 1972.

¹³² "War Rampage in Berkeley," *San Francisco Chronicle*, May 9, 1972. "Protestors March on People's Park," *San Francisco Examiner*, May 9, 1972; Susan Almazol, "Gas Jeep Routes Rioters," *San Francisco Examiner*, May 10, 1972; "Antiwar Protests Grow," *Associated Press*, May 10, 1972; "Bay Area Protests," *San Francisco Chronicle*, May 10, 1972.

protestors returned on the night of May 9, 1972, removing more of the fence and tearing up the intramural basketball courts with hand picks and broken fence posts.¹³³ Law enforcement officers drove away the crowd using putty bullets, but they returned the following day with gardening tools and plants. Around 400 people set to work planting trees and flowers in the park, though they were again dispelled by police officers deploying tear gas and putty bullets. Demonstrators stridently objected to these displays of force, arguing that their efforts to beautify the “liberated” land were “more rewarding than the frenzy of window-breaking and other destruction” that had characterized the past few days of antiwar protests in Berkeley.¹³⁴



Figure 16. Community members participate in the reestablishment of People's Park in 1972 (staff photographer for the San Francisco Examiner, May 21, 1972).

Despite repeated police intervention, a semblance of the original People's Park was reestablished on the land in the weeks that followed. Hundreds of UC Berkeley students and other community members gathered to remove broken asphalt and seed the ground, and by July of that year, the *Oakland Tribune*

¹³³ “People's Park Freed: Tearing It Down to Build It Up,” *Berkeley Barb*, May 12-18, 1972.

¹³⁴ “People's Park Freed: Tearing It Down to Build It Up”; William Moore, “Broken Glass and Anger in Berkeley,” *San Francisco Chronicle*, May 11, 1972.

reported that a “blooming flower and vegetable garden flourishes in the southeast corner” of the lot.”¹³⁵ However, the park also began to develop a negative reputation from some community members, who accused it “of racial tension, of sporadic violence, and of the elusive ‘bad vibes’—a kind of uneasiness in the air.”¹³⁶ Heavy drug use, aggressive and unwelcome advances toward female park users, and racially motivated crime were reportedly prevalent at the park in the evenings.¹³⁷

In the aftermath of the fence removal, the City of Berkeley again entertained the idea of leasing People's Park from the University of California for use as a sanctioned public open space.¹³⁸ However, the university remained committed to developing the property as student housing, and the city's request to lease the land was again denied. While several development proposals were suggested in the years that followed, each was met with significant community opposition and eventually discarded.¹³⁹ The university did not attempt to refence the park, and in spring 1978 signed an agreement with student and neighborhood groups promising consultation on all future development plans. At this time, management, development, and protection of the park was largely overseen by the People's Park Project, a student coalition, and the Native Plant Forum, which had taken primary responsibility for planting and tending the park's gardens since 1975 (Figure 17).¹⁴⁰ With university approval, these and other community groups collaborated to construct the People's Park Stage (variously the “People's Stage” and “Free Speech Stage”) near the western end of the park in 1978.¹⁴¹

This period of cooperation between park supporters and UC Berkeley leadership lasted just over a year. Yet another major confrontation over the use of People's Park occurred in November 1979, when the university announced that it would convert the west end of the property—then used as a free parking lot—to a fee lot. About fifty demonstrators gathered at the park on November 14, 1979, in peaceful protest of the university's decision. Demonstrations quickly escalated when university maintenance workers and campus police officers arrived with a small crane and began removing the logs that divided the parking area from the park's central lawn. One protestor attempted to remove the distributor from the crane vehicle, and another was arrested on charges of battery on a police officer. Others began digging up the lot's asphalt with shovel and picks. By evening, approximately 200 demonstrators had assembled in the park and built barricades across all vehicular entrances.¹⁴²

By November 16, 1979, the University of California had halted efforts to convert the west end of People's Park into a fee lot and ordered campus police not to engage with peaceful park users. Demonstrators continued to remove the asphalt paving in this portion of the park and plant small trees,

¹³⁵ “The Spring Offensive,” *San Francisco Examiner*, May 21, 1972; “Lease Plan Before City Council,” *Oakland Tribune*, July 29, 1972.

¹³⁶ Julie Smith, “People's Park in Berkeley: Where the Bad Vibes Grow,” *San Francisco Chronicle*, June 6, 1972.

¹³⁷ Smith, “People's Park in Berkeley: Where the Bad Vibes Grow.”

¹³⁸ “The Spring Offensive”; “Lease Plan Before City Council.”

¹³⁹ “People's Park Study Says ‘Build,’” *San Francisco Chronicle*, April 17, 1974; “UC Building Plan Draws Heavy Fire,” *San Francisco Chronicle*, May 29, 1974; “Students Favor Sports Facility at People's Park,” *San Francisco Chronicle*, February 3, 1976.

¹⁴⁰ “Agreement on Planning for People's Park,” *San Francisco Chronicle*, May 9, 1978.

¹⁴¹ “People's Park Chronology- Modern History of People's Park,” *PeoplesPark.org*, accessed July 20, 2020, <http://www.peoplespark.org/timeline.html>; Katie Lakina, “An intersection of housing and history: A look at People's Park,” *Daily Californian* (Berkeley, CA), March 1, 2019.

¹⁴² Michael Taylor and Wendy Boyle, “2 Arrested in Big Fracas near Old People's Park,” *San Francisco Chronicle*, November 15, 1979; “UC Gives Up in People's Park Dispute,” *San Francisco Chronicle*, November 16, 1979.

CALIFORNIA PLANT COMMUNITIES IN EASTERN PEOPLE'S PARK, BERKELEY, CAL.

Drawn 12 SEPT. 1976
— AND REVISED —
FOR PEOPLE'S PARK PROJECT
NATIVE PLANT FORUM
by D. Axelrod.

Map Features:

- Plant Communities:** DOUGLAS-FIR, PALM DESERT OASIS, CLOSED CONE PINE, REDWOOD, SIERRAN, OAK, MIXED EVERGREEN, HARDWOOD, ISLAND SCRUB, MEDITERRANEAN, STREAMSIDE WOODS, CENTRAL GROVE.
- Other Features:** Park Lawn, Garden, Orchard, vegetables, flowers, wheat herb bed, compost bins, Pool, Italian herb, hedge, trail head, Great Basin, Main Diagonal Path, Horseshoe Trail.
- Streets:** HASTE STREET, BOWDITCH STREET, DWIGHT WAY.
- Scale:** 1 IN. ≈ 25 FT.
- Compass:** N (North), S (South), E (East), W (West).
- Other:** ornamental border, California Native Plant Society.

¹⁴⁴ Marcy Kates, "City Officials Pondering People's Park Lease," *Berkeley Gazette*, November 4, 1979; James Gray, "UC Stalls on Parking Fees; Tensions High," *Berkeley Gazette*, November 15, 1979.

Recent History of People's Park

In late 1989, two decades after the initial development of People's Park, the University of California and the City of Berkeley agreed to explore the possibility of joint management of the park.¹⁴⁵ Negotiations lasted more than sixteen months and included opportunities for public comment. An agreement wherein the city would lease the eastern and western portions of the park, leaving the university to develop recreational facilities in the middle portion, was finally signed in 1991.¹⁴⁶

This arrangement did not mark the end of disputes over the university's use of the People's Park property. Its efforts to construct sand volleyball courts in late July 1991 were met with protests and violent clashes between demonstrators and local law enforcement officers. One local resident described his opposition to the project, saying, "What I think is happening here is the destruction of history . . . They want to destroy People's Park and make it into a yuppie playground."¹⁴⁷ Others expressed frustration over continued violence and property damage along Telegraph Avenue, with one local business owner telling protestors, "You're missing the point, destroying people's property by fighting for People's Park."¹⁴⁸ Police reported that in the twelve days of protests that ensued, more than one hundred people were arrested and dozens of protestors and officers were injured.¹⁴⁹

Despite consistent opposition on the park of local activist groups, measured park development continued through the 1990s. In early 1992, construction of the restroom facility near Haste Street was met with protest over the building's size, location, and proposed 10:00 p.m. closing time; thirteen people were arrested on misdemeanor charges for blocking a public roadway or failure to disperse in the course of these protests.¹⁵⁰ In response to park supporters' demand that all materials used in the park be "natural," a packed gravel basketball court was installed in February 1992.¹⁵¹ When gravel was acknowledged to be ill-suited for athletic use, Berkeley City Council voted to pave the court; this proceeded seemingly without incident.¹⁵² The University of California resumed sole management of the park in 1996, and in 1997, quietly removed the controversial volleyball courts.¹⁵³

¹⁴⁵ Connie Hale, "Berkeley, UC Settle People's Park Fate: They'll Divide Use for Recreation," *San Francisco Examiner*, October 31, 1989.

¹⁴⁶ Don Martinez, "Progress Made for Joint Control of People's Park," *San Francisco Examiner*, February 20, 1991; "People's Park Lease Approved," *Santa Cruz Sentinel*, February 28, 1991; Carl Irving, "UC Regents Approve People's Park Deal," *San Francisco Examiner*, March 15, 1991.

¹⁴⁷ "People's Park Activities Bombard Berkeley Police," *San Francisco Examiner*, August 1, 1991.

¹⁴⁸ "People's Park Activities Bombard Berkeley Police."

¹⁴⁹ "Volleyball Courts Open at People's Park," *Santa Cruz Sentinel*, August 9, 1991.

¹⁵⁰ Don Martinez, "Judge Bars Violence over People's Park," *San Francisco Examiner*, January 11, 1992; "People's Park Bathrooms Delayed," *San Francisco Examiner*, January 15, 1992; "People's Park Protest Leads to 13 Arrests," *San Francisco Examiner*, January 22, 1992.

¹⁵¹ "Paving Eyed for People's Park," *San Francisco Examiner*, January 12, 1993.

¹⁵² Erin McCormick, "Politically Correct Paving Sought: Berkeley Seeking All-Natural Court in People's Park," *San Francisco Examiner*, January 13, 1993.

