



**KIRK E. PETERSON  
& ASSOCIATES**

**APPLICANT'S STATEMENT ARCHITECTS**

**2072 Addison St.  
Berkeley Ca.**

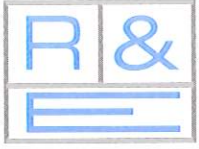
**April 4, 2016**

The proposed project is the construction of a new six-floor mixed use building. The ground floor would contain a large, and potentially sub-dividable, retail space, as well as the residential entry, a garage entrance, and required circulation space. There is a basement level which will contain utility spaces and parking in a mechanical parking system. There will be parking as required for the residents as well as some parking for the commercial tenant. There is a mezzanine level located above the driveway to the garage and part of the retail area. The upper five floors would contain fifty-five residential units. The roof would feature a large roof terrace for residents' use, space for solar panels, stair and mechanical housing, and a decorative cupola. The project is of an historicist/traditional aesthetic like that seen in other Kirk E. Peterson-designed projects in the downtown. It is nonetheless an original contemporary design, while being visually congruent to many of Berkeley's better historic buildings.

The site is presently occupied by an early twentieth century structure, which originally housed an auto related business. This one-story building was enlarged twice, and covers the entire parcel. The bearing walls are brick, and the sloped roofs have heavy timber and two-by carpenter trusses. The facade was remodeled in the mid century, with the introduction of large recessed plate glass storefront and entry feature. The brick on the facade was stuccoed at this time. This structure will be demolished. This building does not have any landmark or historic designation.

The new structure will be a 'podium building', with the first floor and the sub-grade space built of one-hour rated concrete construction and the upper floors will be built with wood framing. The facade on Addison street features a tall first floor with generous glazing. This floor will be of cast-in-place concrete with moldings, brackets, and ornament. The glazing will have aluminum frames, the garage door will be of painted steel. The upper floors will have recessed windows, projecting bays, eaves and cornices, and a cupola containing a small open loggia. The siding will be galvanized sheet metal, with a repetitive stamped rusticated running-bond ashlar pattern. The sides and back of the upper floors will feature recessed bays, solid parapets alternating with painted steel railings and recessed aluminum windows of various sizes. The roof terrace will have concrete pavers and plantings in containers.

The high ceiling and oblong configuration of the ground floor space will accommodate a restaurant or retail business well. An entertainment venue or a restaurant/cabaret would work well with the high ceilings, good sight lines and possible stage or mezzanine musicians' box/loft. Such uses would enhance and amplify the character of Berkeley's entertainment district, in accord with the Zoning ordinance's intention of the district. The project will provide dense downtown housing close to employment transportation, shopping and entertainment. The design features sustainable and durable materials and assemblies consistent with Berkeley's Green policies.



**RUEGG & ELLSWORTH**

2437 DURANT AVENUE • BERKELEY, CA 94704-1610 • (510) 548-3900 • Fax (510) 548-3904

April 4, 2016

City of Berkeley planning and development  
Land Use Planning  
2120 Milvia Street  
Berkeley, CA 94704

RE: 2072 Addison St.  
Application submittal 1.B  
Applicant anti-discriminatory housing policies

1: The applicant, Ruegg and Ellsworth does not own real estate out of California.  
2-5 therefore, these questions are not applicable.

III Application submittal requirements  
B. 1.a Housing affordability statement

B. 1.b Applicant anti-discriminatory housing policies

The project will comply with the affordable housing mitigation ordinance by paying the required fee of \$28,000.00 per unit required.

Sincerely,

Dana Ellsworth

Standards for 2072 Addison Street BMC Sections 23E.68.070-080		Existing	Proposed <sup>1</sup>	Permitted/ Required
Lot Area (sq. ft.)		10,230	10,230	Not regulated
Gross Floor Area (sq. ft.)	Total Floor Area	10,230	62,889	Not regulated
	Commercial Floor Area	10,230	57,060	Not regulated
	Residential Floor Area	0	57,183	Not regulated
Floor Area Ratio		1	5.5	Not regulated
Dwelling Units	Total	0	55	Not regulated
	Affordable	N/A	N/A	20% of total units @ moderate income
Building Height	Maximum (ft.)	21	75	75 w/Use Permit
	Maximum (ft.) w/ roof equipment rooms & architectural elements	N/A	92'	75+ w/AUP
	Stories	1	6	Not regulated
Building Setbacks (ft.)	Front	0	0	0
	Rear	0	0	5
	Left Side	0	0	5 @ 65 ft. from frontage
	Right Side	0	0	5 @ 65 ft. from frontage
Usable Open Space (sq. ft.)		0	5,342	80 per dwelling unit
Privately-Owned Public Open Space (sq. ft.)		0	0	1 per 50 commercial floor area
Parking	Commercial (auto)	0	0	1.5 spaces per 1K sq. ft. of commercial area
	Residential (auto)	0	24	1 space per 3 dwelling units
	Motorcycle	0	0	Not regulated
	Bicycle	0	48	1 per 2K sq. ft. of commercial floor area

<sup>1</sup> If a proposed standard does not comply with the Zoning ordinance requirement, then please highlight the entry and provide an explanation.

MEETING DATE: 02/11/16

MEETING NO: 1

Notes prepared by KIRK PETERSON AND ASSOC. These notes will be relied on as an accurate record of issues discussed and conclusions reached, unless the preparer is notified otherwise within one week from date of receipt.



# **2072-2074 Addison**

**Report of On-site Investigation and Research  
March 4, 2016**



**Kirk E. Peterson & Associates Architects  
5253 College Avenue #A  
Oakland California 94681  
510.547.0275**

## **2071-2074 Addison**

### **Attachments included:**

1. Building Permit 61023, April 16, 1947
2. Building Permit 91883, March 23, 1961
3. Building Permit 112754, October 15, 1968
4. Violation Notice, 711152, January 28, 1974
5. Change of Occupancy November 16, 1976
6. Building Permit 100777705, September 20, 1977
7. Email from Franklin Maggi at Archives and Architecture, February 25, 2016
8. Map of proposed district and boundaries

### **Supporting documents:**

1. DPR523A, recorded March 2, 2015
2. Shattuck Avenue Commercial Corridor Historic Context and Survey, September 15, 2015

### **History:**

- 1922 The site was under construction for William Woolsey as a "Class C-garage. Prior to this time the site had been livery stable.
- 1923 Completed and opened as garage, the building consisted of two rooms, and was constructed of brick and tile
- 1947 \$12,500 building altered for furniture store  
new plate glass front  
plaster inside walls and ceiling  
install new wiring  
move existing toilet and basin  
repaint inside and out  
repair existing trusses where needed
- 1968 \$9,000 of fire damage repaired, additional show window added
- 1974 "The front wall consists of a large spandrel of brick construction supported by a concrete beam, which in turn is supported by corner columns of brick and two intermediate pipe columns. Cracking is observed in the stucco facing of the spandrel, generally associated with the brick/concrete interface and the beam-to-column connection at one corner.
- 1976 Aurora Theater company
- 1977 Poppy Fabric, Dutcher and Hanf Architects  
exterior flagpoles added
- 1987 Vacant 135/237
- 1988 Gold's Gym 117/237
- 1994 Parapet braced and concrete applied to parapet walls

## **1. The building does not retain it's original character.**

The period of significance for the potential historical district 2072-2074 Addison potentially contributes to is 1920-1958. It has not been determined that it contributes significantly and it lies on the edge of the proposed boundaries. There are no known building plans, but it is known that construction began in 1922 and that prior to construction the site had been a livery stable. The building was designed as a Class-C auto garage, in 1947 it was converted to a furniture store, in 1977 it was remodeled as a fabric store, in 1987 it was vacant, and it is currently a gym. It is not eligible for the National Register of Historic Places or California Register of Historical Resources because of the extensive changes and little of the earliest historic fabric remains. While the building has integrity of location and setting, the original materials and workmanship have been lost.

The inward angled display windows are in the mid-century style, added in 1947, to draw people in from the sidewalk. In 1961 an additional show window was added. The original brick and tile building details have been lost and the only detail, which remains visible is a double course of brick coping on the top of the parapet. Highly visible masonry ties, from 1994, across the entire width of the building indicate that the upper wall consists of historic masonry of some kind. According to a 1974 description under the current stucco lies "a large spandrel of brick construction supported by a concrete beam, which in turn is supported by corner columns of brick and two intermediate pipe columns. Cracking is observed in the stucco facing of the spandrel, generally associated with the brick/concrete interface and the beam-to-column connection at one corner." In the late 1930s to the 1940s an FHA loan program to "modernize" main street downtowns by hiding or removing historical details was implemented, potentially explaining the 1974 description of the building, and the missing original tile.

## **2. It marks the beginning of a period of decline for Berkeley's downtown core which developed around rail lines not the automobile.**

The downtown core developed into the late 19th Century around the historic railyard on Berkeley Square with walkable urban commercial development. 2072-2074 Addison was constructed following the rapid adoption of the automobile as a car service building, precipitating the eventual decline of Berkeley's historic downtown core. The area South of Durant, which is not in the Shattuck Avenue Commercial Corridor Historic Context and Survey, developed later around the automobile. In 1938 the Southern Pacific on Berkeley Square was demolished. 1948 marked the end of streetcars in Berkeley. In the late 1950's of interurban train service ended marking the end of Berkeley decline as major transit hub. The completion of BART in 1972 and the development of suburbs led to the continued deterioration of the district, shopping moved to El Cerrito and Richmond's Hilltop Mall, by 1987 the building was vacant.

**Conclusion:**

While the form visible today links to the development the historic downtown Berkeley core, little material from the original building, remains and it is secondary to more significant buildings. There are many remaining examples of the type, which retain more original details.

2072-2074 Addison evolved from a livery stable, to a car service building and was converted to retail. While it signifies progress, it also marks a moment in the beginning of the decline of the urban core. A denser use of space would increase vitality of the district. It would be more authentic, align with current thinking, and help support the use of buildings more significant to history. Berkeley is progressing to more modern means of transportation, rather than the automobile, which in fact mirror its early history.

CITY OF BERKELEY  
Building Inspection Department

APPLICATION FOR BUILDING PERMIT  
Additions, Alterations and Repairs

Application is hereby made to the Building Inspection Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a  
group: F Type: 711 Story: \_\_\_\_\_ Room Building

Located at 2072-2074 ADDISON STREET

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Estimated Cost \$12,500.00

Building to be occupied as FURNITURE STORE by R. ROELSE

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE  
Small sketches may be drawn on the back of this sheet

NEW PLATE GLASS FRONT  
REPAIR EXISTING WALLS & CEILING  
INSTALL NEW WIRING  
PAINT ONE EXISTING TOILET & BATH  
REPAIR INSIDE & OUT  
REPAIR EXISTING TRIMMER WHERE NEEDED

No. of Owner R. ROELSE Address 534 Blair - Piedmont  
Name of Architect or Designer EDW. T. FAULKNER Address OAKLAND  
Name of Engineer \_\_\_\_\_ Address \_\_\_\_\_  
Name of Builder R. F. JOHNSON & SON Address 2036 SAN PABLO AVE., ALBANY  
State License No. 46199 Pest Control License No. \_\_\_\_\_

We  
I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Use District Class \_\_\_\_\_ Ordinance No. \_\_\_\_\_  
Signature of Owner, Agent or Builder R. F. Johnson & Son  
Fire Zone No. \_\_\_\_\_ Address 2036 San Pablo Ave., Albany

FOR DEPARTMENT USE ONLY

2072-2074 Addison  
Number Street Page  
Permit No. 61023  
Date Issued 4-16-47



#2

101 237

A34-81

CITY OF BERKELEY  
Building Inspection Department

Plan Checking Fee \_\_\_\_\_  
Bldg. Permit Fee \_\_\_\_\_

TOTAL 42

APPLICATION FOR BUILDING PERMIT  
Additions, Alterations and Repairs

Application is hereby made to the Building Inspection Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a group F; Type S; \_\_\_\_\_ Story; \_\_\_\_\_ Room Building

Present use of building Store Families \_\_\_\_\_ Rooms \_\_\_\_\_

Proposed use of building 1 Families \_\_\_\_\_ Rooms \_\_\_\_\_

Located at 2072-74 Addison St.

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Valuation of proposed work: Include all labor and material 2880.00 - 7650.00

Building to be occupied as Store by \_\_\_\_\_

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE  
Small sketches may be drawn on the back of this sheet

Repair damage caused by fire. Replace burned  
body, gables, roof gables, roof sheathing, gyp work  
and interior finish.

*[Handwritten signature]*

Name of Owner Mortley Properties Inc. Address 2148 - Shattuck Ave. Telephone 263-8510

Name of Architect or Designer \_\_\_\_\_ Address \_\_\_\_\_

Name of Engineer \_\_\_\_\_ Address \_\_\_\_\_

Name of Builder H. A. Lee Co. Address \_\_\_\_\_ Telephone \_\_\_\_\_

State License No. 160200 Workmen's Compensation Insurance Policy or Certification Filed Yes \_\_\_\_\_ No \_\_\_\_\_

City of Berkeley License No. \_\_\_\_\_

Expires \_\_\_\_\_

We  
I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

H. A. Lee  
Signature of Owner, Agent or Builder.

Fire Zone No. 1 ☒ 2 ☐ 3 ☐

FOR DEPARTMENT USE ONLY

2072-74 Addison  
Number Street

Permit No. 91883

Date Issued APR 24 1961

BLOCK BOOK NO. \_\_\_\_\_

PAGE \_\_\_\_\_ ISSUED BY DS

#3

10/237

City of Berkeley  
Inspection Services Department  
2134 Grove Street 94704 — 841-0200

Plan Check Fee \_\_\_\_\_  
Bldg. Permit Fee 18.00  
Sign Permit Fee \_\_\_\_\_  
Demo Permit Fee \_\_\_\_\_

APPLICATION FOR PERMIT

Name W. A. ROSE CO. Title \_\_\_\_\_  
Address 482 - 25th St., Oakland, California  
Telephone Number 444-2723  
Application is hereby made to the City of Berkeley for  
Group \_\_\_\_\_; Type \_\_\_\_\_; Story \_\_\_\_\_; Fire Zone \_\_\_\_\_; Building Use Furniture Store  
Units \_\_\_\_\_; Rooms \_\_\_\_\_; Located at 2074 Addison St., Berk.

(New Construction) ☐  
(New Construction, Sign) ☐  
(Add, Alter, Repair) ☒  
(Demolition) ☐

Valuation of proposed work: Include all labor and material \$ 3,000.00

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Install additional show window and non bearing interior partitions.

PAID 14410 OCT 15 1968

Name of Owner Wm. Woolsey Address 2140 Shattuck Ave. Phone 848-2235  
Name of Architect/Designer \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Engineer \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Builder W. A. ROSE CO. State Lic. No. 160200 City Lic. No. R208 Expires \_\_\_\_\_

We/I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Signature of Owner, Agent or Builder: W. A. ROSE COMPANY By: W. A. Rose, Jr.

FOR DEPARTMENT USE ONLY

ID No. \_\_\_\_\_ Plan Check Rec. No. \_\_\_\_\_  
Rec'd. by \_\_\_\_\_ Date \_\_\_\_\_  
Bldg./Sign Permit No. 112754  
Issued by 12 Date 10.15.68

152  
#14  
Date: January 28, 1974

Re: 2072-74 Addison St.  
Berkeley, Ca.

