

A P P E N D I X D

HISTORIC RESOURCES TECHNICAL
REPORT

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Historic Resources Technical Report
Bancroft Parking Garage
University of California, Berkeley

Prepared for University of California, Berkeley
Draft - March 2024

Forget Me Not History 

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I. INTRODUCTION

This Historic Resources Technical Report (HRTR) has been prepared for the proposed Bancroft Parking Garage within the University of California, Berkeley (UC Berkeley, or the University) campus. The project site is located on the north side of Bancroft Way at the southern edge of UC Berkeley Campus Park (Figure I). Adjacent campus buildings include the Hearst Memorial Gymnasium to the west and the Anthropology and Art Practice Building to the east within Campus Park and Bakar BioEnginuity Hub (originally known as the University Art Museum) to the south in the City Environs. The project would involve the demolition of the existing Bancroft Parking Garage with rooftop tennis courts and the construction of an eight-story parking garage at the same location; the tennis courts would not be replaced. The purpose of this HRTR is to identify potential impacts to historic resources posed by the project for the purposes of the California Environmental Quality Act (CEQA).



Figure I. Aerial photograph of the project site (bounded in red) and nearby properties (bounded in yellow) (Google Earth, April 2022, amended).

METHODOLOGY

To complete this HRTR, Forget Me Not History completed a site visit of the project site in November 2023. The existing parking garage and immediate vicinity were documented in digital photographs. Forget Me Not History also reviewed the previous historic resources analysis for the existing Bancroft Parking Garage and nearby properties, defined as the properties facing the project site (Figure 1). The University provided documentation on nearby campus buildings, and supplemental research was conducted at the Berkeley Architectural Heritage Association (BAHA) archives, Berkeley Landmarks Preservation Commission, and California Office of Historic Preservation.

2. CURRENT HISTORIC STATUS

In 2021, the University adopted the 2021 Long Range Development Plan (LRDP), which concluded that the Bancroft Parking Garage is not eligible for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register). The parking garage was identified as a utilitarian structure that does not possess significance under the National Register and California Register criteria. Thus, it is not a historic resource under CEQA.¹

3. EXISTING CONDITIONS

The following section provides a physical description of the existing Bancroft Parking Garage and setting. Additional photographs are appended.

The Bancroft Parking Garage is a one-story, aboveground parking structure located on the north side of Bancroft Way at the southern edge of the campus. It was designed by Gardner A. Dailey and Associates with a utilitarian design and was completed in 1960. The parking garage is accessed by two driveways connecting to Bancroft Way. The approximate 38,400-square-foot concrete structure has 130 parking spaces at the ground story, and it has a grid of concrete posts supporting the flat roof. Six tennis courts (known as the Hearst Tennis Courts) enclosed by chain-link fencing are located on the roof. The tennis courts are accessed by a concrete staircase with metal pipe handrails at the west side of the parking garage.



Figure 2. Bancroft Parking Garage, view northeast from Bancroft Way (November 2023).



Figure 3. Bancroft Parking Garage, view north from Bancroft Way (November 2023).

¹ University of California, Berkeley, “UC Berkeley Long Range Development Plan,” 2021; Architectural Resources Group, “UC Berkeley Long Range Development Plan Update Historic Resources Technical Report,” prepared for PlaceWorks, March 2021.



Figure 4. Bancroft Parking Garage, view southeast (November 2023).



Figure 5. Bancroft Parking Garage, stairs accessing the tennis courts at the west side (November 2023).

Nearby properties that face the parking garage include several UC Berkeley buildings and other commercial and community buildings. On the north side of Bancroft Way, the Hearst Memorial Gymnasium (constructed in 1927) is located to the west of the parking garage, and the Anthropology and Art Practice Building (constructed in 1959) is located in close proximity to the east. South of Bancroft Way between College Avenue and Bowditch Street, Bakar BioEnginuity Hub (originally the University Art Museum, constructed in 1970) is located immediately to the south. The remainder of the block face includes mixed-use development from the 1920s to the 1960s, including the College Women's Club (present-day Bancroft Hotel, constructed in 1928), the University YWCA (constructed in 1958), and a commercial building (constructed in 1969) originally housing Yummers restaurant and currently occupied by a café.



Figure 6. Hearst Memorial Gymnasium, south façade, view north (November 2023).



Figure 7. Anthropology and Art Practice Building, view northeast from Bancroft Way (November 2023).



Figure 8. Anthropology and Art Practice Building, north and central wings facing the project site, view northeast from the rooftop tennis courts (November 2023).