¹⁵³ Jim Herron Zamora, "No More Volleyball in People's Park: Cal Rips up Courts after Installation Has Led to Violence," *San Francisco Examiner*, January 5, 1997; Larry D. Hatfield, "New Ruckus over People's Park," *San Francisco Examiner*, April 8, 1999; Edward Wong, "A '60s-style Uproar over People's Park," *Los Angeles Times*, May 9, 1999; Lakina, "An intersection of housing and history: A look at People's Park."

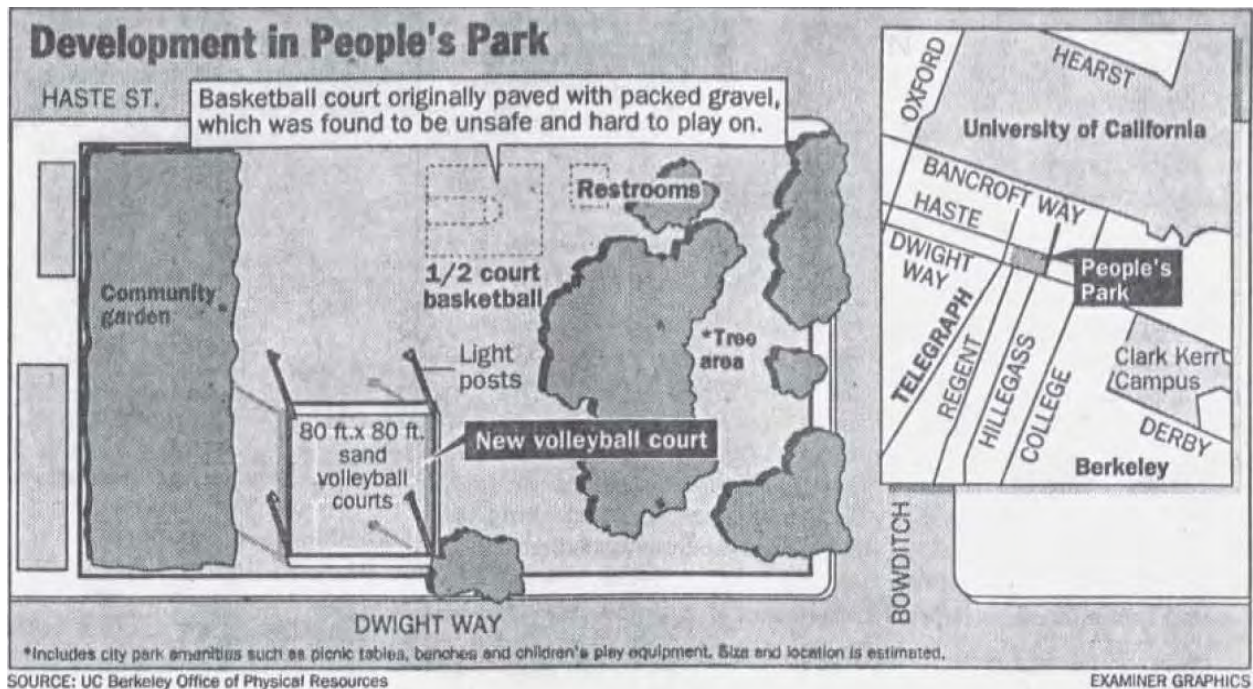


Figure 18. People's Park as of 1993 (San Francisco Examiner, January 13, 1993).

More recent attempts by the University of California to develop the site have been met with resistance by students, activists, and community members who regard the park as a symbol of free speech and the countercultural movement of the late 1960s, as well as a refuge for members of Berkeley's unhoused community.¹⁵⁴ In 2010 and 2011, demonstrators staged tree-sits in order to protest the university's ownership and management of the park, including proposed tree removal and efforts to prevent people from sleeping in the park.¹⁵⁵ In late 2018 and early 2019, the university's removal of several dozen hazardous trees prompted a small group to set up an encampment on the property; they were ultimately arrested for violating overnight camping restrictions.¹⁵⁶ To this day, People's Park maintains a strong association with political and social activism, particularly with regard to the preservation of the park as a freely accessible community open space.

Alterations

Due to the University of California's decision to dismantle People's Park and repurpose the lot as surface parking in late 1969, the furniture in place during the first few months of the park's existence (e.g., benches, play equipment, art installations) has been removed, and few original landscape features remain extant. As it appears today, the park is characterized by features that have been planted, developed, or installed by community members, the City of Berkeley, and the University of California

¹⁵⁴ "People Speak for Park Backing Free Speech," *San Francisco Examiner*, April 22, 2000; Emma Silvers, "At 50, People's Park Abides: But How Much Longer?" *California Magazine*, Summer 2019.

¹⁵⁵ Sarah Burns, "New People's Park tree-sit calls on university to give back the park," *Daily Californian* (Berkeley, CA), July 20, 2011.

¹⁵⁶ Thao Nguyen, "UC Berkeley removes trees in People's Park in light of park maintenance," *Daily Californian* (Berkeley, CA), January 2, 2019; Frances Dinkelspiel, "6 arrests at People's Park as police swoop in to let UC Berkeley resume tree cutting," *Berkeleyside*, January 15, 2019.

following the removal of the university's perimeter fence in 1972. While not all changes have been formally recorded, known alterations to People's Park include the following:

- Fence erected around People's Park on May 15, 1969, resulting in the removal of plantings and furniture around the park's perimeter.¹⁵⁷
- Land graded and partially paved for use as a parking lot in late 1969.¹⁵⁸
- Fence and portions of asphalt paving removed in 1972. Flower and vegetable gardens established in the park's southeast corner (no longer extant). The western portion of the park apparently remained paved and in use as a parking lot.¹⁵⁹
- Community stage constructed near west end of park in 1978 or 1979.¹⁶⁰
- Asphalt remaining in western portion of park removed in 1979 and replaced with trees and shrubs.¹⁶¹
- Sand volleyball courts installed in 1991 and removed in 1997.¹⁶²
- Restroom facility near Haste Street installed in early 1992.¹⁶³
- Gravel basketball court installed in February 1992; later paved and expanded.¹⁶⁴
- Several trees removed from the park between 2011 and 2019.¹⁶⁵

Summary Chronology

The following timeline summarizes major events in the history of People's Park's development and use, as presented in the historical background above.

People's Park Chronology of Events

YEAR	DATE	EVENT
1956		UC Berkeley adopts its first Long Range Development Plan. This plan identifies Lot 1875-2, the present site of People's Park, for university acquisition and development.
1967		UC Berkeley acquires Lot 1875-2, then developed as a residential block, and serves eviction notices to residents in December.
1968		All of the existing buildings on Lot 1875-2 are demolished or moved from the site by the end of this year.

¹⁵⁷ "The Week's News in Review: Battle of the Park"; Dalzell, *The Battle for People's Park*, 76.

¹⁵⁸ "Parking Lot on 'People's Park' Land."

¹⁵⁹ "The Spring Offensive"; "Lease Plan Before City Council."

¹⁶⁰ "People's Park Chronology- Modern History of People's Park," *PeoplesPark.org*, accessed July 20, 2020, <http://www.peoplespark.org/timeline.html>.

¹⁶¹ "UC Stalls on Parking Fees; Tensions High," *Berkeley Gazette*, November 15, 1979.

¹⁶² "Volleyball Courts Open at People's Park"; Zamora, "No More Volleyball in People's Park."

¹⁶³ "Judge Bars Violence over People's Park"; "People's Park Bathrooms Delayed"; "People's Park Protest Leads to 13 Arrests."

¹⁶⁴ "Paving Eyed for People's Park"; McCormick, "Politically Correct Paving Sought."

¹⁶⁵ Sarah Burns, "Tree-sitter renews People's Park protest," *Daily Californian* (Berkeley, CA), August 29, 2011; Emilie Raguso, "Cal removes 42 trees at People's Park to 'address long-deferred maintenance,'" *Berkeleyside*, December 28, 2018; Nguyen, "UC Berkeley removes trees in People's Park in light of park maintenance."

YEAR	DATE	EVENT
1969	April 15	People's Park organizational meeting held at the Red Square Dress Shop, co-owned by Michael Delacour and Liane Chu. Attendees included Wendy Schlesinger, John Algeo, Doug Bogen (later Doug Cooper), Paul Glusman, Stew Albert, Judy Gumbo, and Curtis Rosa.
	April 20	Community development of People's Park begins on Lot 1875-2. Thousands of community members ultimately participate in development efforts in late April and early May.
	April 28	UC Berkeley Vice Chancellor Cheit announced that construction of an intramural soccer field would soon begin on Lot 1875-2.
	May 10	UC Berkeley's advisory committee on housing and environment holds an open meeting regarding planned development on the People's Park site.
	May 13	UC Berkeley Chancellor Roger Heyns announces via press release that fencing of People's Park is imminent.
	May 14	Berkeley police and university workers post "no protesting" signs on all sides of People's Park. Park supporters organize a representative committee and hold a vigil at the park overnight.
	May 15	UC Berkeley moves to erect a fence around People's Park. Park supporters gather at Sproul Plaza for speeches protesting the university's actions. Spurred by a speech from ASUC president-elect Dan Siegel, protestors march from Sproul Plaza toward People's Park, where they are met by law enforcement officers. A violent confrontation ensues in which one man, James Rector, is killed and dozens are injured. This day is remembered as "Bloody Thursday."
	May 16	Relying on an existing state of emergency declaration, California Governor Ronald Reagan deploys the National Guard to Berkeley, where a curfew is enforced to discourage protests. Demonstrations continue, however.
	May 20	Using a helicopter, the National Guard deploys tear gas over a crowd of protestors who had gathered in Sproul Plaza for a funeral march in honor of James Rector.
	May 22	A faculty-led protest march through the Shattuck Avenue business district results in the arrest of 500 people, including bystanders. Throughout California, students hold demonstrations in solidarity with Berkeley students and residents.
	May 25	A group of Berkeley students and residents begin work on a second user-developed park, the People's Park Annex, at Hearst Street and Grant Street.
	May 28	Chancellor Roger Heyns approaches the Berkeley City Council and suggests that the City request to lease the park from the university.
	May 30	20,000-30,000 Berkeley residents participate in a peaceful, organized protest march from the People's Park Annex to People's Park.
	June 3	Governor Reagan orders the withdrawal of National Guard troops from Berkeley.
	June 20	University of California Regents vote to maintain control of the People's Park property and to develop it with a parking lot and athletic field.
	July 14	More than 1,000 protestors gather at People's Park and attempt to remove the fence. Law enforcement responds with tear gas.
	December 31	A portion of the People's Park site is leased to the Parking Company of America and opens as a fee parking lot. Picketers arrive on opening day to discourage business.
1970	May 15	The first anniversary of Bloody Thursday is marked with a peaceful rally of about 200 people at Willard Park.
	July	The Parking Company of America ceases operation of the parking lot at People's Park.
1971	May 15	The second anniversary of Bloody Thursday is marked by a protest and major confrontation with law enforcement at People's Park