Certified No. 711152

EXHIBIT "A"

ALL ITEMS IN VIOLATION OF THE HAZARDOUS APPENDAGE ORDINANCE NO. 4583-N.S. MUST BE CORRECTED.

Features subject to the Hazardous Appendage Ordinance shall be investigated by your engineer, and corrections made as necessary to eliminate all such hazards. Your engineer's investigation shall be sufficient to enable him to evaluate by lateral force computations the structural safety of the parapets, appendages and their connections, and other subject features as they presently exist.

The City of Berkeley has developed certain recommended details for the rehabilitation of unsafe parapets, which we will be pleased to furnish at no cost, directly to your engineer at his request.

OBSERVED CONDITIONS

1. Subject is a large single-story retail shop building of wood-frame roof construction and brick walls. Roof framing consists of straight sheathing carried by carpenter trusses.
2. The front wall consists of a large spandrel of brick construction supported by a concrete beam, which in turn is supported by corner columns of brick and two intermediate pipe columns. Cracking is observed in the stucco facing of the spandrel, generally associated with the brick/concrete interface and the beam-to-column connection at one corner.
3. Stabilizing lateral force connections of spandrel-to-roof framing are not visible.

JAM:ey

141/237 #5

CITY OF BERKELEY  
HOUSING AND DEVELOPMENT DEPARTMENT  
CITY HALL  
BERKELEY, CALIFORNIA 94704  
644-6550

2072 Addison Street  
JOB ADDRESS

November 15, 1976  
Date Received

APPLICATION FOR USE OR CHANGE OF OCCUPANCY

Appointment Date November 15, 1976 Time 10:30-11 Code No. Book 7 Blk. 2023 Par. 25  
Applicant or Agent Jerry Steele Type III Group B-2 Stories 1  
Address 2072 Addison St. Zip 94704 Phone 849-2501 Zone C-2 F. Zone 1  
Present Use empty (formerly Mobilia) UP or VAR Required: Yes x No  
Proposed Alterations addition of a stage - dismantling of walls Combined Service with FD x JID  
Proposed Use: Rona Fide eating establishment and nite club

Signature: /s/ Jerry Steele

NOTE: ALL CONDITIONS NOTED BELOW SHALL BE COMPLETED BEFORE OCCUPANCY. A  
CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON COMPLETION.

INSPECTOR'S REPORT

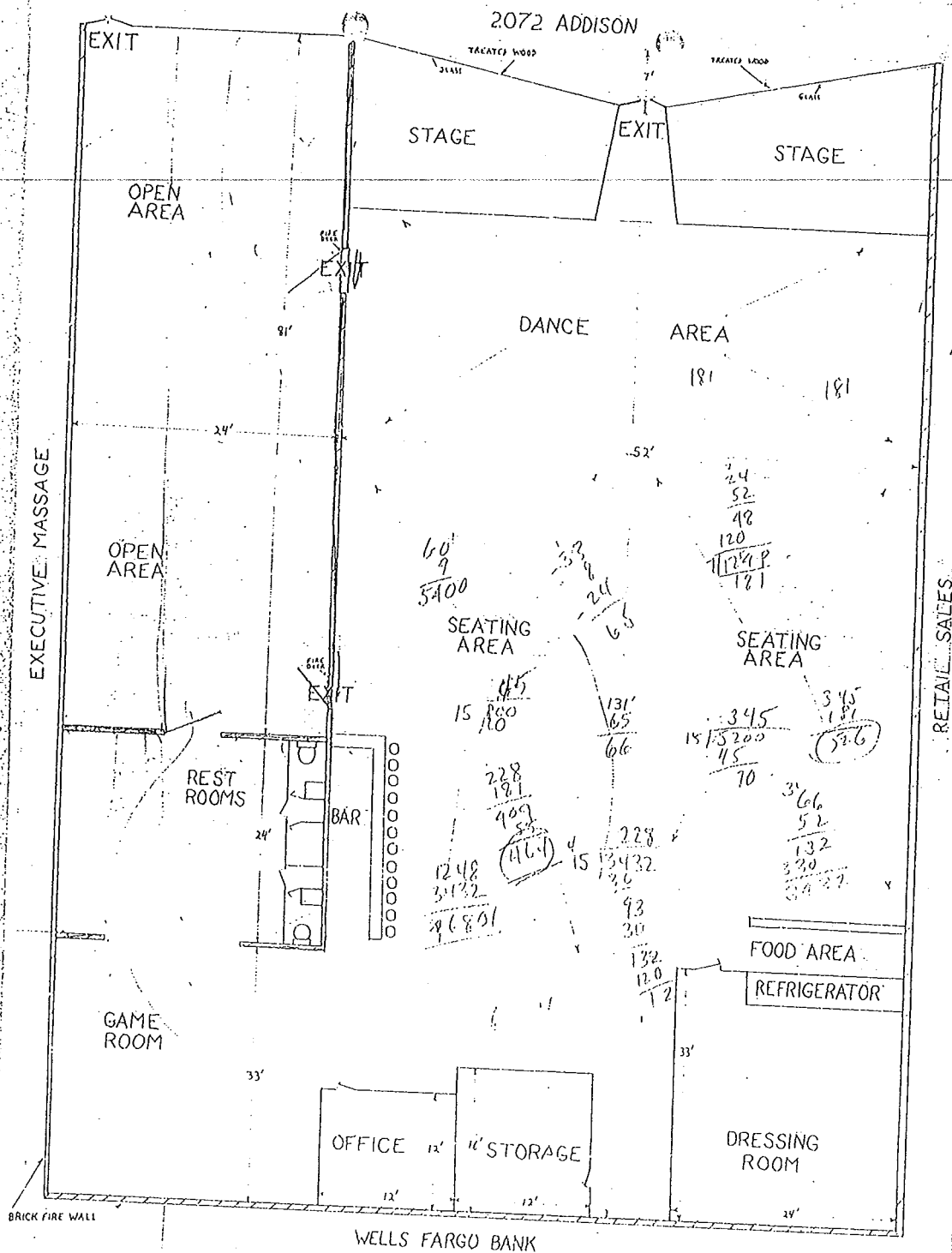
Date of Report November 16, 1976

This is a one story, Type III, structure of approximately 9700 square feet in Fire Zone #11. The applicant proposes to convert the building into an eating establishment and night club for over three hundred (300) persons (B-2 Occupancy). The building was formerly used as a retail furniture store (F-2 Occupancy). The following requirements shall be met before a Certificate of Occupancy will be issued.

- (1.) Obtain a Use Permit from Zoning. This shall be completed before any corrective measures are undertaken.
- (2.) Provide two sets of plans to this office for approval, showing all proposed alterations and the details of all corrective work as required by this report. Include a fully dimensioned floor plan showing the areas allotted to drinking, dining, dancing, recreation, storage and so forth. The maximum occupant load permitted will be established upon presentation of the plans and shall be based upon the requirements of the Uniform Building Code, Chapter 33.
3. Obtain clearance from the Health Department for the proposed delicatessen. Submit additional equipment plans as required by the Health Officer.
- (4.) The building shall be of not less than one hour fire resistive construction throughout. Provide.

Note: A fire resistive ceiling shall not be required in the portion having an open frame roof.

#5





2072 Addison

## BUILDING PERMIT APPLICATION

B

HOUSING AND DEVELOPMENT DEPARTMENT  
CODES AND INSPECTION DIVISION  
2180 MILVIA STREET  
BERKELEY, CA. 94704  
PH: (415) 644-8550

City of Berkeley

PERMIT NUMBER

B-

Application Rec'd.

DATE: 9-20-77

BY: JH

OCCUPANCY A B C D E <u>F</u> G H I J DIV. <u>2</u>		JOB ADDRESS <u>2072 Addison St.</u>	
<input type="checkbox"/> SIGN PERMIT <input type="checkbox"/> ROOFING PERMIT <input type="checkbox"/> WATER <input type="checkbox"/> EXCAVATION and GRADING PERMIT <input type="checkbox"/> MOVING WELL TYPE OF PERMIT CONSTRUCTION I II III IV V I-HR.		CONDITION OF SOIL AT JOB SITE <input type="checkbox"/> ORIGINAL <input type="checkbox"/> ENGINEERED FILL <input type="checkbox"/> FILL <input type="checkbox"/> HILLSIDE AREA <input type="checkbox"/> SEISMIC ZONE AREA	
FIRE ZONE <u>1</u> 2 3 ES. USE ZONE: <u>C</u>		NO. OF & EXISTING USE OF BUILDINGS ON LOT: NO. _____ USE: <u>Comm.</u>	
NUMBER OF STORIES: <u>1</u> HEIGHT: _____ AREA OF LOT: _____		CONTRACTOR NAME <u>Charles R. Allen</u> ADDRESS <u>1932 Grove Way</u> <u>582 0340</u> CITY <u>Castro Valley, Cal.</u> <u>94516</u> TELEPHONE STATE LICENSE NO. <u>135722</u> CLASS NO. <u>121</u> CITY LICENSE NO. <u>A-2155</u>	
FLOOR AREA MAIN BUILDING: (1st. FLOOR) _____ 2nd. FLOOR _____		OWNER NAME <u>Pompy Fabric &amp; Trim</u> MAILING ADDRESS <u>2072 Addison St.</u> CITY <u>Berkeley, Cal.</u> ZIP _____ TELEPHONE _____	
CONDITIONS OF APPROVAL: <u>Workman's Comp. policy # 315605-76</u> <u>State Compensation - Expires 1/1/79</u>		DESIGNER NAME <u>Dutcher &amp; Hanf</u> ADDRESS <u>2013 Milvia St.</u> CITY <u>Berkeley, Cal.</u> ZIP _____ TELEPHONE <u>845-5300</u> LENDING AGENCY _____ BRANCH _____	
SIGN PERMIT INFORMATION: TYPE OF SIGN(S) _____ LENGTH _____ WIDTH _____ AREA _____ BUILDING FRONTAGE: _____ SIGN AREA PERMITTED: _____		LENDER NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____	
ROOFING PERMIT <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL INFORMATION: <input type="checkbox"/> FIRE RETARDANT <input type="checkbox"/> ORDINARY		PROPOSED WORK <input type="checkbox"/> SIGN STRUCTURE <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> MOVE <input type="checkbox"/> ROOFING <input type="checkbox"/> ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH DESCRIPTION OF WORK: <u>Misc. interior partitions,</u> <u>display racks &amp; beams. Exterior flagpoles.</u> <u>Supplementary added work to original</u> <u>permit # B 081077502</u>	
<p>I hereby certify and agree that if a permit is issued, that all the provisions of the Building Code, the Zoning Ordinance and the Fire Ordinance of the City of Berkeley shall be complied with whether herein specified or not, and I hereby agree to give, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City, in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.</p> <p>I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, I agree to comply with City and State laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.</p> <p>X <u>Charles R. Allen</u> Signature of Owner, Contractor or Agent</p>		VALUATION (Including Costs of all labor and material) = \$ <u>7,000.00</u>	
AGENT FOR: _____		BUILDING PERMIT FEE \$ <u>325</u> <u>00</u>	
ADDRESS OF AGENT _____		ZONING PERMIT FEE \$ _____	
CITY _____ ZIP _____ TELEPHONE NO. _____		SIGN PERMIT FEE \$ _____	
APPLICATION APPROVAL: THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		ROOFING PERMIT FEE \$ _____	
<p><u>Ms. Jagan</u> <u>10/7/77</u> Signature of Deputy Date</p> <p>EXCLUSION FROM WORKER'S COMPENSATION I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California.</p> <p>X _____ SIGNATURE OF OWNER, CONTRACTOR OR AGENT</p>		PLAN CHECKING FEE \$ <u>32</u> <u>50</u>	
		PENALTY FEE \$ _____	
		TOTAL FEE \$ <u>82</u> <u>50</u>	
		ZONING APPROVAL <input type="checkbox"/> USE PERMIT APPROVED <input type="checkbox"/> VARIANCE GRANTED <input type="checkbox"/> APPROVED OFFSTREET PARKING <input type="checkbox"/> LANDMARKS PRESERVATION	
		THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED	
		Signature of Deputy	

INSPECTOR COPY

B

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## 2072-2074 Addison Berkeley

2 messages

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**Franklin Maggi** <franklin.maggi@gmail.com>

To: Sarah@kpaarch.com

Thu, Feb 25, 2016 at 10:25 AM

Hello Sarah:

We really don't have anything beyond what is in the DPR523 forms. I believe the historian on that project checked with BAHA to see if there were any historic photos but came up empty handed. Perhaps they can find something with a little more investigation.

~~Our research and documentation was really at just the survey level as we weren't budgeted much time on these individual properties. We could not tell from the current facade to what degree any original fabric, if any, was under the stucco cladding.~~

**Franklin Maggi, Architectural Historian**  
**Archives & Architecture, LLC**

PO Box 1332

San Jose CA 95109

408.297.2684 office

408.369.5683 mobile

408.228.0762 fax

www.archivesandarchitecture.com

franklin.maggi@gmail.com

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---

**Sarah Bishop** <sarah@kpaarch.com>

To: Franklin Maggi <franklin.maggi@gmail.com>

Fri, Feb 26, 2016 at 7:04 AM

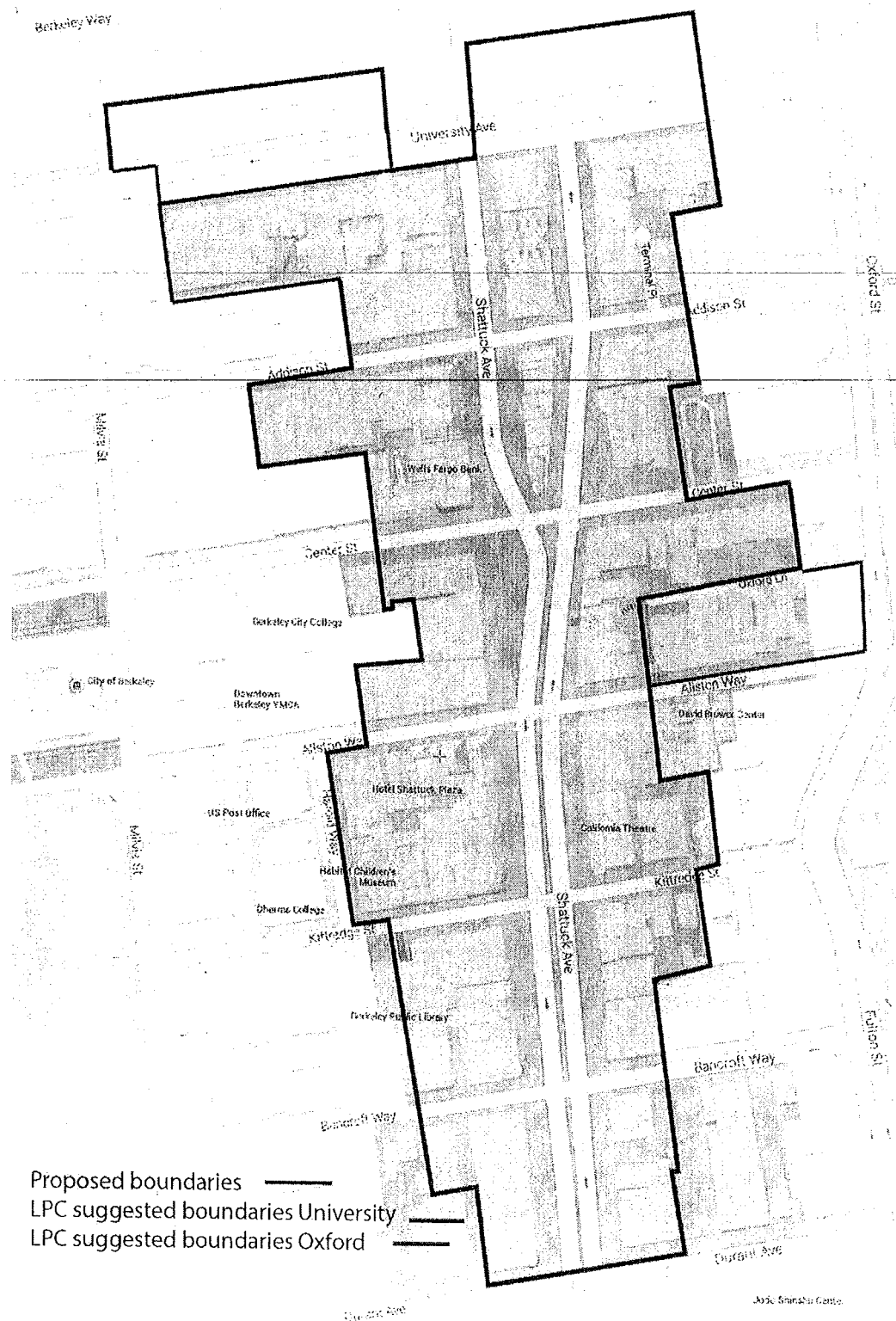
Dear Franklin,

Thank you for telling me know what you know about the building and your advice on photos. I really appreciate your help.