YEAR	DATE	EVENT
1972	May 8 and 9	Protests over President Richard Nixon's announcement that the U.S. military will escalate the war in Vietnam lead to days of citywide protests. The fence around People's Park is removed and demonstrators begin reestablishing a park on the "liberated" land.
1975		The reestablished park remains unfenced. The Native Plant Forum takes primary responsibility for planting and tending the park's gardens.
1978		In the spring, UC Berkeley signs an agreement with the People's Park Project, a student coalition, and the Native Plant Forum promising consultation on future development plans. The People's Park Stage is erected near the western end of the park.
1979	November 14	The university announces that it will convert the western end of People's Park into a fee lot for faculty and students. Demonstrators immediately gather at the park, and peaceful protest escalate quickly as university construction equipment and law enforcement officers arrive.
	November 16	The university discards its plans to convert the western end of People's Park into a fee lot. A small encampment of park supporters and members of the unhoused community endures until late December.
1989		The City of Berkeley and UC Berkeley agree to consider joint management of People's Park.
1991		An agreement wherein the city will lease the eastern and western portions of the park and the university will develop recreational facilities in the middle portion is approved by the university regents.
	July	University efforts to install sand volleyball courts are strongly opposed by protestors.
1992		The construction of the restroom facility near Haste Street is met with protest, leading to the arrest of thirteen people. A gravel basketball court is also installed.
1993		The gravel basketball court is paved.
1996		UC Berkeley resumes sole management of People's Park.
1997		UC Berkeley removes the controversial volleyball courts installed in 1991.
2010		Demonstrators stage tree-sits in order to protest the university's ownership and management of the park.
2011		Tree-sits are renewed.
2018		Demonstrators camp in People's Park to protest UC Berkeley maintenance activities in the park; these demonstrations last through the early part of 2019.

6. FEDERAL, STATE AND LOCAL SIGNIFICANCE CRITERIA

The regulatory background provided below offers an overview of local, state, and federal criteria used to assess historic significance.

Federal Criteria

The National Register of Historic Places is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register.

To be significant, a property must be “associated with an important historic context.”¹⁶⁶ The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.¹⁶⁷

Second, for a property to qualify under the National Register’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.”¹⁶⁸ While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.”¹⁶⁹ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.¹⁷⁰

¹⁶⁶ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Washington, DC: National Park Service, updated 1997, 3.

¹⁶⁷ National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, Washington, DC: National Park Service, updated 1997, 75.

¹⁶⁸ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

¹⁶⁹ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

¹⁷⁰ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.¹⁷¹

State Criteria

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed in or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

The California Historical Resource Status Codes (CHRSCs) are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs reevaluation.

¹⁷¹ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 45.

Local Criteria

Berkeley's Landmarks Preservation Ordinance (LPO) was enacted in 1974 and is set forth in Chapter 3.24 of the Berkeley Municipal Code. The LPO authorized the creation of a Landmark Preservation Commission to implement the ordinance, which sought to protect historically and/or architecturally significant sites, structures, or areas. The ordinance authorizes the Landmarks Preservation Commission (LPC) to designate properties as Landmarks, Structures of Merit, or Historic Districts and gives it regulatory power over designated properties. The criteria for designation are as follows:

Berkeley Landmarks Preservation (3.24.110)

A. Landmarks and historic districts. General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:

1. Architectural merit:

- a. Property that is the first, last, only or most significant architectural property of its type in the region;
- b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
- c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;

3. Educational value: Structures worth preserving for their usefulness as an educational force;

4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;

5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

B. Structures of merit. Criteria which the commission shall use when considering structure for structure of merit designation are as follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.
2. Specific criteria include, but are not limited to one or more of the following:
 - a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event

- of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
- b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
 - c. The structure is a good example of architectural design.
 - d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985: Ord. 4694-NS § 3.1, 1974)
 - e. Any resource that meets the eligibility criteria under the National Register, California Register, or City of Berkeley preservation standards is considered a historical resource under CEQA.

Southside Plan

The Southside Plan is a City of Berkeley planning document developed for Berkeley's Southside neighborhood, which includes People's Park. The plan, which was created via a collaborative effort involving the City of Berkeley and UC Berkeley, was adopted by the Berkeley City Council on September 27, 2011.

The plan describes the creation of People's Park as one "of the major changes that affected the [Southside] neighborhood" in the late 1960s and 1970s and includes a series of planning goals related to future development and use of the park property. These are organized under Community Character Policy CC-F7 and Land Use Policy LU-B3 as follows.¹⁷²

Policy CC-F7: Continue to explore ways in which People's Park can better serve the Southside neighborhood. Emphasize:

- A. Stronger connections between the Park and adjacent land uses;
- B. Continued improvements to the park landscaping;
- C. Heightened attention to safety issues and concerns including improving Park lighting;
- D. Encouraging use of the Park by a wide variety of users for active and passive recreation uses and regular public events;
- E. Adding interpretive signage to highlight the Park's history.

Policy LU-B3: Retain People's Park as a public open space "commons" for the Southside.

- A. Improve People's Park to be a user friendly and safe public park.
- B. Improve and possibly relocate the bathrooms and maintenance facilities. Ensure that public restrooms are useable by persons with disabilities, and are safe and clean.
- C. Increase lighting in the park and on surrounding streets.
- D. Continue to explore ways in which People's Park can better serve the Southside neighborhood as open space.
- E. Encourage strong physical connections between the Park and the adjacent land uses:
 - 1. Encourage infill buildings on sites around the park to create more "eyes on the Park."
 - 2. Use the university's new Anna Head West student housing, adjoining Haste Street, to create a residential constituency that will regularly use the Park.

¹⁷² City of Berkeley, "Southside Plan" (September 27, 2011), 60, 144.

- F. Continue the existing maintenance program to improve park lighting and landscaping.
- G. Continue recreational programs, festivals, and weekend activities designed to bring a broader group of users to the park, particularly students and neighborhood residents.
- H. Support efforts to publicize the history of People's Park and the surrounding buildings.

7. EVALUATION OF HISTORIC SIGNIFICANCE AND INTEGRITY

The following evaluation assesses the historical significance and integrity of People's Park with respect to the National and California Register criteria for eligibility. The proposed People's Park Historic District is addressed at the end of this section.

Historic Significance

In ARG's professional opinion, People's Park satisfies Criterion A of the National Register and Criterion 1 of the California Register at the local level of significance for its association with social and political activism in Berkeley during the late 1960s and 1970s, particularly with regard to UC Berkeley land use decisions. As it retains a number of community-developed, collaboratively designed features and maintains an ongoing tradition of community activism and protest, the park also retains integrity to period of significance (1969-1979) and should be considered a historical resource for purposes of CEQA.

National Register Criterion A/California Register Criterion 1 (Events/Pattern of Events)

In ARG's professional opinion, People's Park is eligible for the National and California Registers under Criterion A/1 at the local level for its association with social and political activism in Berkeley during the late 1960s and 1970s. University land use decisions concerning the People's Park site gave rise to the collaborative, community-driven development of the park in 1969 and prompted several major confrontations between university leadership, law enforcement officers, and the local community in the decade that followed. From these origins, the park has an established tradition of community activism and has served as both the impetus and the venue for numerous demonstrations regarding University of California land use decisions, United States military action, homelessness, and other political and social issues in the past five decades.

The People's Park site has long been a focus of community activism within Berkeley's Southside neighborhood, beginning with the University of California's initial decision to clear the site in 1968. Influenced by the recent development of the Herrick Peace and Freedom Park, which was created by members of a local environmental activist group at the southwest corner of Dwight Way and Telegraph Avenue in early May 1968, a group of community members transformed the vacant, university-owned property into a community-developed, collaboratively designed public park. Thousands of volunteers were ultimately involved in the first phase of development, which began on April 20, 1969, and ended on May 15, 1969, or "Bloody Thursday," with the University of California's decision to fence and dismantle People's Park in preparation for future development.

Community outcry over the university's actions led to widespread public protesting, which rapidly escalated in reaction to extreme law enforcement response. These events led California Governor Ronald Reagan to deploy the National Guard to Berkeley on May 16, 1969, and ultimately resulted in the arrest or injury of thousands of Berkeley citizens. Although People's Park was fenced and inaccessible for the duration of this conflict, it remained the immediate focus of the month's demonstrations and protests. It was also the endpoint of an organized march of 20,000 to 30,000 people that occurred on

May 30, 1969, which remains to this day the largest organized demonstration in Berkeley's history.¹⁷³ The park was the focus of additional community demonstration on the first and second anniversaries of Bloody Thursday, and in early May 1972, the perimeter fence and much of the asphalt paving installed by UC Berkeley were removed by local activists protesting the federal government's decision to escalate the Vietnam War. These actions reinforce the significance of People's Park as an important venue for a wide range of political activism, not only University of California land use decisions.

In the aftermath of the protests in May 1972, People's Park was reestablished by local activists. It has since functioned as a venue for a range of demonstrations and protests, as well as continued opposition to proposals to develop or repurpose any portion of the land. One of the last major confrontations between UC Berkeley leadership, park supporters, and local law enforcement occurred in November 1979, when the university announced that it would convert the western portion of the park from a free parking lot into a fee lot for staff and students. Approximately 200 demonstrators gathered at the park, where they protested the university's actions by interfering with construction equipment, removing existing asphalt paving, and planting small trees. These actions reaffirmed the park's tradition as a freely accessible, community-developed open space and were in keeping with the decade-long tradition of protest against any university action to restrict the community's ability to freely access any part of the space. As both the impetus for and the location of these protests, and as an established local symbol of social and political activism during the late 1960s and 1970s, People's Park is eligible for the National Register under Criterion A and the California Register under Criterion 1.

National Register Criterion B/California Register Criterion 2 (Persons)

Many individuals were involved in the organization, development, and defense of People's Park between April 1969 and the end of the period of significance in 1979. None of these appears to rise to the level of individual importance necessary to warrant inclusion in the National or California Registers under Criteria B or 2, respectively. Additionally, while notable historical figures such as Ronald Reagan are associated with events that occurred at People's Park, eligibility under this criterion is typically reserved for those extant properties that retain the most important, direct associations with persons of importance to local, state, or national history. As governor of California, Ronald Reagan dispatched the National Guard to Berkeley in the aftermath of Bloody Thursday and influenced the University of California Regents to repurpose the park as a parking lot in late 1969; however, Reagan did not establish or maintain a direct association with People's Park, and it is not a property which best represents his contributions to history as the fortieth president of the United States. For these reasons, People's Park is not eligible for the National or California Registers Criterion B/2.

National Register Criterion C/California Register Criterion 3 (Design/Architecture)

Although People's Park is distinctive for its collaborative and often improvisational design, the historical significance of its design philosophy and decentralized, community-controlled development is better expressed in the broad context of community activism in Berkeley in the late 1960s and 1970s. In this way, the significance of the park's design and development is best classified under Criterion A/1 rather than Criterion C/3. People's Park is not a formally designed landscape executed according to a master plan, and it is not otherwise notable or representative of public park development in the 1960s and 1970s. Additionally, the park is not the work of a recognized master and does not possess high artistic values. People's Park is therefore not eligible for the National or California Registers under Criterion C/3.

¹⁷³ Tom Dalzell, "May 30, 1969: The final scene in the powerful first act of Berkeley's People's Park," *Berkeleyside*, May 30, 2018.

National Register Criterion D/California Register Criterion 4 (Information Potential)

Criterion D/4 is generally applied to archaeological resources and evaluation of People's Park for eligibility under this criterion was beyond the scope of this evaluation.

Period of Significance

The period of significance for People's Park begins in 1969, the year of the park's initial development by community members, and concludes in 1979, the year of the university's last significant attempt to redevelop the property for private or restricted usage. This period encompasses the initial, collaborative development of the park on UC Berkeley-owned land; the major protests and demonstrations that followed the university's decision to fence the property in 1969; the removal of the fence and reestablishment of the park by protestors in 1972; and the continued community-driven development of the park through the 1970s. Following major protests against the university's attempt to convert the western portion of the park into a fee lot in November 1979, the park settled into its current role as an unrestricted, university-owned, community open space.

Integrity

Despite alteration since the period of significance, People's Park retains sufficient integrity from its period of significance to convey its historical value. The property remains in its original location in Berkeley's Southside neighborhood, where it is surrounded by a mix of residential, commercial, and institutional development. Many of the buildings neighboring the park property were constructed prior to the park itself, and comparatively little recent development has occurred in the immediate vicinity of the property since 1979, the conclusion of the period of significance. In this way, People's Park retains integrity of location and setting.

Due to the University of California's decision to dismantle People's Park and repurpose the lot as surface parking in late 1969, the park's original furniture (e.g., benches, play equipment, art installations) has been removed and few original landscape features remain extant. Several of the park's present-day features, including the restroom facility, basketball court, and lamp standards, were installed by the City of Berkeley and the University of California in the 1990s, in direct opposition to the decentralized, community-led design intent promoted by the park's founders in 1969. However, the reestablishment of the park in 1972 by antiwar protestors and community activists resulted in a temporary return to community-controlled development at the site. Many of the trees and gardens that presently occupy People's Park were planted by community members during this period, and the People's Park Stage was erected near the western end of the property in 1978. As these extant features reference the original design intent of the park's founders, People's Park retains a degree of integrity of design, materials, and workmanship to the period of significance.

People's Park also maintains a strong connection to its history of social and political activism, as it has repeatedly been the site of protests in opposition to proposed University of California development and demonstrations to raise awareness of social and political issues including the antiwar movement, protection of free speech, and homelessness. Because People's Park maintains these associations and remains actively used as both a publicly accessible greenspace and a venue for the exercise of free speech, the site retains integrity of feeling and association.

As People's Park is recommended eligible for the National and California Registers under Criterion A/1, integrity of location, setting, feeling, and association are comparatively more important than integrity of design, workmanship, and materials with regard to communicating the park's historical significance.¹⁷⁴ Because People's Park possesses historical significance and retains sufficient integrity to its period of significance, it should be considered a historical resource for purposes of CEQA.

Character-defining Features

A character-defining feature is an aspect of a resource's design, construction, or detail that is representative of the its function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. In order for an important historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible.

The following character-defining features contribute to People's Park's ability to convey its historic significance:

- Location in Berkeley's Southside neighborhood, in close proximity to the University of California campus and commercial development along Telegraph Avenue.
- Relatively flat topography, at grade with the street and with no fencing, barriers, or other features that would control pedestrian movement into and through the park.
- Informal, improvisational design not adhering to any specific design philosophy or master plan.
- Varied landscape incorporating grassy open areas, trees, and gardens.
- Presence of public art installations and park furniture including benches, play equipment, and the People's Park Stage (1978).
- Public park characterized by community-driven development, use, and programming.
- Unrestricted public access with the right to assembly and free speech.

Proposed People's Park Historic District

Through a public website and comment letters submitted in response to the NOP, members of the Berkeley community, led by the People's Park Historic District Advocacy Group, have signaled an intent to complete a historic district analysis regarding the People's Park and surrounding Berkeley Landmarks. Proponents assert that this cluster of local landmarks constitutes a "*de facto* historic district" and urge formal designation as a National Register Historic District.¹⁷⁵ No formal survey work, historic context development, or evaluation of the proposed district's eligibility under National or California Register criteria has been completed at this time.

¹⁷⁴ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

¹⁷⁵ Daniella Thompson to UC Berkeley Planning (Raphael Breines), "LRDP Update and Housing Projects #1 and #2 EIR comments," email communication of April 10, 2020; Robert Ficher to UC Berkeley Planning, "UC Berkeley, EIR Project – Scoping Session," email communication of April 27, 2020.

The following Berkeley Landmarks are proposed for inclusion in a People's Park Historic District:¹⁷⁶

- 2538 Channing Way, Anna Head School for Girls (1892; 1911-1927), Berkeley Landmark #45
- 2547 Channing Way, Samuel G. Davis House (1899), Berkeley Landmark #79
- 2502 Dwight Way, Mrs. Edmund P. King Building (1901), Berkeley Landmark #267
- 2506 Dwight Way, John Woolley House (1876), Berkeley Landmark #127
- 2524 Dwight Way, Alexander C. Stuart House (1891), Berkeley Landmark #224
- 2530 Dwight Way, George Edwards House (1886), Berkeley Landmark #204
- 2619 Dwight Way, First Church of Christ, Scientist (1910), Berkeley Landmark #5
- 2500 Haste Street, People's Bicentennial Mural (1976), Berkeley Landmark #122
- 2526 Haste Street, People's Park (1969), Berkeley Landmark #84
- 2605 Haste Street, Casa Bonita Apartments (1928), Berkeley Landmark #226
- 2511 Hillegass Avenue, Baptist Divinity School (1918-1964), Berkeley Landmark #215
- 2503 Regent Street, Lucinda Reames House No. 1 (1902-1903), Berkeley Landmark #317
- 2508 Regent Street, Ellen Blood House (1891), Berkeley Landmark #220
- 2509 Regent Street, Lucinda Reames House No. 2 (1903), Berkeley Landmark #318
- 2511 Regent Street, William Wilkinson House (1903), Berkeley Landmark #319
- 2517 Regent Street, Mary J. Berg House (1901), Berkeley Landmark #315
- 2509-2513 Telegraph Avenue, Soda Water Works Building (1888, 1904-1905), Berkeley Landmark #271

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, defines a National Register Historic District as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."¹⁷⁷ Districts must be "a unified entity," as "the identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties."¹⁷⁸ A district must also possess significance and integrity.

Recordation and evaluation of the proposed district are outside the scope of this report. However, ARG notes that the properties identified by the People's Park Historic District Advocacy Group vary broadly in construction date, ownership history, function, and architectural style. With the exception of the People's Bicentennial Mural (1976) and portions of the Baptist School of Divinity (1918-1964), all predate the construction and period of significance of People's Park by several decades, and none are known to have played a role in the founding of People's Park or the political and social activist

¹⁷⁶ Daniella Thompson to UC Berkeley Planning (Raphael Breines), "LRDP Update and Housing Projects #1 and #2 EIR comments," email communication of April 10, 2020; "Clients," *People's Park Historic District Advocacy Group*, accessed July 27, 2020, <http://peoplesparkhxdist.org/clients/>.

¹⁷⁷ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 5.

¹⁷⁸ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 5.

demonstrations of the 1960s and 1970s. None of the landmarks have been referenced in the extensive documentation reviewed by ARG on the formation of the park and the events that have occurred at this location. Although these resources constitute a significant concentration of designated local landmarks within a given geographical area, they do not appear to be historically or aesthetically linked to each other or to People's Park.

As such, the proposed People's Park Historic District is not considered a historical resource for purposes of this report and, as a result, is not considered in the impacts analysis below (Section 10).

8. CEQA AND HISTORICAL RESOURCES

When a proposed project may cause a substantial adverse change in the significance of an historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Section 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

CEQA Guidelines section 15064.5(b) defines a "substantial adverse change" in the significance of a historical resource as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the significance of an historical resource is "materially impaired" when a project:

- "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
- "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA." (Guidelines Section 15064.5(b))

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant

unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

CEQA and University of California Projects

According to University of California Implementation Guidance regarding CEQA:

UC is unique among public agencies because it is a constitutionally created entity of the State of California with "full powers of organization and government" (Cal. Const. Art. IX, Section 9). As a constitutionally created State entity, the UC is not subject to local governments' regulations, such as City or County General Plans or land use ordinances, on property owned or controlled by the University and used in furtherance of the University's mission. Therefore, UC typically acts as both the project proponent and lead agency under CEQA.