All the best,

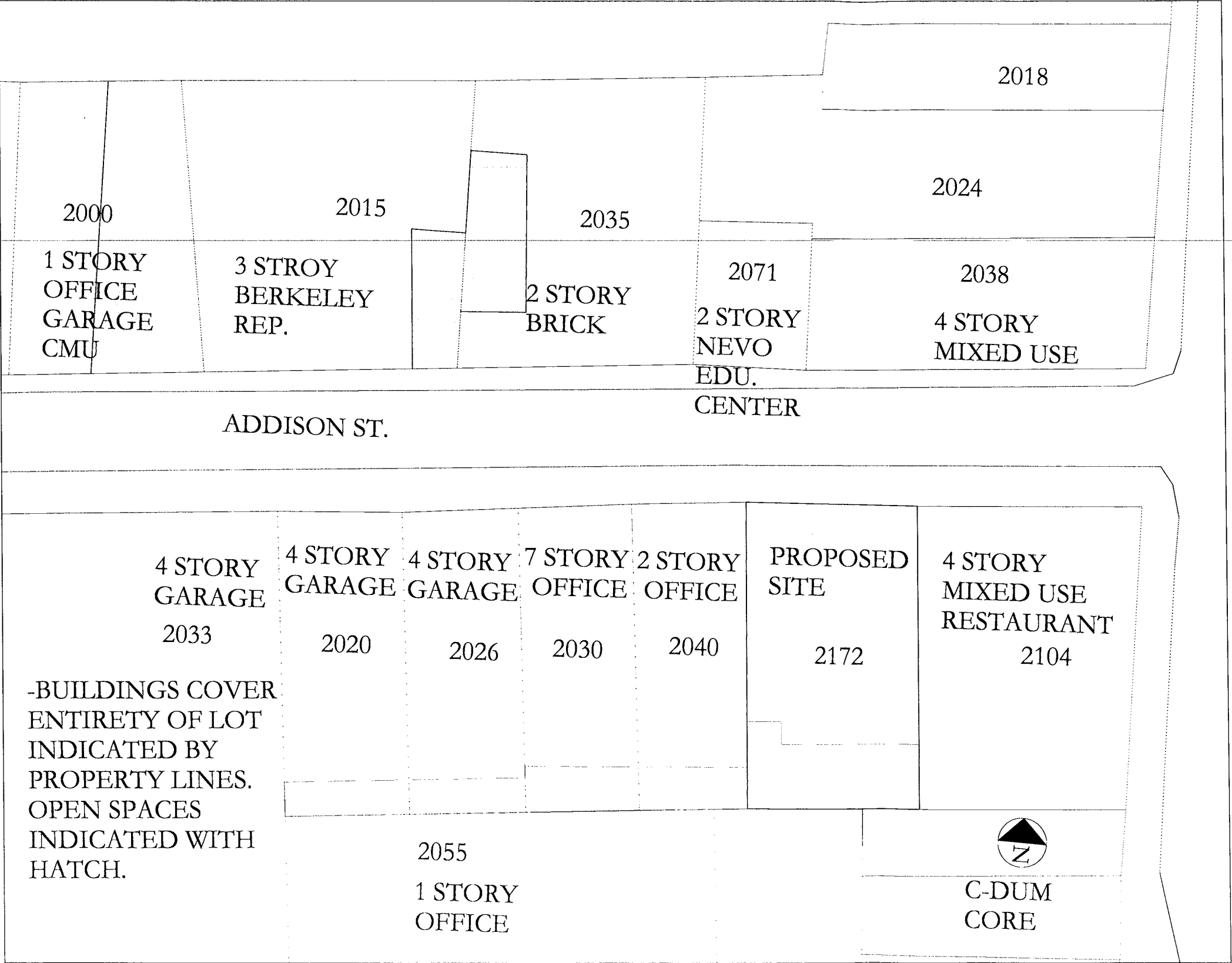
Sarah

[Quoted text hidden]



Proposed district boundaries in green.

2072 ADDISON ST  
BERKELEY CA.





**KIRK E. PETERSON  
& ASSOCIATES**

**APPLICANT'S STATEMENT ARCHITECTS**

**2072 Addison St.  
Berkeley Ca.**

**April 4, 2016**

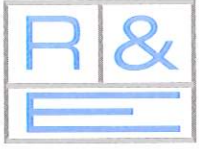
The proposed project is the construction of a new six-floor mixed use building. The ground floor would contain a large, and potentially sub-dividable, retail space, as well as the residential entry, a garage entrance, and required circulation space. There is a basement level which will contain utility spaces and parking in a mechanical parking system. There will be parking as required for the residents as well as some parking for the commercial tenant. There is a mezzanine level located above the driveway to the garage and part of the retail area. The upper five floors would contain fifty-five residential units. The roof would feature a large roof terrace for residents' use, space for solar panels, stair and mechanical housing, and a decorative cupola. The project is of an historicist/traditional aesthetic like that seen in other Kirk E. Peterson-designed projects in the downtown. It is nonetheless an original contemporary design, while being visually congruent to many of Berkeley's better historic buildings.

The site is presently occupied by an early twentieth century structure, which originally housed an auto related business. This one-story building was enlarged twice, and covers the entire parcel. The bearing walls are brick, and the sloped roofs have heavy timber and two-by carpenter trusses. The facade was remodeled in the mid century, with the introduction of large recessed plate glass storefront and entry feature. The brick on the facade was stuccoed at this time. This structure will be demolished. This building does not have any landmark or historic designation.

The new structure will be a 'podium building', with the first floor and the sub-grade space built of one-hour rated concrete construction and the upper floors will be built with wood framing. The facade on Addison street features a tall first floor with generous glazing. This floor will be of cast-in-place concrete with moldings, brackets, and ornament. The glazing will have aluminum frames, the garage door will be of painted steel. The upper floors will have recessed windows, projecting bays, eaves and cornices, and a cupola containing a small open loggia. The siding will be galvanized sheet metal, with a repetitive stamped rusticated running-bond ashlar pattern. The sides and back of the upper floors will feature recessed bays, solid parapets alternating with painted steel railings and recessed aluminum windows of various sizes. The roof terrace will have concrete pavers and plantings in containers.

The high ceiling and oblong configuration of the ground floor space will accommodate a restaurant or retail business well. An entertainment venue or a restaurant/cabaret would work well with the high ceilings, good sight lines and possible stage or mezzanine musicians' box/loft. Such uses would enhance and amplify the character of Berkeley's entertainment district, in accord with the Zoning ordinance's intention of the district. The project will provide dense downtown housing close to employment transportation, shopping and entertainment. The design features sustainable and durable materials and assemblies consistent with Berkeley's Green policies.





## **RUEGG & ELLSWORTH**

2437 DURANT AVENUE • BERKELEY, CA 94704-1610 • (510) 548-3900 • Fax (510) 548-3904

April 4, 2016

City of Berkeley planning and development  
Land Use Planning  
2120 Milvia Street  
Berkeley, CA 94704

RE: 2072 Addison St.  
Application submittal 1.B  
Applicant anti-discriminatory housing policies

1: The applicant, Ruegg and Ellsworth does not own real estate out of California.  
2-5 therefore, these questions are not applicable.

III Application submittal requirements  
B. 1.a Housing affordability statement

B. 1.b Applicant anti-discriminatory housing policies

The project will comply with the affordable housing mitigation ordinance by paying the required fee of \$28,000.00 per unit required.

Sincerely,

Dana Ellsworth

Standards for 2072 Addison Street BMC Sections 23E.68.070-080		Existing	Proposed <sup>1</sup>	Permitted/ Required
Lot Area (sq. ft.)		10,230	10,230	Not regulated
Gross Floor Area (sq. ft.)	Total Floor Area	10,230	62,889	Not regulated
	Commercial Floor Area	10,230	57,060	Not regulated
	Residential Floor Area	0	57,183	Not regulated
Floor Area Ratio		1	5.5	Not regulated
Dwelling Units	Total	0	55	Not regulated
	Affordable	N/A	N/A	20% of total units @ moderate income
Building Height	Maximum (ft.)	21	75	75 w/Use Permit
	Maximum (ft.) w/ roof equipment rooms & architectural elements	N/A	92'	75+ w/AUP
	Stories	1	6	Not regulated
Building Setbacks (ft.)	Front	0	0	0
	Rear	0	0	5
	Left Side	0	0	5 @ 65 ft. from frontage
	Right Side	0	0	5 @ 65 ft. from frontage
Usable Open Space (sq. ft.)		0	5,342	80 per dwelling unit
Privately-Owned Public Open Space (sq. ft.)		0	0	1 per 50 commercial floor area
Parking	Commercial (auto)	0	0	1.5 spaces per 1K sq. ft. of commercial area
	Residential (auto)	0	24	1 space per 3 dwelling units
	Motorcycle	0	0	Not regulated
	Bicycle	0	48	1 per 2K sq. ft. of commercial floor area

<sup>1</sup> If a proposed standard does not comply with the Zoning ordinance requirement, then please highlight the entry and provide an explanation.

MEETING DATE: 02/11/16

MEETING NO: 1

Notes prepared by KIRK PETERSON AND ASSOC. These notes will be relied on as an accurate record of issues discussed and conclusions reached, unless the preparer is notified otherwise within one week from date of receipt.

# **2072-2074 Addison**

**Report of On-site Investigation and Research  
March 4, 2016**



**Kirk E. Peterson & Associates Architects  
5253 College Avenue #A  
Oakland California 94681  
510.547.0275**

## **2071-2074 Addison**

### **Attachments included:**

1. Building Permit 61023, April 16, 1947
2. Building Permit 91883, March 23, 1961
3. Building Permit 112754, October 15, 1968
4. Violation Notice, 711152, January 28, 1974
5. Change of Occupancy November 16, 1976
6. Building Permit 100777705, September 20, 1977
7. Email from Franklin Maggi at Archives and Architecture, February 25, 2016
8. Map of proposed district and boundaries

### **Supporting documents:**

1. DPR523A, recorded March 2, 2015
2. Shattuck Avenue Commercial Corridor Historic Context and Survey, September 15, 2015

### **History:**

- 1922 The site was under construction for William Woolsey as a "Class C-garage. Prior to this time the site had been livery stable.
- 1923 Completed and opened as garage, the building consisted of two rooms, and was constructed of brick and tile
- 1947 \$12,500 building altered for furniture store  
new plate glass front  
plaster inside walls and ceiling  
install new wiring  
move existing toilet and basin  
repaint inside and out  
repair existing trusses where needed
- 1968 \$9,000 of fire damage repaired, additional show window added
- 1974 "The front wall consists of a large spandrel of brick construction supported by a concrete beam, which in turn is supported by corner columns of brick and two intermediate pipe columns. Cracking is observed in the stucco facing of the spandrel, generally associated with the brick/concrete interface and the beam-to-column connection at one corner.
- 1976 Aurora Theater company
- 1977 Poppy Fabric, Dutcher and Hanf Architects  
exterior flagpoles added
- 1987 Vacant 135/237
- 1988 Gold's Gym 117/237
- 1994 Parapet braced and concrete applied to parapet walls



## **1. The building does not retain it's original character.**

The period of significance for the potential historical district 2072-2074 Addison potentially contributes to is 1920-1958. It has not been determined that it contributes significantly and it lies on the edge of the proposed boundaries. There are no known building plans, but it is known that construction began in 1922 and that prior to construction the site had been a livery stable. The building was designed as a Class-C auto garage, in 1947 it was converted to a furniture store, in 1977 it was remodeled as a fabric store, in 1987 it was vacant, and it is currently a gym. It is not eligible for the National Register of Historic Places or California Register of Historical Resources because of the extensive changes and little of the earliest historic fabric remains. While the building has integrity of location and setting, the original materials and workmanship have been lost.

The inward angled display windows are in the mid-century style, added in 1947, to draw people in from the sidewalk. In 1961 an additional show window was added. The original brick and tile building details have been lost and the only detail, which remains visible is a double course of brick coping on the top of the parapet. Highly visible masonry ties, from 1994, across the entire width of the building indicate that the upper wall consists of historic masonry of some kind. According to a 1974 description under the current stucco lies "a large spandrel of brick construction supported by a concrete beam, which in turn is supported by corner columns of brick and two intermediate pipe columns. Cracking is observed in the stucco facing of the spandrel, generally associated with the brick/concrete interface and the beam-to-column connection at one corner." In the late 1930s to the 1940s an FHA loan program to "modernize" main street downtowns by hiding or removing historical details was implemented, potentially explaining the 1974 description of the building, and the missing original tile.

## **2. It marks the beginning of a period of decline for Berkeley's downtown core which developed around rail lines not the automobile.**

The downtown core developed into the late 19th Century around the historic railyard on Berkeley Square with walkable urban commercial development. 2072-2074 Addison was constructed following the rapid adoption of the automobile as a car service building, precipitating the eventual decline of Berkeley's historic downtown core. The area South of Durant, which is not in the Shattuck Avenue Commercial Corridor Historic Context and Survey, developed later around the automobile. In 1938 the Southern Pacific on Berkeley Square was demolished. 1948 marked the end of streetcars in Berkeley. In the late 1950's of interurban train service ended marking the end of Berkeley decline as major transit hub. The completion of BART in 1972 and the development of suburbs led to the continued deterioration of the district, shopping moved to El Cerrito and Richmond's Hilltop Mall, by 1987 the building was vacant.

**Conclusion:**

While the form visible today links to the development the historic downtown Berkeley core, little material from the original building, remains and it is secondary to more significant buildings. There are many remaining examples of the type, which retain more original details.

2072-2074 Addison evolved from a livery stable, to a car service building and was converted to retail. While it signifies progress, it also marks a moment in the beginning of the decline of the urban core. A denser use of space would increase vitality of the district. It would be more authentic, align with current thinking, and help support the use of buildings more significant to history. Berkeley is progressing to more modern means of transportation, rather than the automobile, which in fact mirror its early history.