Although there is no formal mechanism or requirement for joint planning with local communities, UC campuses may consider, for coordination purposes, aspects of local plans and policies when it is appropriate and feasible, but the University is not bound by those plans and policies in its planning efforts. Campuses generally seek to maintain an ongoing exchange of ideas and information and to pursue mutually acceptable solutions for issues that confront both the campus and its surrounding community.¹⁷⁹

9. PROJECT DESCRIPTION

Housing Project #2 entails demolishing the existing People's Park site and associated structures and replacing them with three main components:

- A sixteen-story building providing approximately 1,200 beds and related amenities, along with a public market;

¹⁷⁹ University of California, "California Environmental Quality Act Implementation Guidance, Frequently Asked Questions," available at https://www.ucop.edu/design-services/files/ceqa-faq_final_100214.pdf, accessed November 5, 2020

- a four-story building providing approximately 125 units of supportive housing and related amenities; and
- a public open space including planted areas, circulation, and a small outdoor amphitheater.¹⁸⁰

Additional information on each of these components is provided below. The architectural design of the two buildings is preliminary and does not yet specify exterior materials, fenestration patterns, entry configurations, or other exterior details.

Student Housing

The student housing building will include a combination of four-bedroom, three-bedroom, two-bedroom, and studio units, with many bedrooms accommodating two beds each. In total, there would be up to 1,200 beds provided. Amenities provided to residents include social and study lounges, video/call booths, and shared laundry rooms. Other common areas include a lobby and reception area with housing offices, communal kitchen, and maker space, located on the first two stories of the building. The proposed student housing facilities also includes campus life facilities including a game room, fitness room, theater space, recording and music practice studio, yoga/dance/meditation room, academic center, meeting and conferencing rooms, commuter lounge, fitness area, mezzanine, and restrooms located on the first two stories of the building. The building also includes event space toward the upper levels of the building. An approximately 4,000-square-foot public market would be located at the ground floor of the northeastern corner of the student housing building, at the intersection of Bowditch and Haste streets. The public market would provide light food and beverage service, outdoor seating, and include back-of-house preparation and storage area.

The student housing building is T-shaped in plan and composed of a west wing (12 stories), east wing (12 stories), and south wing (7 stories) that together comprise approximately 356,665 gross square feet. The east and west wings would extend along Haste Street.

Supportive Housing

A separate supportive housing building extending along the western edge of the project site would provide permanent housing with on-site services and apartments for lower-income individuals not affiliated with the university. The supportive housing would be developed and managed by a nonprofit organization, Resources for Community Development (RCD), partnering with the University of California. The four-story supportive housing building would include approximately 47 studio units, 63 one-bedroom apartments, and one two-bedroom apartment, each with a private bathroom and kitchen, for a total of 125 apartments totaling 69,110 gross square feet. The ground floor of the supportive housing building would include a lobby, mail, and seating area, property management offices, residential services offices, common room, communal kitchen, and laundry room. The first floor would include common areas, offices, university academic nexus and clinic, maintenance shop, and janitorial and utilities facilities. All apartments would be located on floors two through four.

Public Open Space

Over half of the project site would be occupied by a new public open space. Landscaping would incorporate native plantings and drought-tolerant species and would retain as many of the existing park's mature and healthy trees as possible. A landscaped forecourt would be located on the eastern

¹⁸⁰ University of California, Berkeley, "University of California, Berkeley, People's Park Housing Project: Detailed Project Program," June 1, 2020.

side of the supportive housing building, and detention planters and trees would be located throughout the site. People's Park Glade, an approximately 0.5-acre oval-shaped, multi-use, raised lawn area, would be located in the center of the site, surrounded by paved walkways. The project may include a commemoration program for People's Park as part of the open space component, such as a pathway with commemorative plaques or temporary art exhibits. People's Park Porch, a multi-use community space with displays and a small amphitheater, would be located underneath the breezeway of the south wing of the student housing building to the east of the glade. The porch would be raised to offer views into the central glade. The open space east of the south wing of the student housing building would be divided into three subareas: at the north end, a plaza and café terrace with outdoor seating adjacent to the proposed public market; a central People's Park Grove, which would include a mix of preserved and newly planted trees; and, at the southeast corner of the site, Bowditch Gardens, a collection of plant gardens with native and regional groundcovers, shrubs, and grasses.

10. PROJECT IMPACTS AND MITIGATION MEASURES

The following impact analysis is divided into three sections, based on the types of potential impacts to historical resources posed by Housing Project #2:

1. **Demolition of Historical Resources:** Impacts related to the removal of the People's Park, an identified historical resource, to accommodate the proposed project.
2. **Design-related impacts:** Impacts related to the design of the proposed project, including potential impacts to the setting of nearby historical resources.
3. **Construction-related impacts to nearby resources:** Impacts related to the construction of the proposed project, including demolition and excavation work.

Mitigation measures identified below are closely aligned with the Mitigation Measures identified in the Historical Resources Technical Report that ARG has completed for the LRDP Update. The mitigation measures have been tailored to the specific circumstances of Housing Project #2.

Demolition of Historical Resources

The proposed project would demolish all existing structures at People's Park, including the public restroom, basketball courts, and stage, and would excavate and reconfigure the existing open space. While an effort will be made to preserve significant trees in good condition in place where possible, trees that are in poor health or interfere with building construction would be removed. Because retained features of the existing park would be limited to select trees, the proposed changes to People's Park would remove its ability to convey its historic significance.

Impact 1. The proposed People's Park Housing Project entails demolishing and reconfiguring People's Park, a designated City of Berkeley Historical Landmark, in a manner that would leave it with insufficient integrity to convey its historic significance.

The following mitigation measures are modeled closely on LRDP Mitigation Measures 2a (Documentation) and 2c (On-site Interpretation), which are identified in the Historical Resources Technical Report that ARG has completed for the LRDP Update.

Mitigation Measure 1a – Documentation. The university shall have Historic American Building Survey (HABS) Level II documentation completed for People's Park and its setting. This documentation shall include drawings, photographs, and a historical narrative.

- Drawings: Existing historic drawings of People's Park, if available, shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured drawings of the park's plan and layout shall be prepared.
- Photographs: Photo-documentation of People's Park shall be prepared to Historic American Buildings Survey (HABS) standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs labeled using HABS standards shall be taken, detailing the site's character-defining features.
- Historical Overview: A professional meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History or History shall assemble historical background information relevant to People's Park. Much of this information may be drawn from Section 5 of this HRTR.

To ensure public access, the university shall submit copies of the documentation to the Berkeley Public Library, UC Berkeley's Environmental Design Archives, Berkeley Architectural Heritage Association, Berkeley Historical Society, and Northwest Information Center of the California Historical Resources Information System (CHRIS).

Mitigation Measure 1b – On-site Interpretation. The university shall incorporate an interpretive display featuring historic images of People's Park and a description of its historical significance into a publicly accessible portion of any subsequent development on the site. This display shall be developed with the assistance of one or more professionals meeting the Secretary of the Interior's Professional Qualification Standards in Architectural History or History and experienced in creating such historical displays.

While mitigation measures 1a and 1b would reduce impacts to historical resources, those impacts would remain significant and unavoidable.

Design-related Impacts to Nearby Historical Resources

In addition to impacts to People's Park itself, the design of Housing Project #2 must be evaluated to determine whether it would cause a substantial adverse change in the significance of any historical resource in the vicinity. Such an impact could arise if aspects of the new project design were sufficiently incompatible with one or more nearby historic resources that the new project would compromise those resources' integrity of setting.

As summarized in Section 4, there are ten individual historical resources within the immediate vicinity of the project site:

- 2538 Channing Way, Anna Head School for Girls (1892; 1911-1927), Berkeley Landmark #45 and listed in the National Register

- 2502 Dwight Way, Mrs. Edmund P. King Building (1901), Berkeley Landmark #267
- 2506 Dwight Way, John Woolley House (1876), Berkeley Landmark #127
- 2524 Dwight Way, Alexander C. Stuart House (1891), Berkeley Landmark #224
- 2530 Dwight Way, George Edwards House (1886), Berkeley Landmark #204
- 2619 Dwight Way, First Church of Christ, Scientist (1910), Berkeley Landmark #5 and a National Historic Landmark
- 2500 Haste Street, People's Bicentennial Mural (1976), Berkeley Landmark #122
- 2605 Haste Street, Casa Bonita Apartments (1928), Berkeley Landmark #226
- 2511 Hillegass Avenue, Baptist Divinity School (1918-1964), Berkeley Landmark #215
- 2503 Regent Street, Lucinda Reames House No. 1 (1902-1903), Berkeley Landmark #317



Figure 19. Aerial photograph showing historical properties in the immediate vicinity of People's Park (Google Earth 2019, amended by ARG).

In addition to the mural at 2500 Haste Street, this collection of historical resources immediately adjacent to the project site consists of nine late nineteenth- and early twentieth-century buildings that are two to four stories in height. While the exterior appearance of the proposed supportive housing and student housing buildings is not yet known, the height of the student housing building (portions of which are proposed to be sixteen stories) is much higher than these nearby historic resources. As a result, the

design of the proposed project may not be in keeping with Secretary of the Interior Rehabilitation Standard 9, according to which new construction must be distinct from, yet consistent with, the design of adjacent historic resources:

Rehabilitation Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹⁸¹

Because the student housing building would have a much greater height, and a larger footprint, than any of its historic neighbors, its scale and proportion would likely not be compatible with those historical resources. Absent more detailed information about the design of the proposed buildings, the project proposes alterations to the historic setting of adjacent historical resources that may not meet the Secretary of the Interior's Standards, and, as a result, the project has the potential to have an adverse effect on those resources.

Because the project site is located within the boundaries of the Southside Plan, the university should, as a general rule, use the Southside Plan to inform project location and design. As envisioned in the Memorandum of Understanding between the university and the City of Berkeley regarding development of the plan, major capital projects would be reviewed at each stage of design by the UC Berkeley Design Review Committee, informed by the provisions of the Southside Plan. The university would make informational presentations of all major projects within the Southside Plan area to the City of Berkeley Planning Commission and, if relevant, the City of Berkeley Landmarks Preservation Commission for comment prior to schematic design review by the UC Berkeley Design Review Committee.

Impact 2. The final design of the proposed new construction may impair the integrity of one or more of the ten historical resources in the immediate vicinity of People's Park through incompatible design.