CITY OF BERKELEY  
Building Inspection Department

APPLICATION FOR BUILDING PERMIT  
Additions, Alterations and Repairs

Application is hereby made to the Building Inspection Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a  
group: F Type: 711 Story: \_\_\_\_\_ Room Building

Located at 2072-2074 ADDISON STREET

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Estimated Cost \$12,500.00

Building to be occupied as FURNITURE STORE by R. ROELSE

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE  
Small sketches may be drawn on the back of this sheet

NEW PLATE GLASS FRONT  
REPAIR EXISTING WALLS & CEILING  
INSTALL NEW WIRING  
PAINT ONE EXISTING TOILET & BATH  
REPAIR INSIDE & OUT  
REPAIR EXISTING TRIMMER WHERE NEEDED

No. of Owner R. ROELSE Address 534 Blair - Piedmont  
Name of Architect or Designer EDW. T. FAULKNER Address OAKLAND  
Name of Engineer \_\_\_\_\_ Address \_\_\_\_\_  
Name of Builder R. F. JOHNSON & SON Address 2036 SAN PABLO AVE, ALBANY  
State License No. 46199 Pest Control License No. \_\_\_\_\_

We  
I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Use District Class \_\_\_\_\_ Ordinance No. \_\_\_\_\_  
Signature of Owner, Agent or Builder R. F. Johnson & Son  
Fire Zone No. \_\_\_\_\_ Address 2036 San Pablo Ave, Albany

FOR DEPARTMENT USE ONLY

2072-2074 Addison  
Number Street Page  
Permit No. 61023  
Date Issued 4-16-47

204-01 1M 7-48 W.C. 1 in mail.

#2

101 237

A34-81

CITY OF BERKELEY  
Building Inspection Department

Plan Checking Fee \_\_\_\_\_  
Bldg. Permit Fee \_\_\_\_\_

TOTAL 42

APPLICATION FOR BUILDING PERMIT  
Additions, Alterations and Repairs

Application is hereby made to the Building Inspection Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a group F; Type S; \_\_\_\_\_ Story; \_\_\_\_\_ Room Building

Present use of building Store Families \_\_\_\_\_ Rooms \_\_\_\_\_

Proposed use of building 1 Families \_\_\_\_\_ Rooms \_\_\_\_\_

Located at 2072-74 Addison St.

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Valuation of proposed work: Include all labor and material 2880.00 - 7650.00

Building to be occupied as Store by \_\_\_\_\_

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE  
Small sketches may be drawn on the back of this sheet

Repair damage caused by fire. Replace burned  
body, gables, roof gables, roof sheathing, gyp work  
and interior finish.

*[Handwritten signature]*

Name of Owner Mortley Properties Inc. Address 2148 - Shattuck Ave. Telephone 263-8510

Name of Architect or Designer \_\_\_\_\_ Address \_\_\_\_\_

Name of Engineer \_\_\_\_\_ Address \_\_\_\_\_

Name of Builder H. A. Lee Co. Address \_\_\_\_\_ Telephone \_\_\_\_\_

State License No. 160200 Workmen's Compensation Insurance Policy or Certification Filed Yes \_\_\_\_\_ No \_\_\_\_\_

City of Berkeley License No. \_\_\_\_\_

Expires \_\_\_\_\_

We  
I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

H. A. Lee  
Signature of Owner, Agent or Builder.

Fire Zone No. 1 ☒ 2 ☐ 3 ☐

FOR DEPARTMENT USE ONLY

2072-74 Addison  
Number Street

Permit No. 91883

Date Issued APR 24 1981

BLOCK BOOK NO. \_\_\_\_\_

PAGE \_\_\_\_\_ ISSUED BY DS

#3

10/237

City of Berkeley  
Inspection Services Department  
2134 Grove Street 94704 — 841-0200

Plan Check Fee \_\_\_\_\_  
Bldg. Permit Fee 18.00  
Sign Permit Fee \_\_\_\_\_  
Demo Permit Fee \_\_\_\_\_

APPLICATION FOR PERMIT

Name W. A. ROSE CO. Title \_\_\_\_\_  
Address 482 - 25th St., Oakland, California  
Telephone Number 444-2723  
Application is hereby made to the City of Berkeley for  
Group \_\_\_\_\_; Type \_\_\_\_\_; Story \_\_\_\_\_; Fire Zone \_\_\_\_\_; Building Use Furniture Store  
Units \_\_\_\_\_; Rooms \_\_\_\_\_; Located at 2074 Addison St., Berk.

(New Construction) ☐  
(New Construction, Sign) ☐  
(Add, Alter, Repair) ☒  
(Demolition) ☐

Valuation of proposed work: Include all labor and material \$ 3,000.00

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Install additional show window and non bearing interior partitions.

PAID 14410 OCT 15

Name of Owner Wm. Woolsey Address 2140 Shattuck Ave. Phone 848-2235  
Name of Architect/Designer \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Engineer \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Builder W. A. ROSE CO. State Lic. No. 160200 City Lic. No. R208 Expires \_\_\_\_\_

We/I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Signature of Owner, Agent or Builder: W. A. ROSE COMPANY By: W. A. Rose, Jr.

FOR DEPARTMENT USE ONLY

ID No. \_\_\_\_\_ Plan Check Rec. No. \_\_\_\_\_  
Rec'd. by \_\_\_\_\_ Date \_\_\_\_\_  
Bldg./Sign Permit No. 112754  
Issued by 12 Date 10.15.68

152  
#14  
Date: January 28, 1974

Re: 2072-74 Addison St.  
Berkeley, Ca.

Certified No. 711152

EXHIBIT "A"

ALL ITEMS IN VIOLATION OF THE HAZARDOUS APPENDAGE ORDINANCE NO. 4583-N.S. MUST BE CORRECTED.

Features subject to the Hazardous Appendage Ordinance shall be investigated by your engineer, and corrections made as necessary to eliminate all such hazards. Your engineer's investigation shall be sufficient to enable him to evaluate by lateral force computations the structural safety of the parapets, appendages and their connections, and other subject features as they presently exist.

The City of Berkeley has developed certain recommended details for the rehabilitation of unsafe parapets, which we will be pleased to furnish at no cost, directly to your engineer at his request.

OBSERVED CONDITIONS

1. Subject is a large single-story retail shop building of wood-frame roof construction and brick walls. Roof framing consists of straight sheathing carried by carpenter trusses.
2. The front wall consists of a large spandrel of brick construction supported by a concrete beam, which in turn is supported by corner columns of brick and two intermediate pipe columns. Cracking is observed in the stucco facing of the spandrel, generally associated with the brick/concrete interface and the beam-to-column connection at one corner.
3. Stabilizing lateral force connections of spandrel-to-roof framing are not visible.

JAM:ey

141/237 #5

CITY OF BERKELEY  
HOUSING AND DEVELOPMENT DEPARTMENT  
CITY HALL  
BERKELEY, CALIFORNIA 94704  
644-6550

2072 Addison Street  
JOB ADDRESS

November 15, 1976  
Date Received

APPLICATION FOR USE OR CHANGE OF OCCUPANCY

Appointment Date November 15, 1976 Time 10:30-11 Code No. Book 7 Blk. 2023 Par. 25  
Applicant or Agent Jerry Steele Type III Group B-2 Stories 1  
Address 2072 Addison St. Zip 94704 Phone 849-2501 Zone C-2 F. Zone 1  
Present Use empty (formerly Mobilia) UP or VAR Required: Yes x No  
Proposed Alterations addition of a stage - dismantling of walls Combined Service with FD x JID  
Proposed Use: Bona Fide eating establishment and nite club

Signature: /s/ Jerry Steele

NOTE: ALL CONDITIONS NOTED BELOW SHALL BE COMPLETED BEFORE OCCUPANCY. A  
CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON COMPLETION.

INSPECTOR'S REPORT

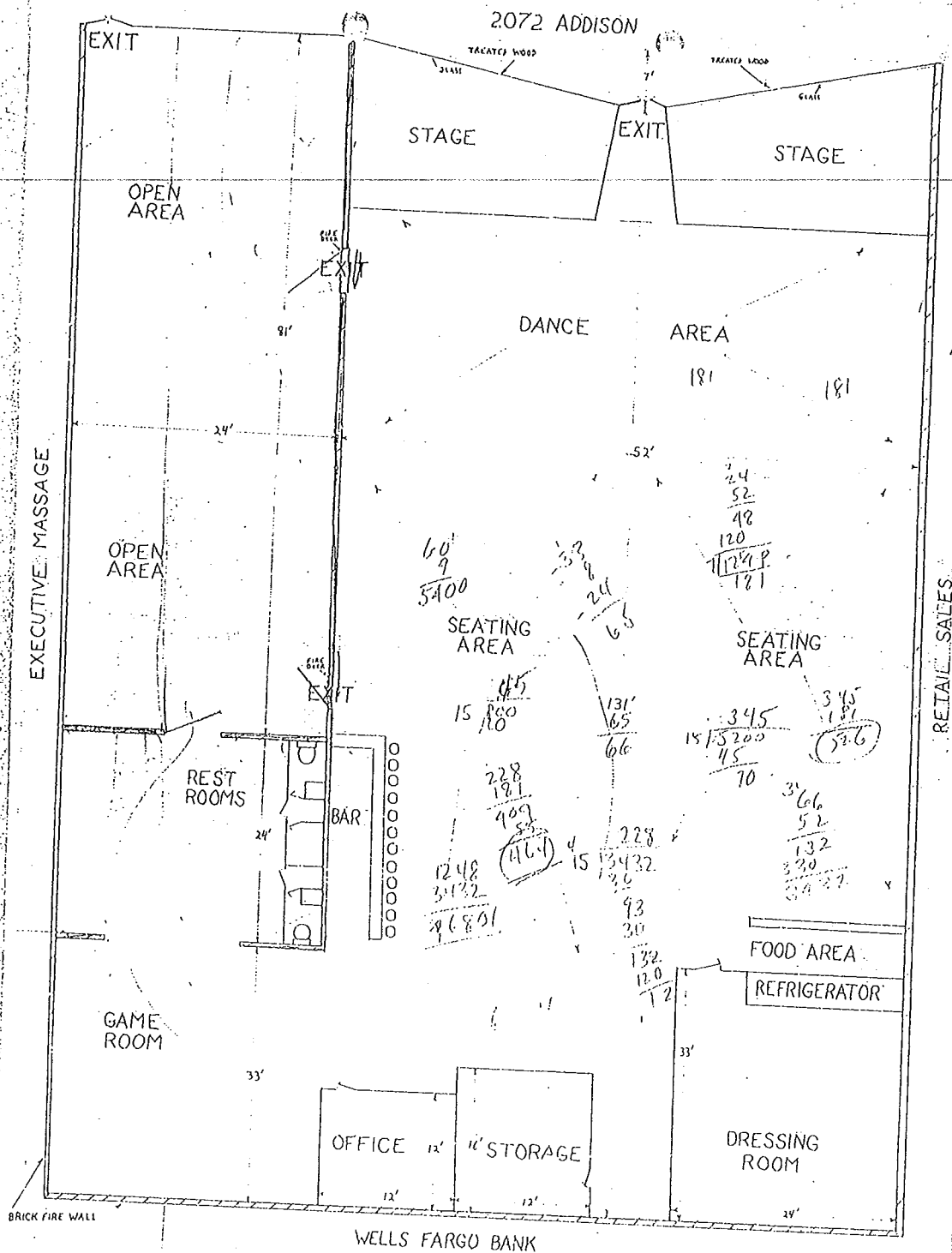
Date of Report November 16, 1976

This is a one story, Type III, structure of approximately 9700 square feet in Fire Zone #11. The applicant proposes to convert the building into an eating establishment and night club for over three hundred (300) persons (B-2 Occupancy). The building was formerly used as a retail furniture store (F-2 Occupancy). The following requirements shall be met before a Certificate of Occupancy will be issued.

- (1.) Obtain a Use Permit from Zoning. This shall be completed before any corrective measures are undertaken.
- (2.) Provide two sets of plans to this office for approval, showing all proposed alterations and the details of all corrective work as required by this report. Include a fully dimensioned floor plan showing the areas allotted to drinking, dining, dancing, recreation, storage and so forth. The maximum occupant load permitted will be established upon presentation of the plans and shall be based upon the requirements of the Uniform Building Code, Chapter 33.
3. Obtain clearance from the Health Department for the proposed delicatessen. Submit additional equipment plans as required by the Health Officer.
- (4.) The building shall be of not less than one hour fire resistive construction throughout. Provide.

Note: A fire resistive ceiling shall not be required in the portion having an open frame roof.

#5





2072 Addison

## BUILDING PERMIT APPLICATION

B

HOUSING AND DEVELOPMENT DEPARTMENT  
CODES AND INSPECTION DIVISION  
2180 MILVIA STREET  
BERKELEY, CA. 94704  
PH: (415) 644-8550

City of Berkeley

PERMIT NUMBER

B-

Application Rec'd.

DATE: 9-20-77

BY: JH

OCCUPANCY A B C D E <u>F</u> G H I J DIV. <u>2</u>		JOB ADDRESS <u>2072 Addison St.</u>	
<input type="checkbox"/> SIGN PERMIT <input type="checkbox"/> ROOFING PERMIT <input type="checkbox"/> WATER <input type="checkbox"/> EXCAVATION and GRADING PERMIT <input type="checkbox"/> MOVING WELL TYPE OF PERMIT CONSTRUCTION I II III IV V I-HR.		CONDITION OF SOIL AT JOB SITE <input type="checkbox"/> ORIGINAL <input type="checkbox"/> ENGINEERED FILL <input type="checkbox"/> FILL <input type="checkbox"/> HILLSIDE AREA <input type="checkbox"/> SEISMIC ZONE AREA	
FIRE ZONE <u>1</u> 2 3 ES. USE ZONE: <u>C</u>		NO. OF & EXISTING USE OF BUILDINGS ON LOT: NO. _____ USE: <u>Comm.</u>	
NUMBER OF STORIES: <u>1</u> HEIGHT: _____ AREA OF LOT: _____		CONTRACTOR NAME <u>Charles R. Allen</u> ADDRESS <u>1932 Grove Way</u> <u>582 0340</u> CITY <u>Castro Valley, Cal.</u> <u>94546</u> TELEPHONE STATE LICENSE NO. <u>135722</u> CLASS NO. <u>121</u> CITY LICENSE NO. <u>A-2155</u>	
FLOOR AREA MAIN BUILDING: (1st. FLOOR) _____ 2nd. FLOOR _____		OWNER NAME <u>Pompy Fabric &amp; Trim</u> MAILING ADDRESS <u>2072 Addison St.</u> CITY <u>Berkeley, Cal.</u> ZIP _____ TELEPHONE _____	
CONDITIONS OF APPROVAL: <u>Workman's Comp. policy # 315605-76</u> <u>State Compensation - Expires 1/1/79</u>		DESIGNER NAME <u>Dutcher &amp; Hanf</u> ADDRESS <u>2013 Milvia St.</u> CITY <u>Berkeley, Cal.</u> ZIP _____ TELEPHONE <u>845-5300</u> LENDING AGENCY _____ BRANCH _____	
SIGN PERMIT INFORMATION: TYPE OF SIGN(S) _____ LENGTH _____ WIDTH _____ AREA _____ BUILDING FRONTAGE: _____ SIGN AREA PERMITTED: _____		LENDER NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____	
ROOFING PERMIT <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL INFORMATION: <input type="checkbox"/> FIRE RETARDANT <input type="checkbox"/> ORDINARY		PROPOSED WORK <input type="checkbox"/> SIGN STRUCTURE <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> MOVE <input type="checkbox"/> ROOFING <input type="checkbox"/> ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH DESCRIPTION OF WORK: <u>Misc. interior partitions,</u> <u>display racks &amp; beams. Exterior flagpoles.</u> <u>Supplementary added work to original</u> <u>permit # B 081077502</u>	
<p>I hereby certify and agree that if a permit is issued, that all the provisions of the Building Code, the Zoning Ordinance and the Fire Ordinance of the City of Berkeley shall be complied with whether herein specified or not, and I hereby agree to give indemnity and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City, in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.</p> <p>I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, I agree to comply with City and State laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.</p> <p>X <u>Charles R. Allen</u> Signature of Owner, Contractor or Agent</p>		VALUATION (Including Costs of all labor and material) = \$ <u>7,000.00</u>	
AGENT FOR: _____		BUILDING PERMIT FEE \$ <u>32</u> <u>00</u>	
ADDRESS OF AGENT _____		ZONING PERMIT FEE \$ _____	
CITY _____ ZIP _____ TELEPHONE NO. _____		SIGN PERMIT FEE \$ _____	
APPLICATION APPROVAL: THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		ROOFING PERMIT FEE \$ _____	
<p><u>Ms. Jagan</u> <u>10/7/77</u> Signature of Deputy Date</p> <p>EXCLUSION FROM WORKER'S COMPENSATION I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California.</p> <p>X _____ SIGNATURE OF OWNER, CONTRACTOR OR AGENT</p>		PLAN CHECKING FEE \$ <u>32</u> <u>50</u>	
		PENALTY FEE \$ _____	
		TOTAL FEE \$ <u>82</u> <u>50</u>	
		ZONING APPROVAL <input type="checkbox"/> USE PERMIT APPROVED <input type="checkbox"/> VARIANCE GRANTED <input type="checkbox"/> APPROVED OFFSTREET PARKING <input type="checkbox"/> LANDMARKS PRESERVATION	
		THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED	
		Signature of Deputy	

INSPECTOR COPY

B

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## 2072-2074 Addison Berkeley

2 messages

---

**Franklin Maggi** <franklin.maggi@gmail.com>

To: Sarah@kpaarch.com

Thu, Feb 25, 2016 at 10:25 AM

Hello Sarah:

We really don't have anything beyond what is in the DPR523 forms. I believe the historian on that project checked with BAHA to see if there were any historic photos but came up empty handed. Perhaps they can find something with a little more investigation.

~~Our research and documentation was really at just the survey level as we weren't budgeted much time on these individual properties. We could not tell from the current facade to what degree any original fabric, if any, was under the stucco cladding.~~

**Franklin Maggi, Architectural Historian**  
**Archives & Architecture, LLC**

PO Box 1332

San Jose CA 95109

408.297.2684 office

408.369.5683 mobile

408.228.0762 fax

www.archivesandarchitecture.com

franklin.maggi@gmail.com

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---

**Sarah Bishop** <sarah@kpaarch.com>

To: Franklin Maggi <franklin.maggi@gmail.com>

Fri, Feb 26, 2016 at 7:04 AM

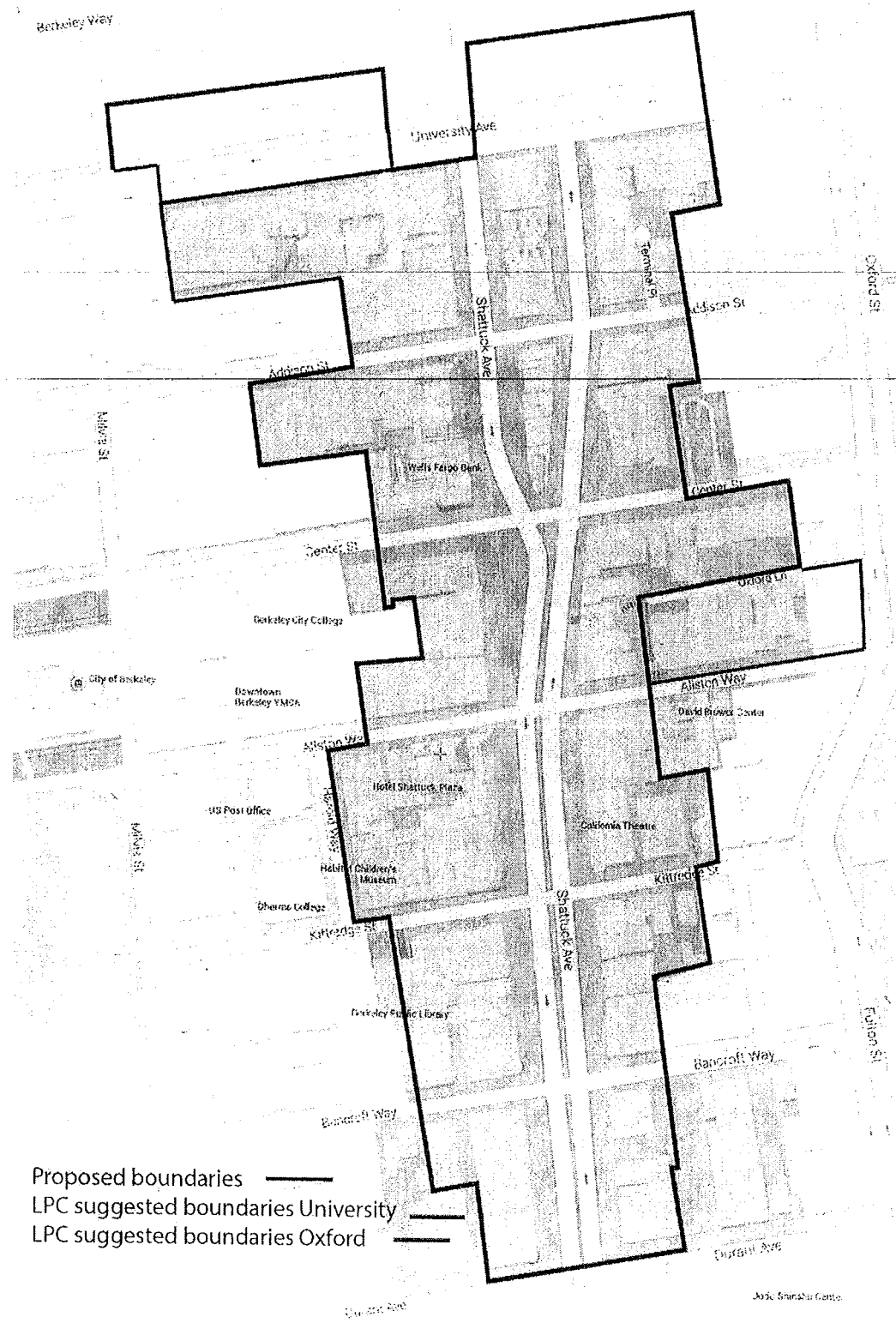
Dear Franklin,

Thank you for telling me know what you know about the building and your advice on photos. I really appreciate your help.

All the best,

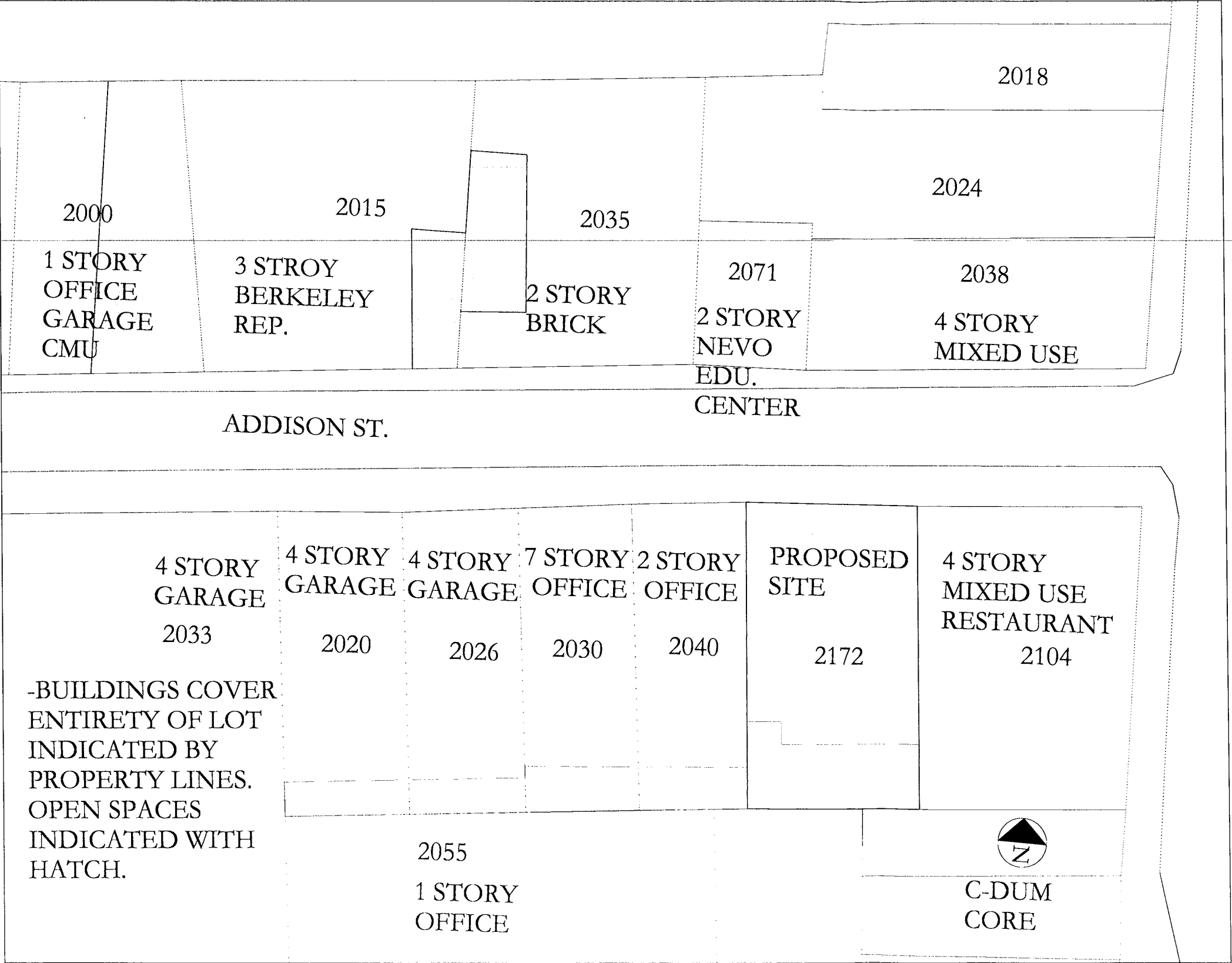
Sarah

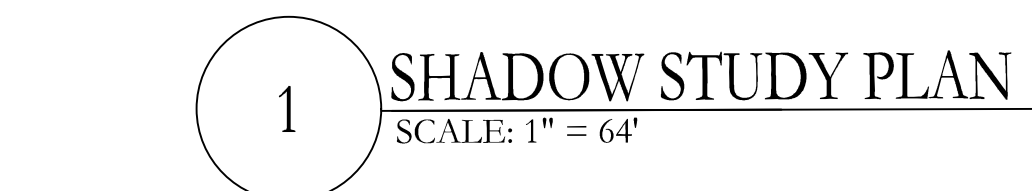
[Quoted text hidden]



Proposed district boundaries in green.

2072 ADDISON ST  
BERKELEY CA.

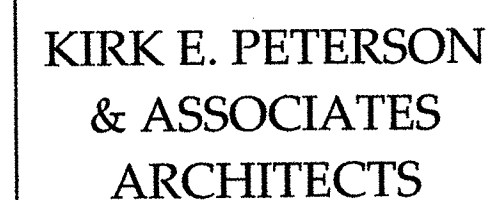




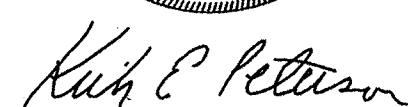
## A0.3



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ISSUE & REVISION	DATE
ZONING REVIEW	1-20-16

GARAGE AND  
 FIRST FLOOR  
 PLAN

PROJECT #:	1512
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DATE: JAN. 20, 2016