Mitigation Measure 2a is modeled closely on LRDP Mitigation Measure 4 (Presentations to Local Jurisdictions), which is identified in the Historical Resources Technical Report that ARG has completed for the LRDP Update. Mitigation Measure 2b is a more detailed, project-specific version of LRDP Mitigation Measure 1b (Secretary's Standards Compliance).

Mitigation Measure 2a. UC Berkeley will make informational presentations regarding Housing Project #2 to the Berkeley Planning Commission and, if relevant, the Berkeley Landmarks Preservation Commission for comment prior to design development review by the UC Berkeley Design Review Committee.

Mitigation Measure 2b. Prior to approval of final design plans for Housing Project #2, the university shall retain an architect meeting the National Park Service Professional Qualifications Standards for historic architecture to review plans for the proposed student housing and supportive housing buildings. The historic architect shall provide input and refinements to the design team regarding fenestration patterns, entry design, and the palette of exterior materials

¹⁸¹ W.B. Morton, Anne E. Grimmer, and Kay D. Weeks, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992).

to improve compatibility with neighboring historical resources, and to enhance compliance with the Secretary of the Interior's Standards and the City of Berkeley Southside Design Guidelines.

Although implementation of Mitigation Measures 2a and 2b could improve the compatibility of the proposed project with neighboring historic buildings, Housing Project #2 would still have significant impact on historical resources, due to the demolition of People's Park.

Construction-related Impacts

Depending on the methods employed, demolition, excavation, and construction activities can cause a substantial adverse change in the significance of historical resources in the immediate vicinity of a given project area. Demolition, excavation, and construction activities may result in substantial ground vibration and/or soil movement under or adjacent to the existing foundation of a historical resource. In some cases, resources may be physically damaged by inadvertent contact with materials or machinery associated with demolition.

Typically, construction impacts consist of (1) destabilization associated with ground borne vibration in the vicinity of a historic building, and/or (2) destabilization associated with demolition or new construction directly abutting a historic building. Housing Project #2 is only anticipated to have the first type of construction-related impacts. Specifically, pile driving is proposed in constructing the student housing building, which has the potential to create ground borne vibrations beneath multiple historical resources in the vicinity. The proposed project entails demolition of the existing structures on the site as well as excavation to a maximum depth of approximately 4 feet below grade to accommodate building foundations and between 70 to 100 feet below grade for the required piles. Because no historical resources immediately abut either the buildings to be demolished or the buildings to be constructed, no construction-related impacts to nearby historic buildings, beyond those associated with the use of pile driving, are anticipated.

The following historical resources are within 200 feet of the portion of the Housing Project #2 project site on which pile driving is proposed. This 200-foot radius is the threshold typically used for monitoring vibration impacts from pile-driving.

Table 10-1. Resources within 200 Feet of Proposed Pile Driving at Housing Project #2

ADDRESS	HISTORIC NAME	HISTORIC STATUS	DATE OF CONSTRUCTION	APPROX. DISTANCE FROM PILE DRIVING
2538 Channing Way	Anna Head School for Girls	Local Landmark; NRHP	1892; 1911-1927	60 feet
2619 Dwight Way	First Church of Christ, Scientist	Local Landmark; NHL	1910	100 feet
2500 Haste Street	People's Bicentennial Mural	Local Landmark	1976	140 feet
2605 Haste Street	Casa Bonita Apartments	Local Landmark	1928	120 feet

Impact 3. The proposed use of pile driving to construct the student housing building as part of Housing Project #2 could produce significant ground vibration or soil movement under or adjacent to the existing foundations of several nearby historical resources, thereby compromising their structural stability.

The following mitigation measure is a more detailed, project-specific version of LRDP Mitigation Measure 3 (Construction Monitoring), which is identified in the Historical Resources Technical Report that ARG has completed for the LRDP Update.

Mitigation Measure 3 – Construction Monitoring. Prior to any project-related pile driving, a registered structural engineer with a minimum of five years of experience in the rehabilitation and restoration of historic buildings, in consultation with a historic preservation architect meeting the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards*, shall undertake an existing condition study of the properties identified in Table 10.1 to establish the baseline condition of the resources prior to construction, including the location and extent of any visible cracks or spalls. The documentation shall take the form of written descriptions and photographs, and shall include those physical characteristics of the resources that convey their historic significance and that justify their inclusion on the local register.

The historical architect and structural engineer shall monitor the four properties identified in Table 10.1 during construction and report any changes to existing conditions, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Monitoring reports shall be submitted regularly to the university's designated representative responsible for construction activities. The structural engineer would consult with the historic preservation architect, especially if any problems with character-defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the historical architect and structural engineer shall so inform the university's designated representative responsible for construction activities.

The university's designated representative shall adhere to the monitoring team's recommendations for corrective measures, including halting construction or using methods that cause less vibration, in situations where construction activities would imminently endanger historic resources. The university's designated representative would respond to any claims of damage by inspecting the affected property promptly, but in no case more than five working days after the claim was filed and received by the university's designated representative. Any new cracks or other changes in any of the properties will be compared to pre-construction conditions and a determination made as to whether the proposed project could have caused such damage. In the event that the project is demonstrated to have caused any damage, such damage would be repaired to the pre-existing condition.

If implemented, Mitigation Measure 3 would reduce to less than significant project-related impacts to historical resources that are associated with demolition, excavation and construction activities.

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Appendix A
Existing Conditions Photographs, Project Site



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Figure A1. Overview of People's Park from Dwight Way, view northwest (ARG, June 2020).



Figure A2. Overview of People's Park from Dwight Way, view north (ARG, June 2020).



Figure A3. View of trees and gardens in western portion of People's Park, view north (ARG, June 2020).



Figure A4. View of trees, gardens, and pathways in western portion of People's Park, view north (ARG, June 2020).



Figure A5. View of trees, gardens, and pathways in western portion of People's Park, view southeast (ARG, June 2020).



Figure A6. View of trees, gardens, and pathways in western portion of People's Park, view south (ARG, June 2020).



Figure A7. View of northern boundary of People's Park, view east (ARG, June 2020).



Figure A8. View of signage near northwestern corner of People's Park, view southeast (ARG, June 2020).



Figure A9. View of trash collection area off of Haste Street, view southeast (ARG, June 2020).



Figure A10. View of octagonal metal trash can and community stage near center of park, view southeast (ARG, June 2020).



Figure A11. View of signage and basketball court off of Haste Street, view east (ARG, June 2020).



Figure A12. View of basketball court at northern edge of People's Park, view southeast (ARG, June 2020).



Figure A13. View of restroom facility at northern edge of People's Park, view east (ARG, June 2020).



Figure A14. View of restroom facility at northern edge of People's Park, view southeast (ARG, June 2020).



Figure A15. View of restroom facility at northern edge of People's Park, view southwest (ARG, June 2020).



Figure A16. View of eastern boundary of People's Park from Haste Street, view south (ARG, June 2020).



Figure A17. View of eastern boundary of People's Park from Bowditch Street, view west (ARG, June 2020).

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Appendix B
Existing Conditions Photographs, Nearby Historical Resources



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Figure B1. Aerial photograph showing historical properties in the immediate vicinity of People's Park (Google Earth 2019, amended by ARG).



Figure B2. Anna Head School (2538 Channing Way), view northwest (ARG, June 2020).



Figure B3. Anna Head School (2538 Channing Way), view northeast (Google Street View, April 2019).



Figure B4. Casa Bonita Apartments (2605 Haste Street), view east (ARG, June 2020).



Figure B5. First Church of Christ Scientist (2619 Dwight Way), view northeast (ARG, June 2020).



Figure B6. First Church of Christ Scientist (2619 Dwight Way), view northeast (ARG, June 2020).



Figure B7. Baptist Divinity School (2511 Hillegass Avenue), view south (ARG, June 2020).



Figure B8. George Edwards House (2530 Dwight Way), view southwest (Google Street View, March 2020).



Figure B9. Alexander C. Stuart House (2524 Dwight Way), view south (Google Street View, March 2020).

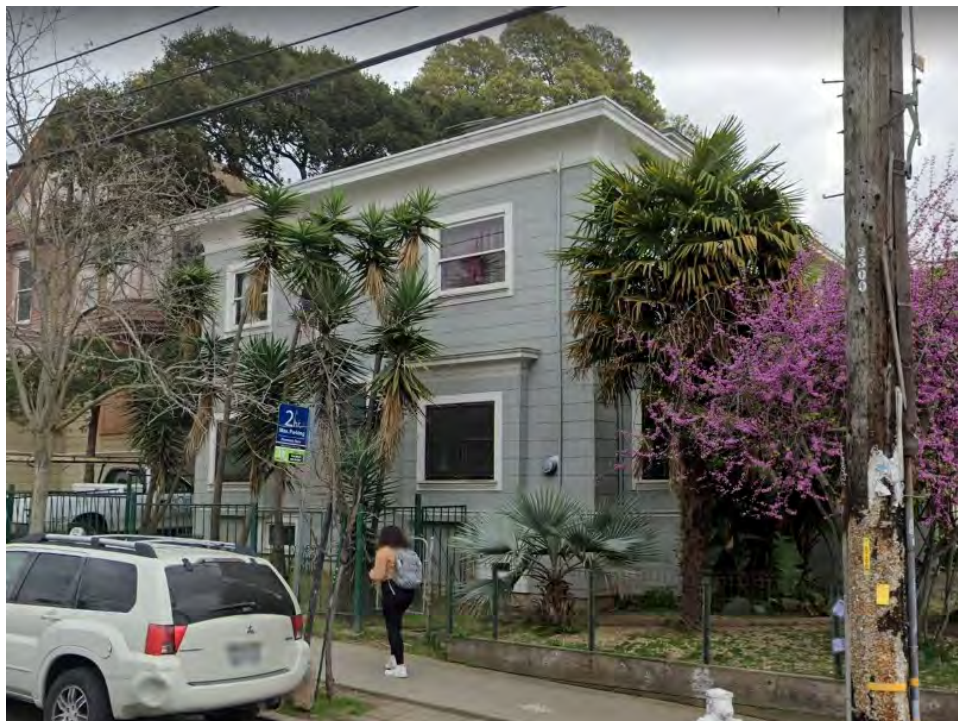


Figure B10. Lucinda Reames House No. 1 (2503 Regent Street), view southeast (Google Street View, March 2020).



Figure B11. John Woolley House (2506 Dwight Way), view south (Google Street View, March 2020).



Figure B12. Mrs. Edmund P. King Building (2502 Dwight Way), view southeast (Google Street View, March 2020).

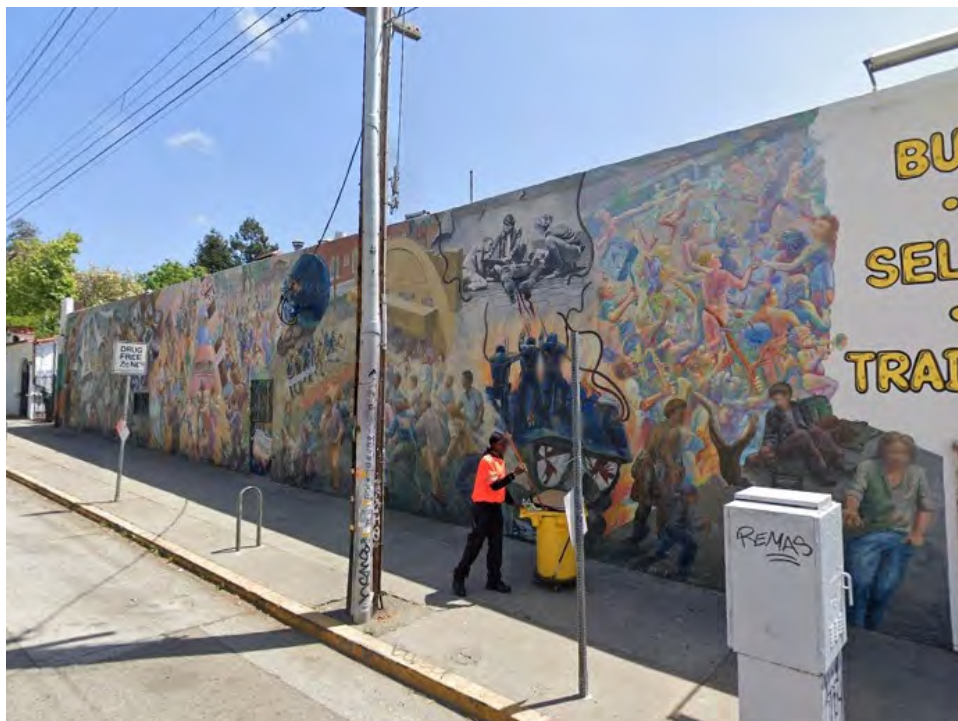


Figure B13. People's Bicentennial Mural (2500 Haste Street), view southeast (Google Street View, March 2020).

Appendix C
Historical Maps and Photographs



Architectural
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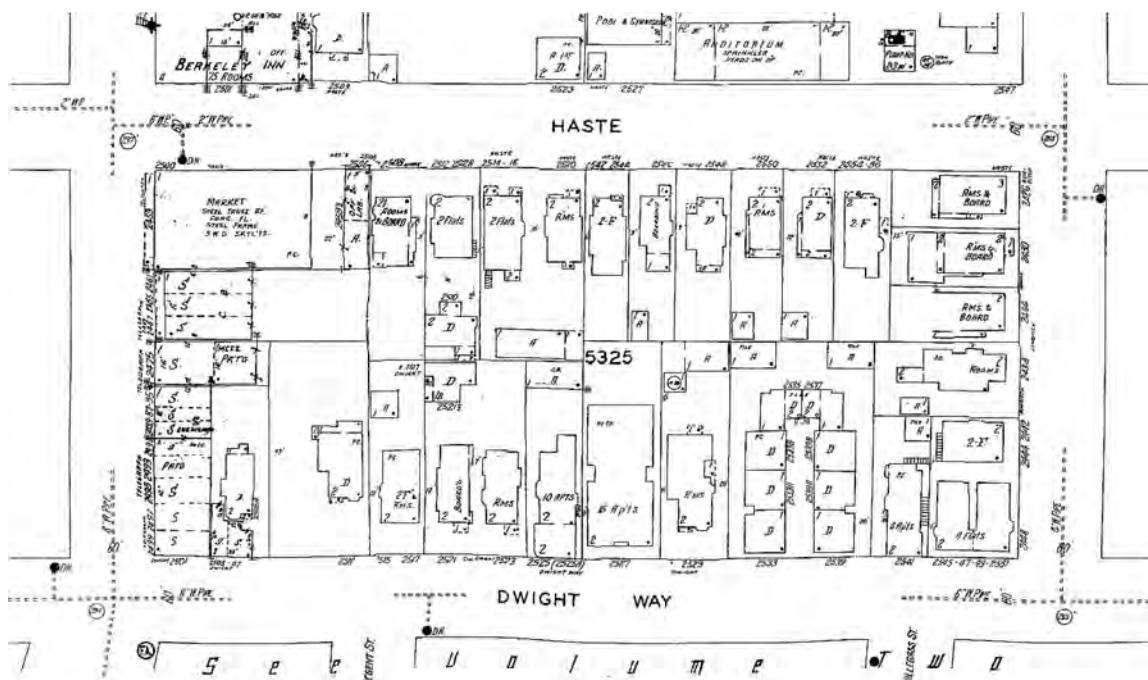


Figure C1. Sanborn Fire insurance Map depicting Lot 1875-2 (the People's Park site) circa 1950, prior to university clearance (Sanborn Map Company, *Insurance Maps of Berkeley, California*, Vol. 1, Sheet 85 [1929-May 1950]).



Figure C2. Views of Lot 1875-2 (the People's Park site) before and after university clearance in early 1968 ("‘Manifest Destiny’: University Investigates Eviction of Students," *Daily Californian* [Berkeley, CA], February 15, 1968).



Figure C3. Members of Ecology Action at work on the Herrick Peace and Freedom Park in early May 1968
("At People's Park, Just Water Plants to Keep Chuck Alive," *Berkeley Barb*, May 10-16, 1968).

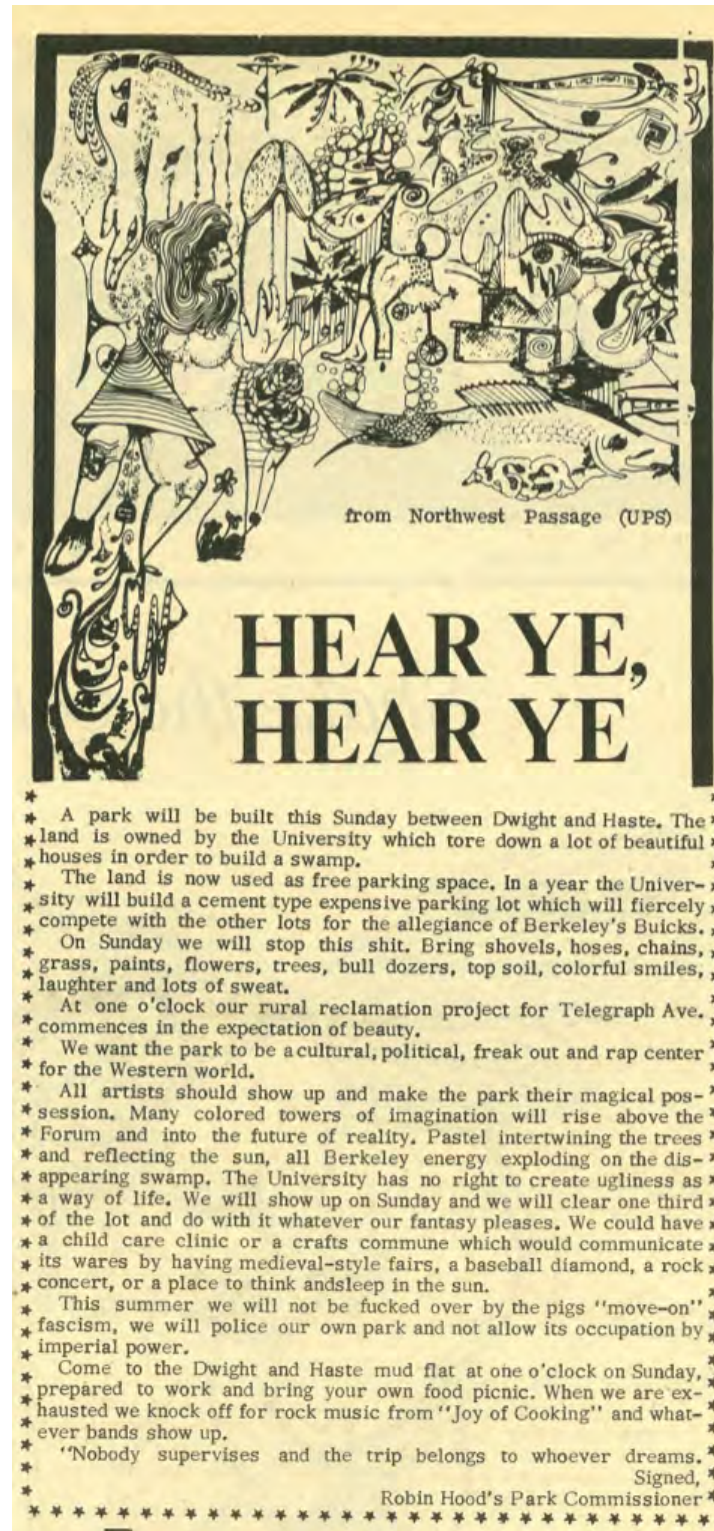


Figure C4. "Hear Ye, Hear Ye," *Berkeley Barb*, April 18-24, 1969.

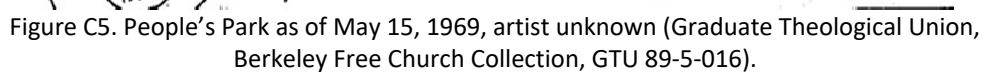




Figure C6. Law enforcement officers sit on benches in People's Park on the morning of May 15, 1969 (Stephen Shames/Polaris, photo permissions pending).



Figure C7. Law enforcement officers confront protestors on May 15, 1969 (Gordon Peters for the *San Francisco Chronicle*, 1969, photo permissions pending).