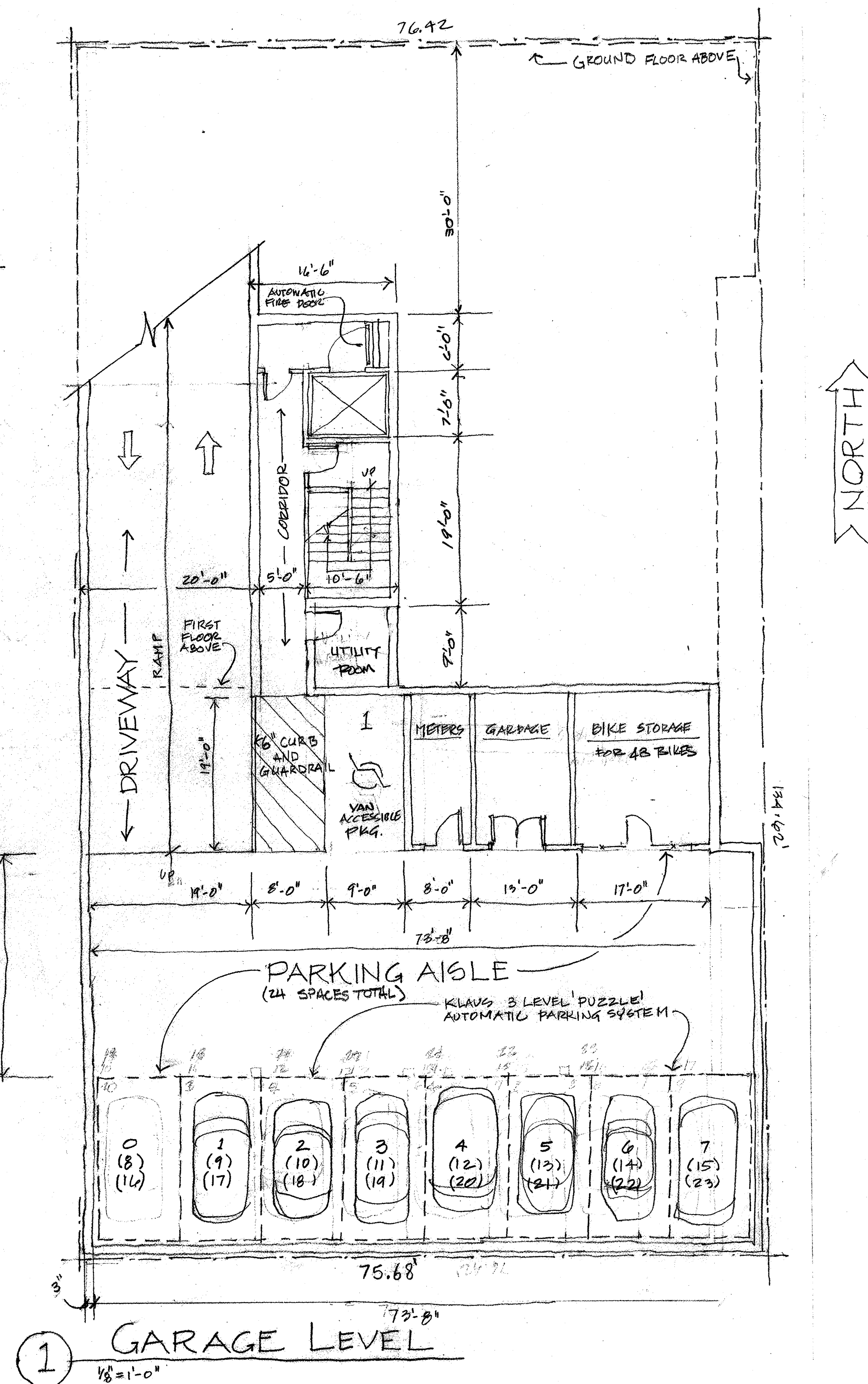
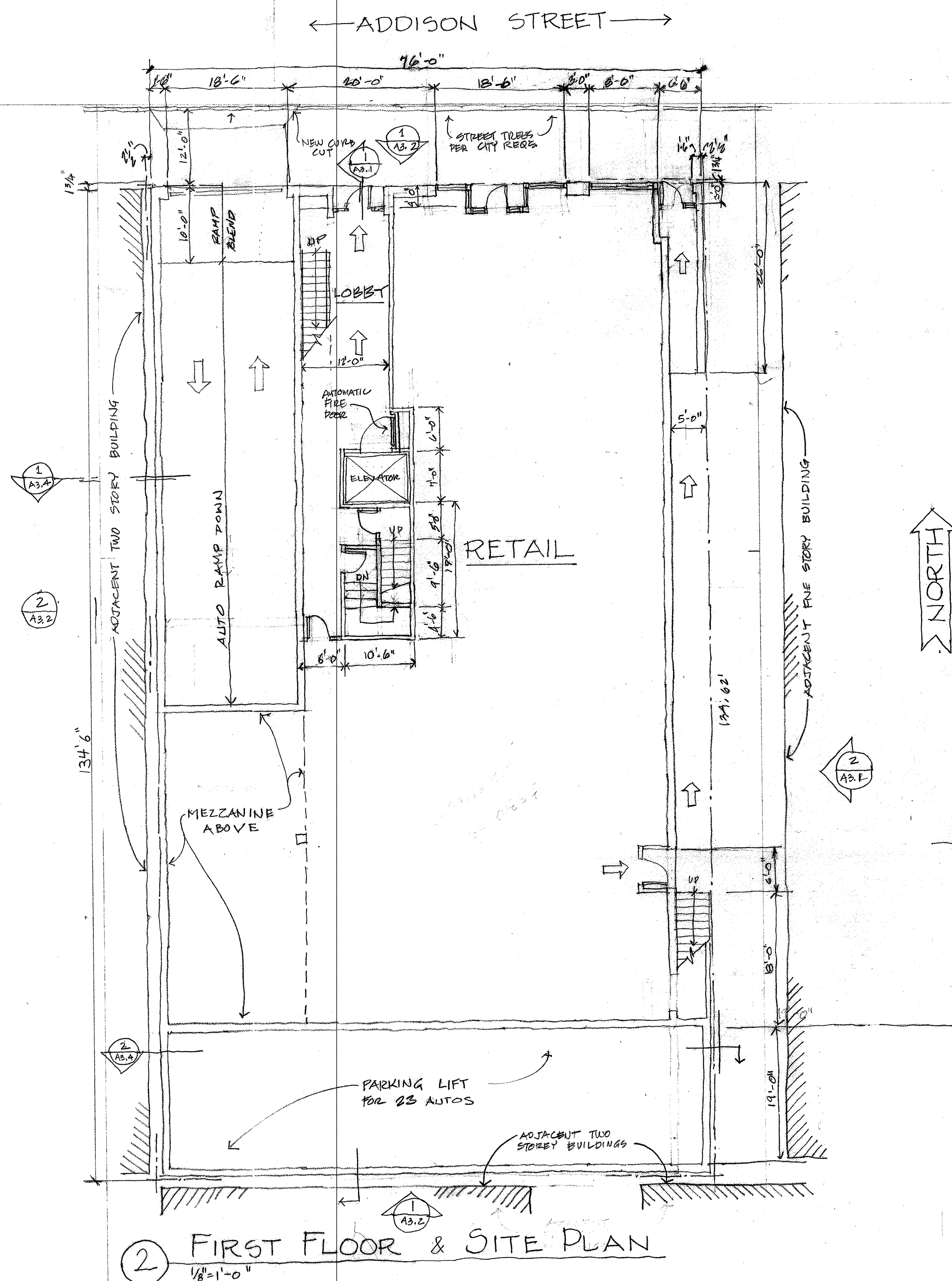
DRAWN BY: K.P.

CHECKED BY: KP

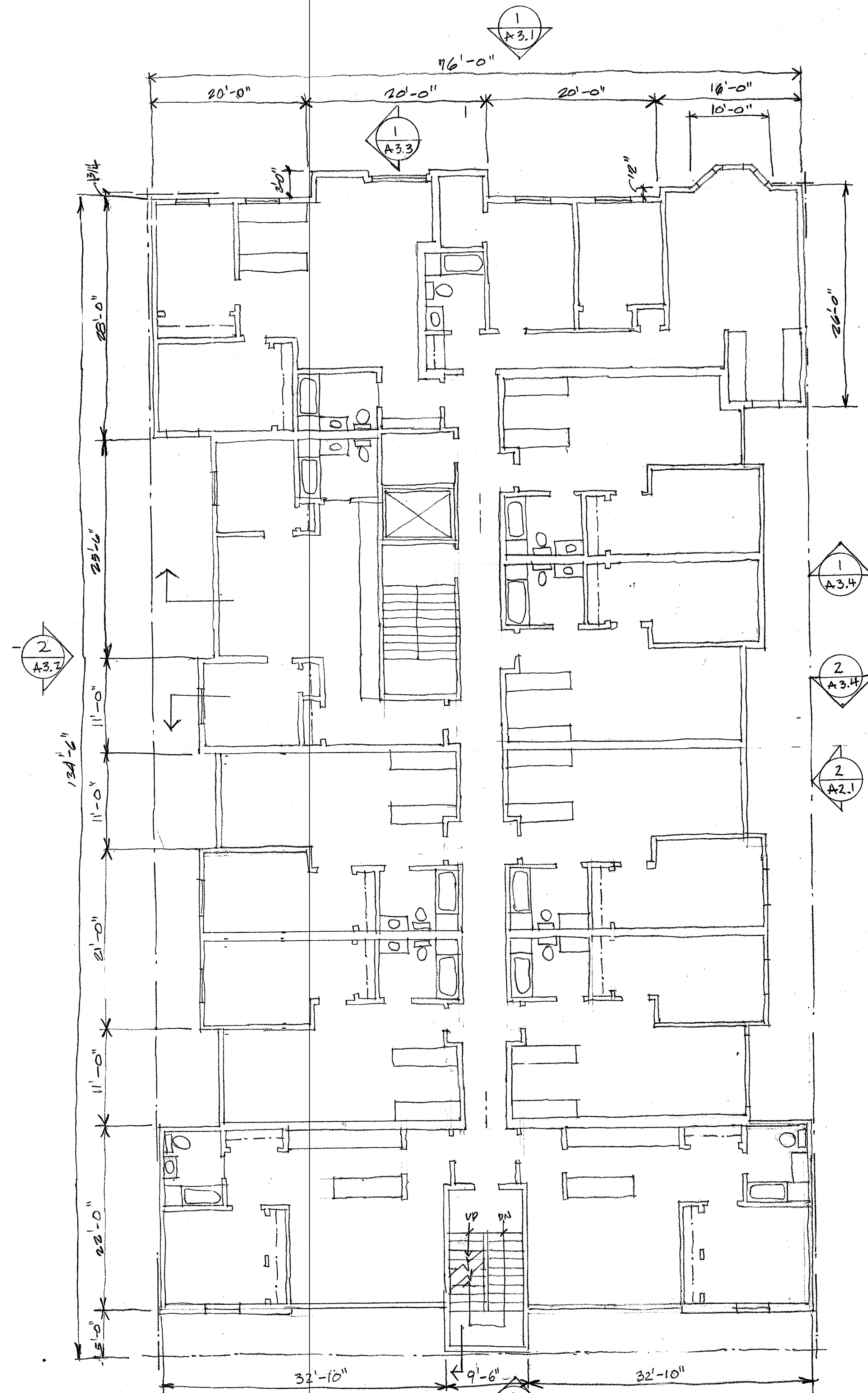
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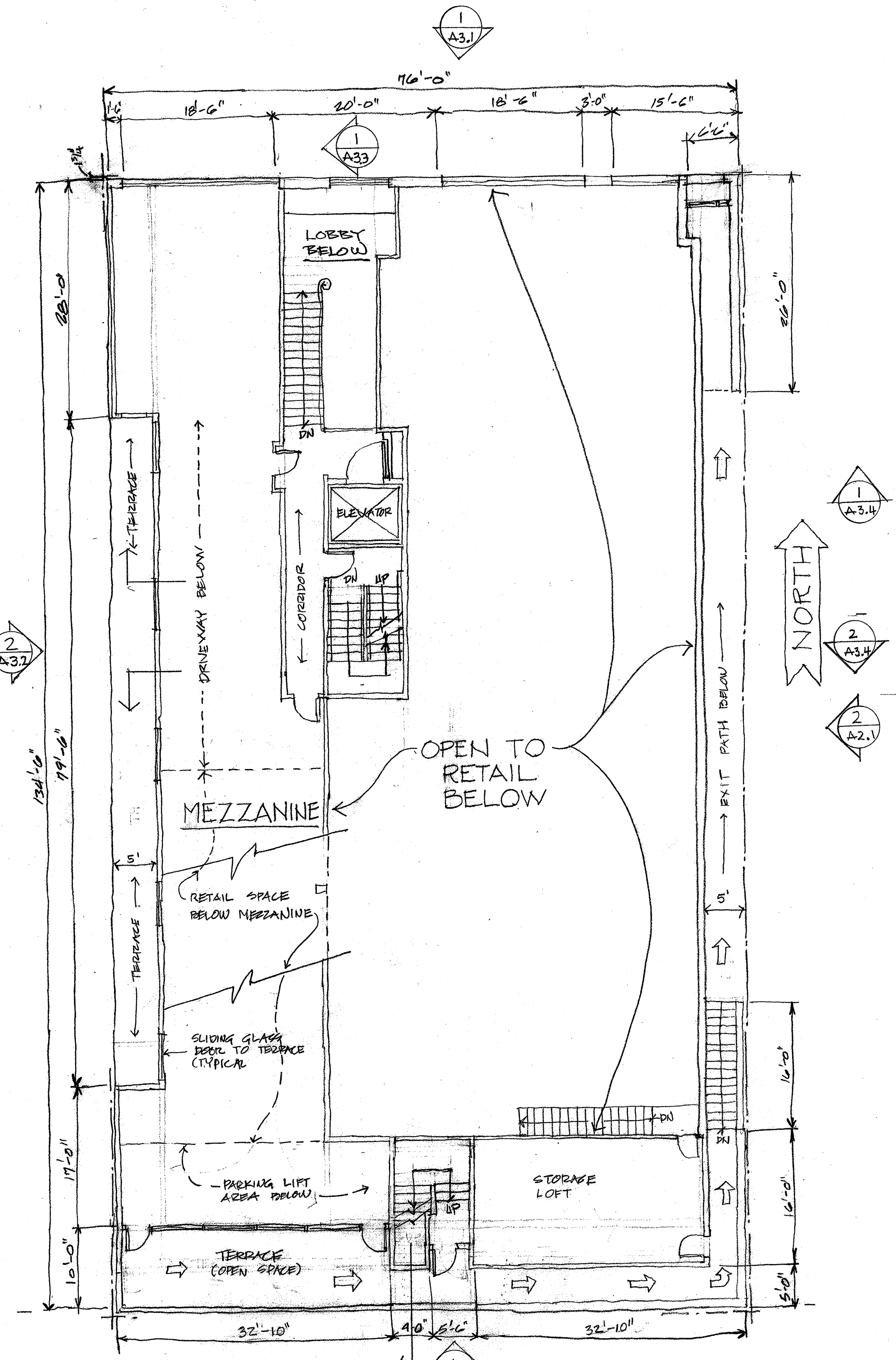
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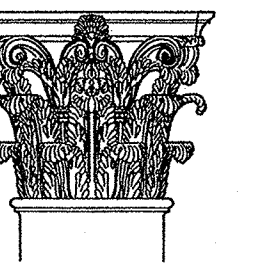
② SECOND-THIRD-FOURTH-FIFTH & SIXTH FLOOR PLAN  
1/8" = 1'-0"



① MEZZANINE  
1/8" = 1'-0"

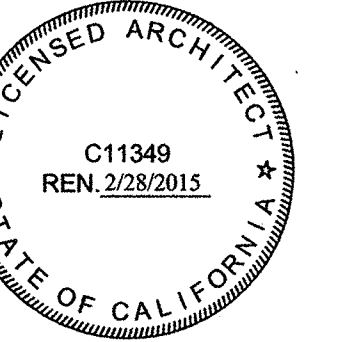
2072 ADDISON STREET

2072 ADDISON STREET  
BERKELEY, CALIFORNIA



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ISSUE & REVISION	DATE
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MEZZANINE  
AND SECOND  
FLOOR PLAN

PROJECT #: 1512

DATE: JAN. 20, 2016

DRAWN BY: K.P.

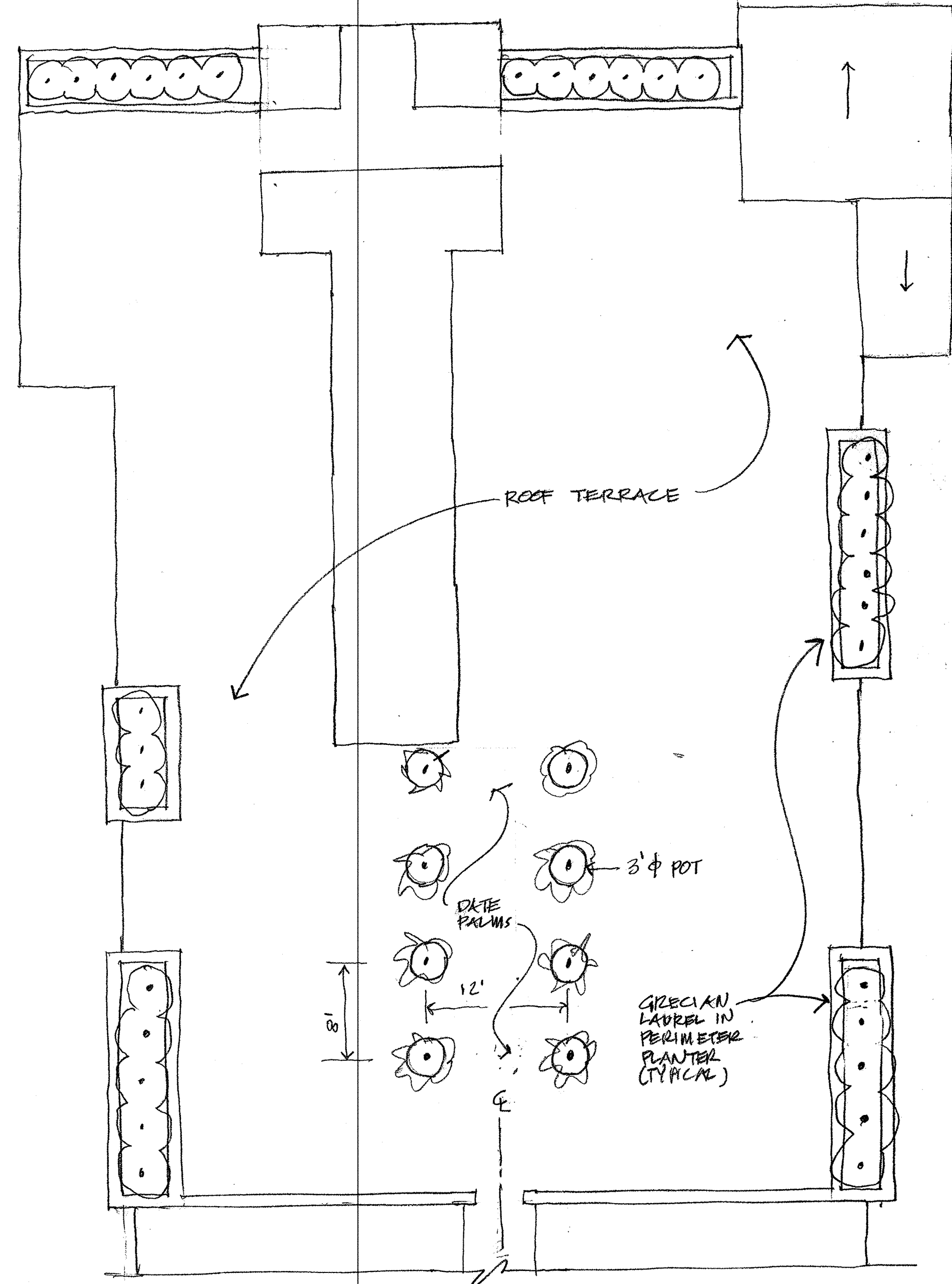
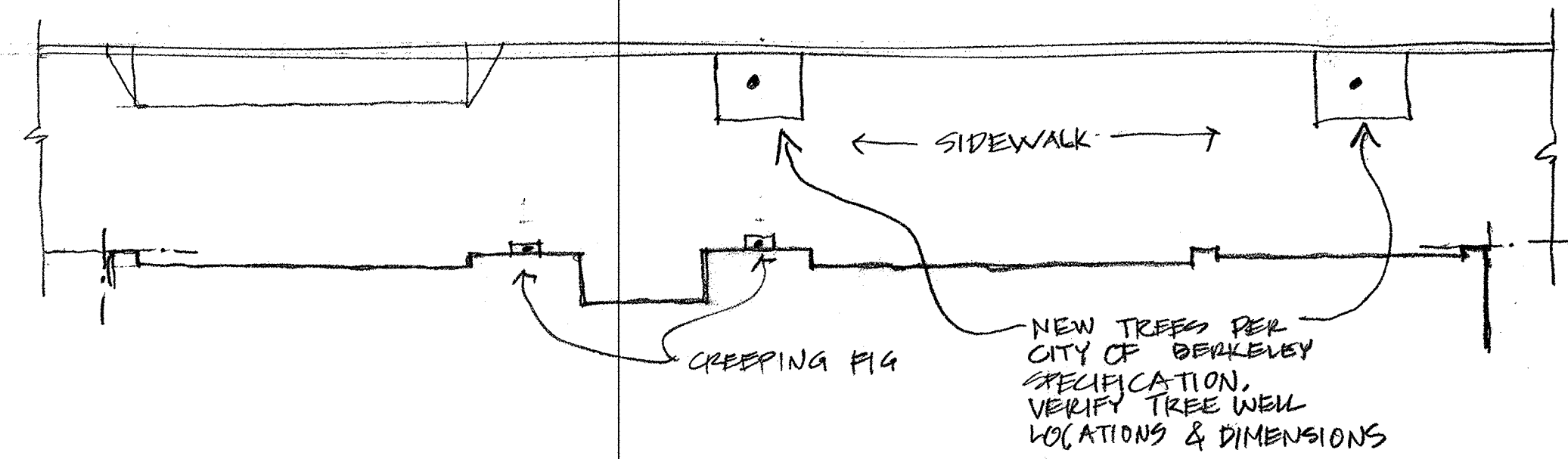
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SCALE: AS NOTED

SHEET #:

A 2.2

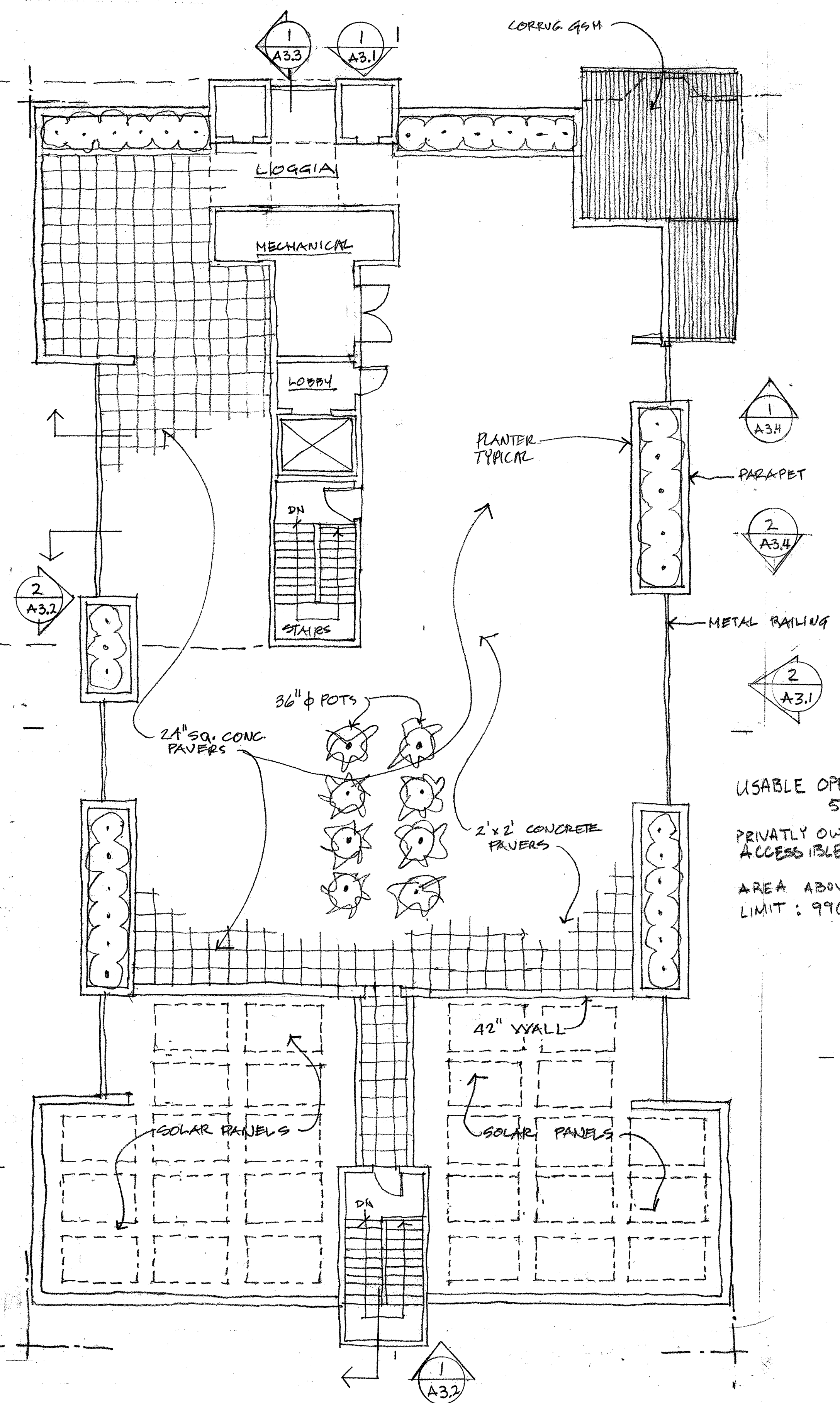
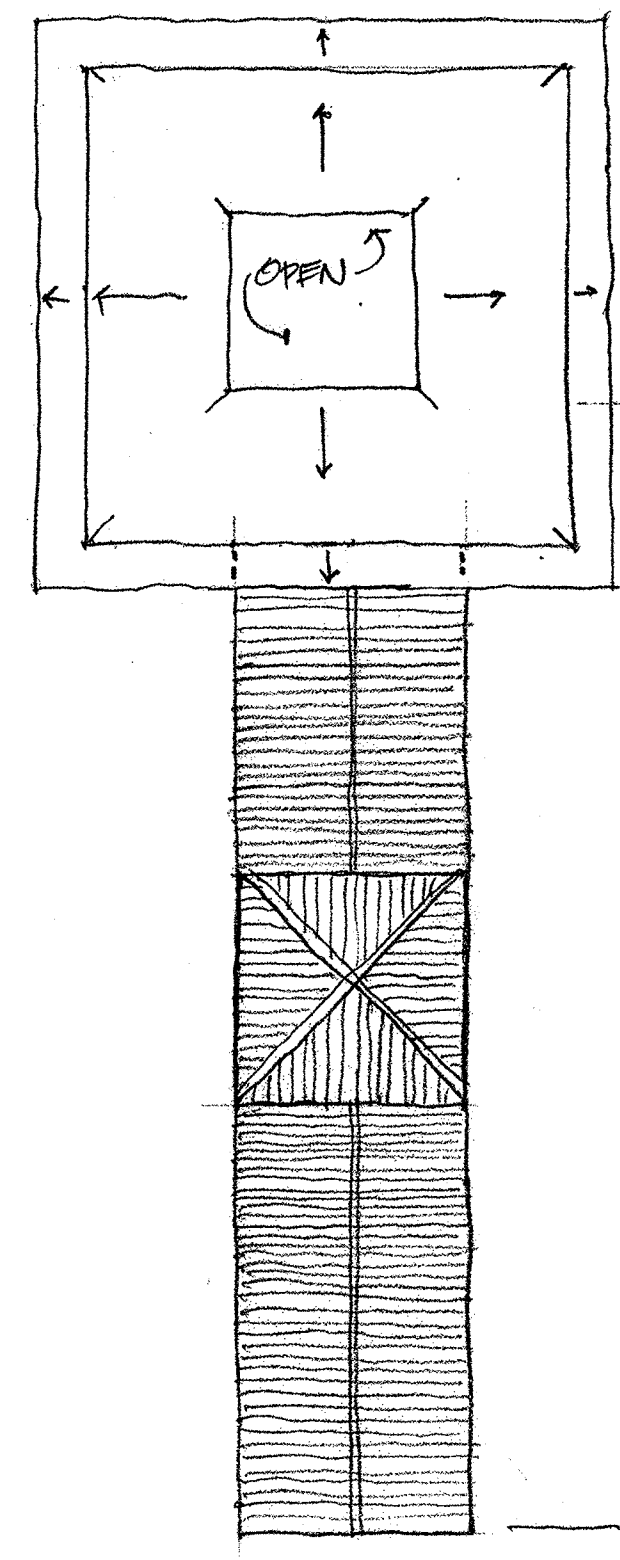




### PLANT LIST

FIGUS RUMILA VARIEGATA	VARIEGATED CREEPING FIG	5 GAL.
LAURUS NOBILIS	GREEK LAUREL	5 GAL.
PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	15 GAL.

② LANDSCAPE PLAN  
1/8" = 1'-0" U.O.N

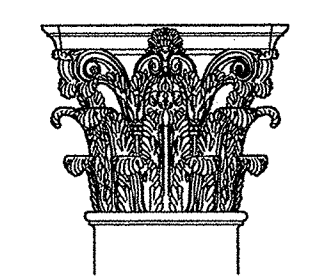


STAIR ROOF

① ROOF PLAN  
1/8" = 1'-0"

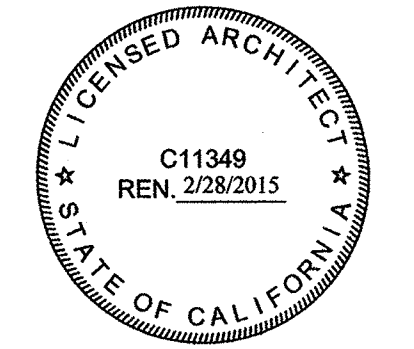
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ROOF PLAN  
AND  
LANDSCAPE

PROJECT #: 1512

DATE: JAN. 20, 2016

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CHECKED BY: KP

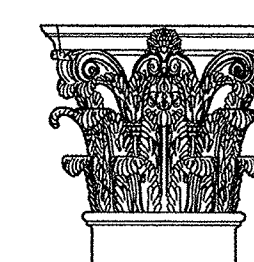
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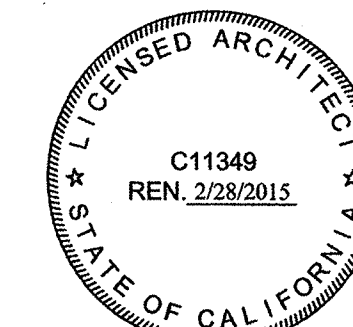
A 2.3



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ISSUE & REVISION	DATE
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NORTH AND  
EAST  
ELEVATIONS

PROJECT #:	1512
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DATE: JAN 20 2016

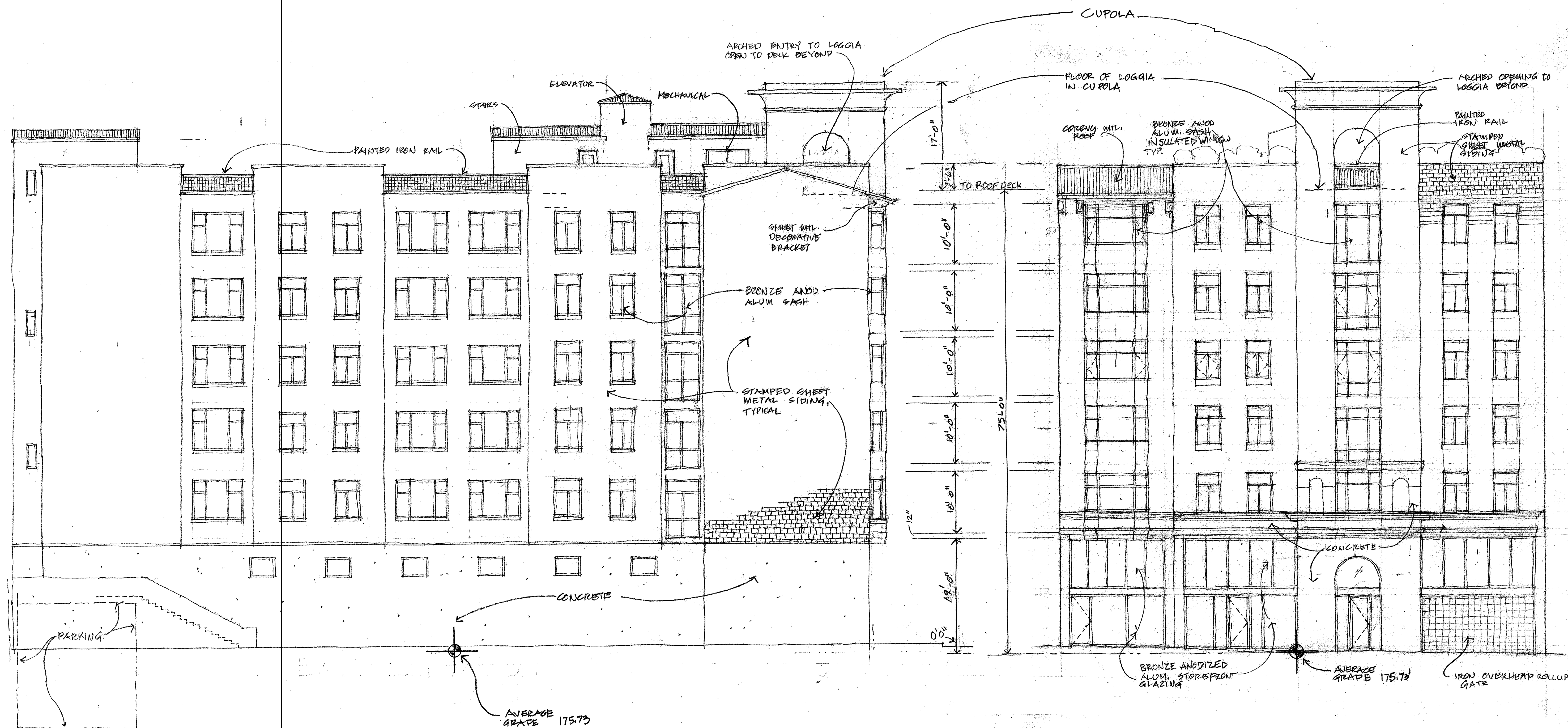
DRAWN BY: K.P.