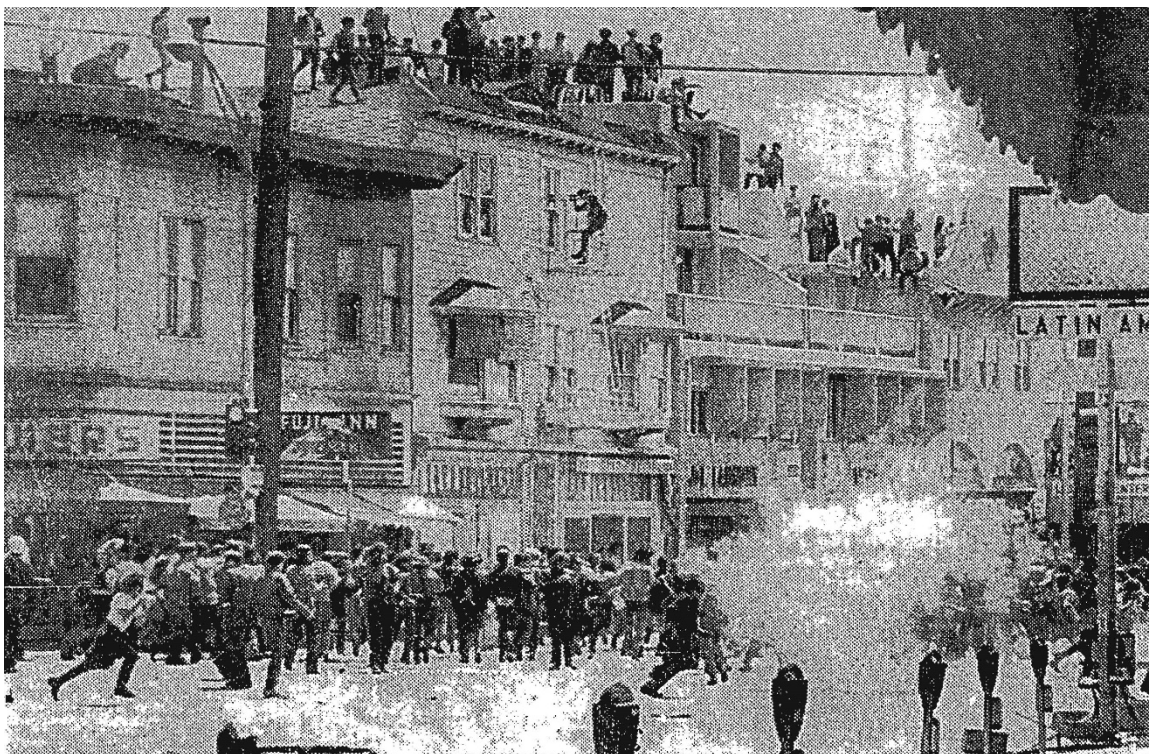


Figure C8. Law enforcement officers confront protestors on May 15, 1969 ("Shotguns and Tear Gas Disperse Rioters Near the Berkeley Campus," *New York Times*, May 16, 1969).



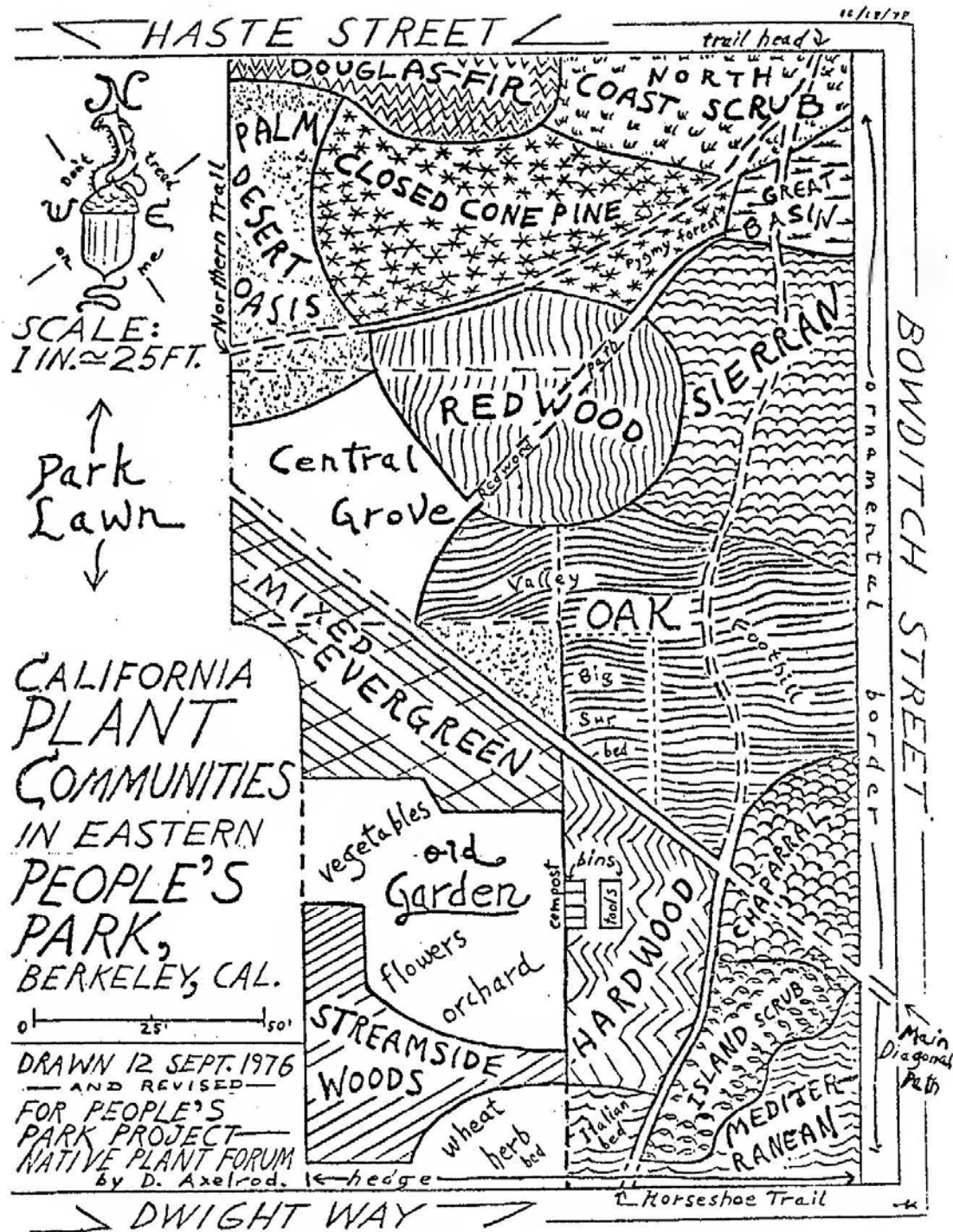
Figure C9. Bystanders cover James Rector, who was hit with buckshot while observing the People's Park protest from the roof of nearby 2509 Telegraph Avenue (Vince Maggiora for the *San Francisco Chronicle*, 1969, photo permissions pending).



Figure C10. A National Guard helicopter dispenses tear gas over protestors in Sproul Plaza on May 20, 1969 (Peter Breinig for the *San Francisco Chronicle*, 1969, photo permissions pending).



Figure C11. Community members participate in the reestablishment of People's Park in 1972 (staff photographer for the *San Francisco Examiner*, May 21, 1972).



PEOPLE'S PARK PROJECT
NATIVE PLANT FORUM
P.O. Box 463, Berkeley, 94701

Compiled by
David Axelrod
5 May, 1982

Figure C12. California plant communities in the eastern portion of People Park as of 1982 (David Axelrod, "People's Park," City of Berkeley Department of Housing and Development Application Requesting Designation for Landmark Status [June 1984]).

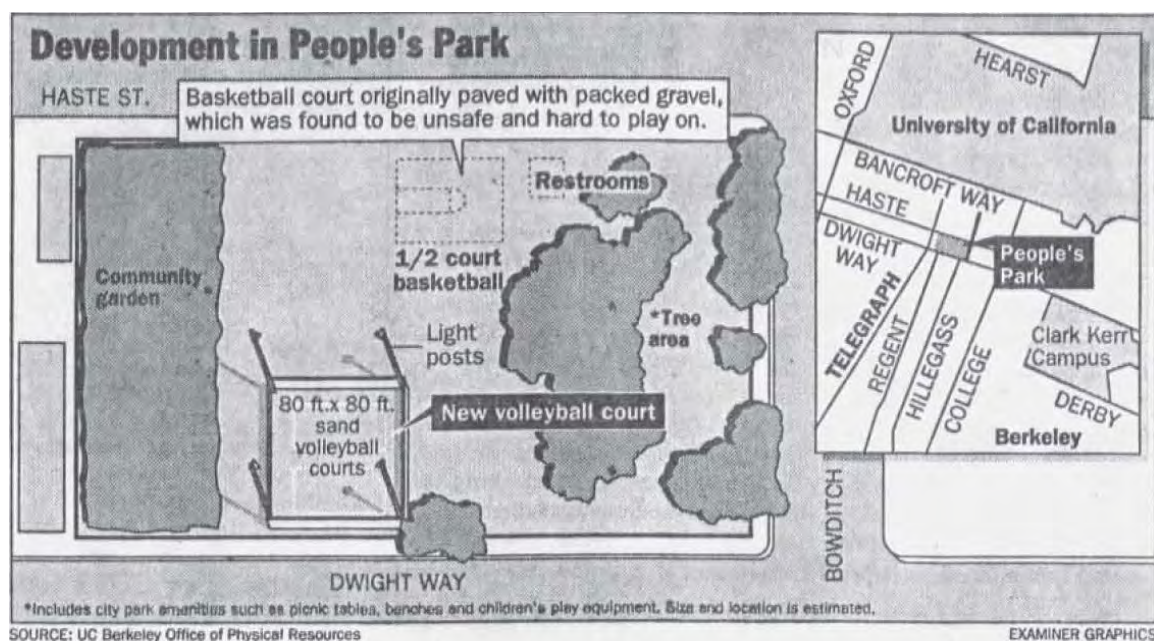


Figure C13. People's Park as of 1993 ("Politically Correct Paving Sought: Berkeley Seeking All-Natural Court in People's Park," *San Francisco Examiner*, January 13, 1993).

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