CHECKED BY: KP

SCALE:	AS NOTED
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SHEET #:

### A 3.1

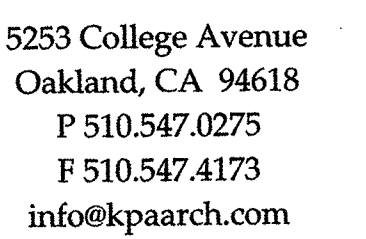


2 EAST ELEVATION  
 $\frac{1}{8} = 1'-0"$

1 NORTH ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



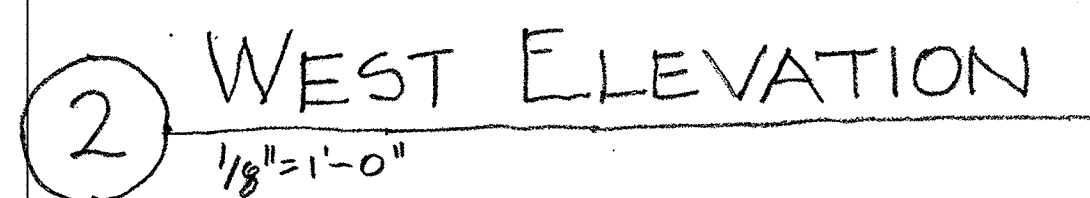
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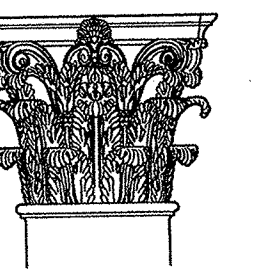
### SOUTH AND WEST ELEVATIONS

SHEET #:

## A 3.2

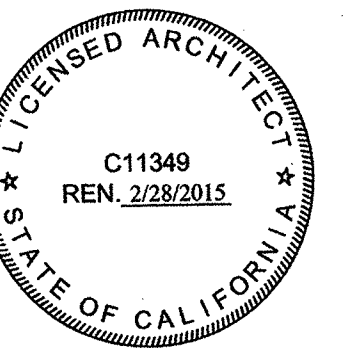


① SOUTH ELEVATION



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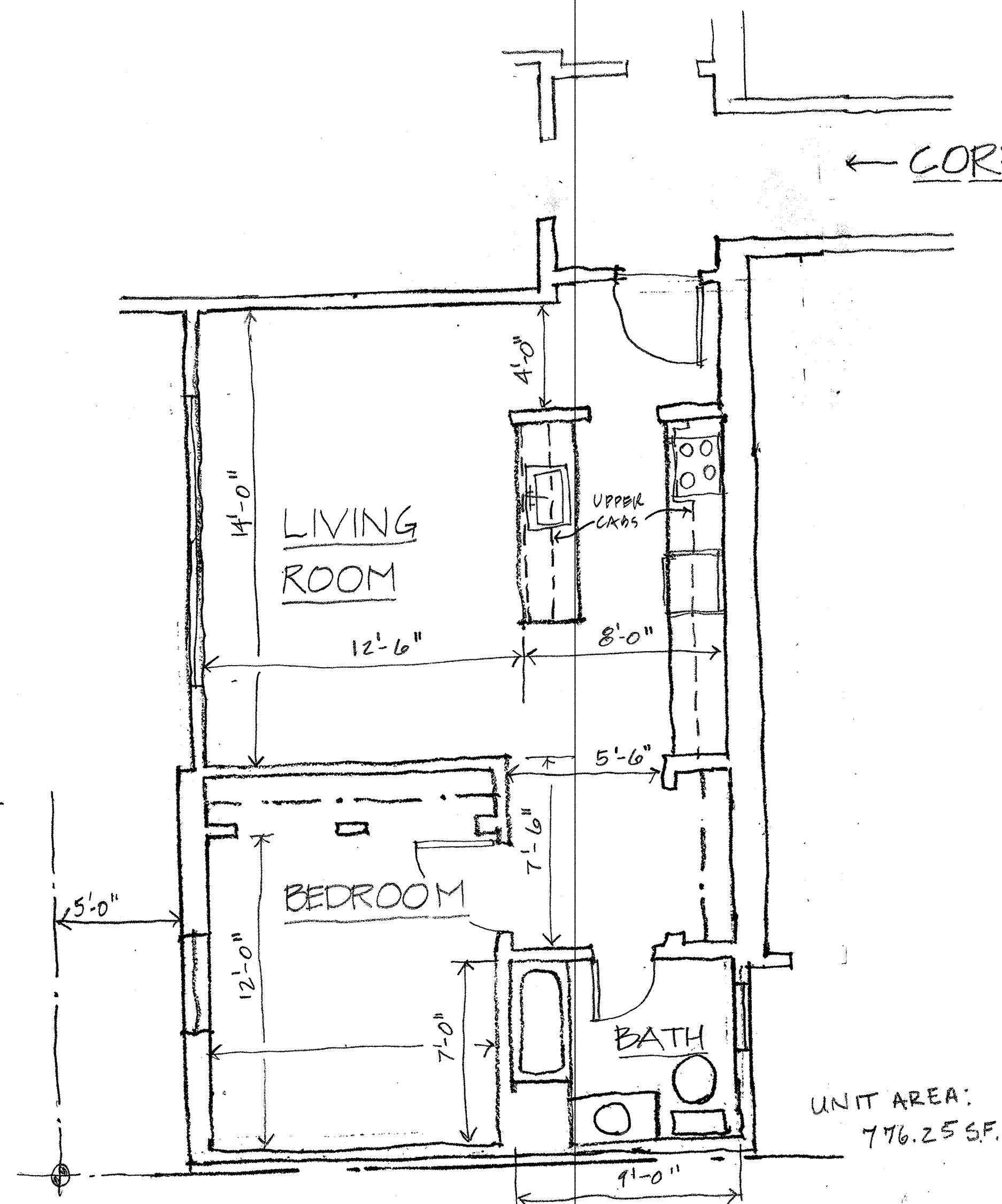
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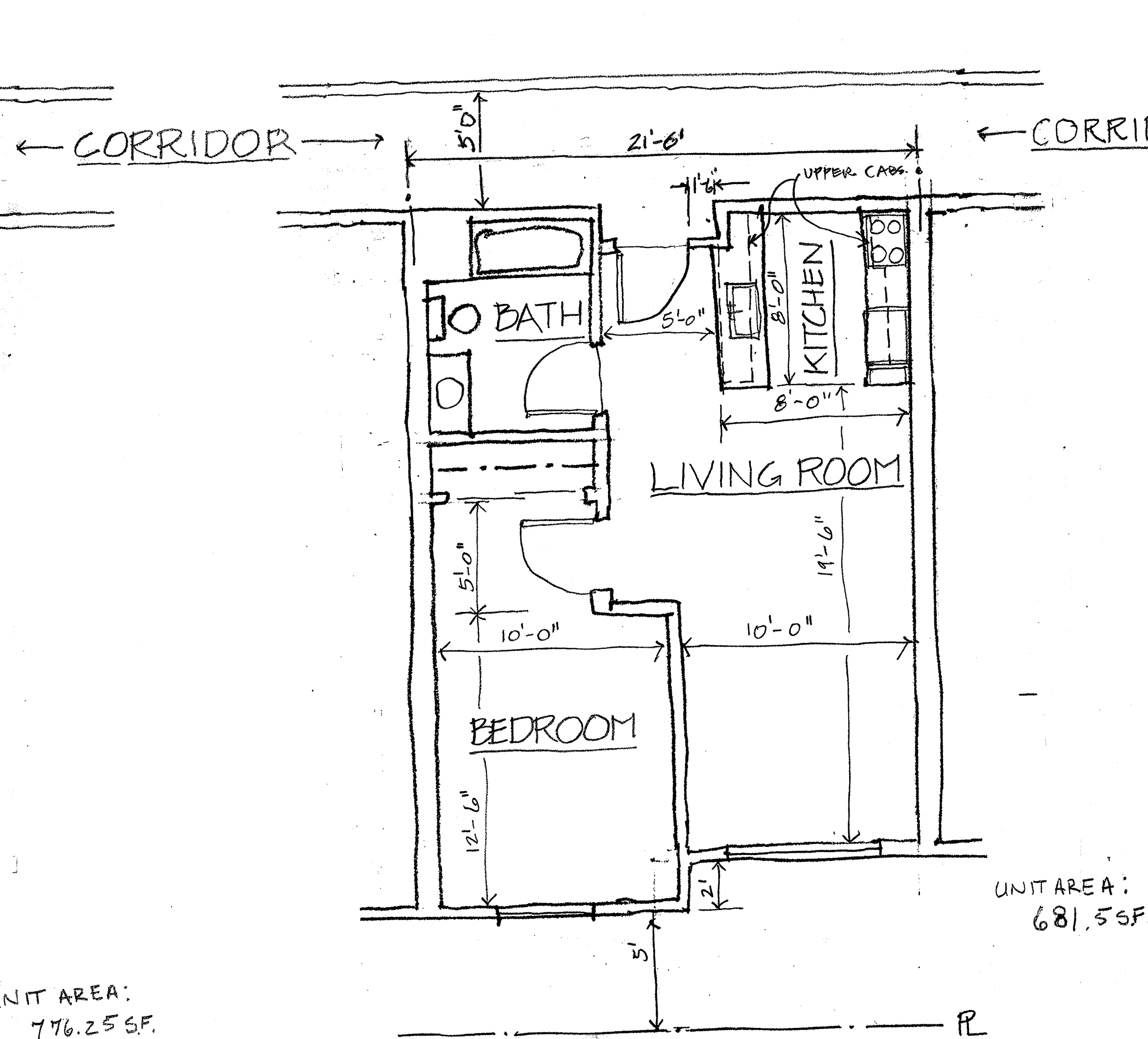
UNIT PLANS

PROJECT #:	1512
DATE:	JAN 20, 2016
DRAWN BY:	K.P.
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	

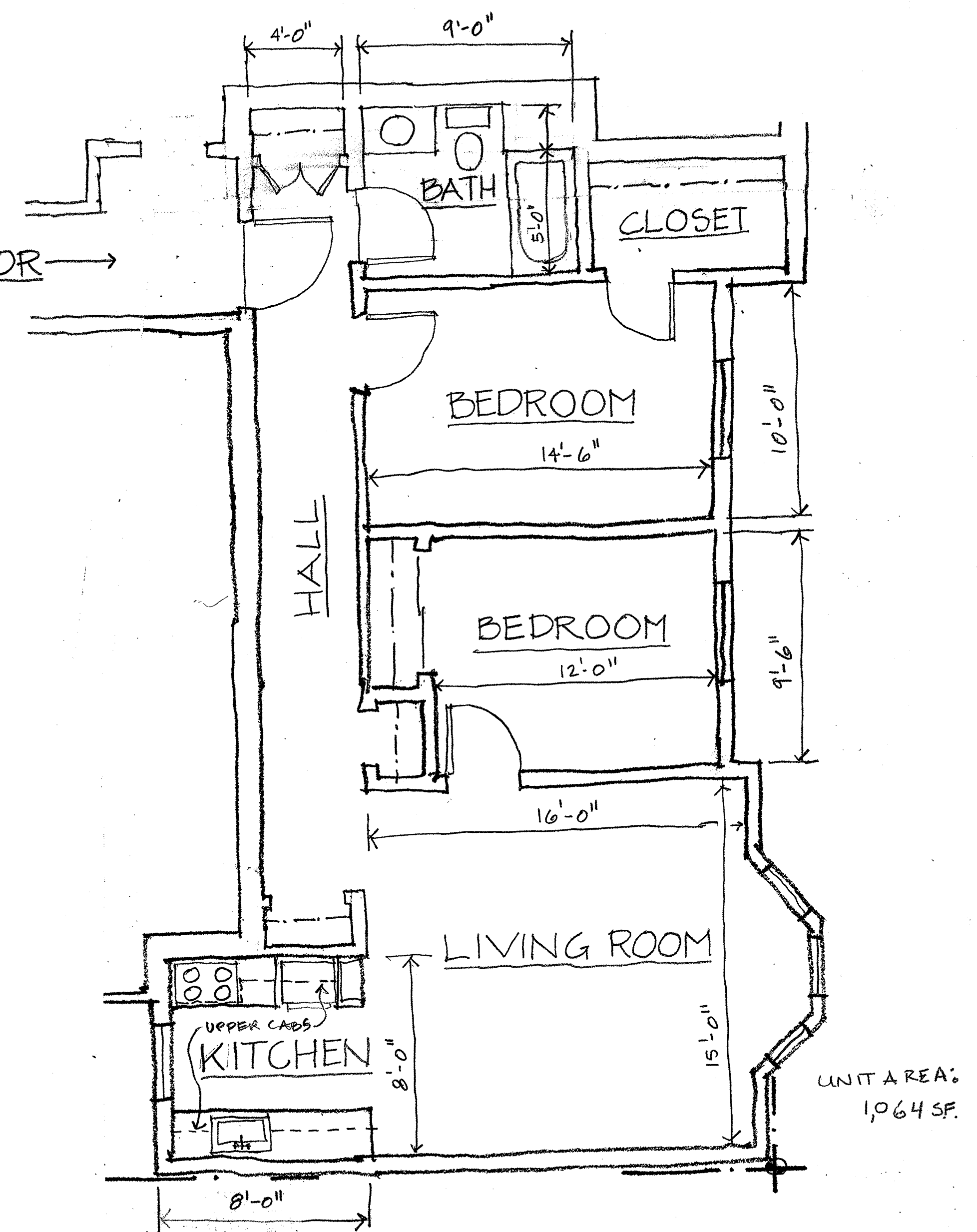
A 4.1



③ SOUTH CORNER APARTMENT



② TYPICAL CENTER APARTMENT  
1/4" = 1'-0"



① NORTH CORNER APARTMENT  
1/4" = 1'-0"