Figure 9. University YWCA, 2600 Bancroft Way, view southeast (November 2023).



Figure 10. University Art Museum (present-day Bakar BioEnginuity Hub), 2626 Bancroft Way, view southwest (November 2023).



Figure 11. College Women's Club (present-day Bancroft Hotel), 2680 Bancroft Way, and adjacent parking lot, view southeast (November 2023).



Figure 12. Parking lot adjacent to the College Women's Club (present-day Bancroft Hotel), view southwest (November 2023).



Figure 13. Commercial building (present-day Caffè Strada), 2300 College Avenue, view southwest (November 2023).

The broader setting of the Bancroft Parking Garage within the UC Berkeley Campus Park includes several high-rise campus buildings such as Bauer Wurster Hall (constructed in 1964) located northeast of the Anthropology and Art Practice Building and the Social Sciences Building (constructed in 1964) situated northwest of the Hearst Memorial Gym. Within the City Environs south of Bancroft Way, several new seven- to eight-story apartment buildings are located at the southwest corner of Bancroft Way and Bowditch Street.



Figure 14. Bauer Wurster Hall, view northeast (November 2023).



Figure 15. Hearst Memorial Gymnasium (left) with the seven-story Social Sciences Building (constructed in 1964) in the background, view west from the north side of the Bancroft Parking Garage (November 2023).



Figure 16. The Hub Bancroft (eight-story apartment building), 2300 Bowditch Street, view southwest (November 2023).



Figure 17. The Standard at Berkeley (seven-story apartment building), 2580 Bancroft Way, view southeast (November 2023).

4. HISTORIC CONTEXT

The following section provides a summary historic context of the development of the Bancroft Parking Garage during the postwar expansion of the UC Berkeley campus. It has been excerpted from the UC Berkeley 2021 LRDP Historic Resources Technical Report (HRTR), prepared by Architectural Resources Group, and expanded and edited for the purposes of this report.²

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. Existing campus facilities, most of which were built to accommodate a much smaller student population, were pushed to capacity.³

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.⁴ 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 with a Committee on Campus Planning, which was created in 1955, and adopting an updated campus plan.⁵

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 LRDP for UC Berkeley in 1956, followed by its academic counterpart, the Statement of Educational Policy and Programs, in 1957.⁶ The 1956 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.

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

² Architectural Resources Group, "UC Berkeley Long Range Development Plan Update Historic Resources Technical Report," 2-10, 19-31.

³ Page & Turnbull, "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.

⁴ 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: University of California, Berkeley, 1948).

⁵ Page & Turnbull, "University of California, Berkeley Long Range Development Plan and Campus Master Plan," 37.

⁶ LaDale C. Winling, *Building the Ivory Tower: Universities and Metropolitan Development in the Twentieth Century* (Philadelphia: University of Pennsylvania Press, 2018), 125.

of the Berkeley campus would ultimately rise to 27,600.⁷ 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.⁸ 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.⁹

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, which was rooted in classicism, 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. 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.

Designed by Gardner A. Dailey and Associates, the one-story Bancroft Parking Garage was completed in 1960 during this period of growth. The construction of the parking garage and adjacent Anthropology and Art Practice Building, then known as Kroeber Hall and designed by the same firm, required the removal of two sets of tennis courts associated with the Hearst Memorial Gym since the early twentieth century. In 1901, Phoebe Apperson Hearst, a philanthropist and benefactor of the University, relocated Hearst Hall, a reception hall designed by Bernard Maybeck, from Piedmont Avenue near Channing Way to the west side of College Avenue near the southern campus boundary. The building was converted to a gymnasium and social center for women. In 1914, nine tennis courts and other facilities for women were built near the gymnasium. In 1922, Hearst Hall was destroyed by a fire, and her son William Randolph Hearst funded the construction of a new gymnasium in honor of his mother, Phoebe Apperson Hearst, who had passed away in 1919. The resplendent Hearst Memorial Gym opened in 1927, just west of the nine tennis courts. An additional six tennis courts were constructed in between the building and existing set of nine tennis courts. Both sets of tennis courts were removed in the late 1950s in order to construct the Anthropology and Art Practice Building in 1959 and adjacent Bancroft Parking Garage in 1960. As compensation, six tennis courts (present-day Hearst Tennis Courts) were installed on the roof of the parking garage.¹⁰

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

⁷ 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.

⁸ Teo, ed., *Univer-Cities, Strategic View of the Future*, 47.

⁹ University of California, Berkeley, “Landscape Heritage Plan,” prepared by University of California, Berkeley, Capital Projects/Facilities Services, 2004, 3.

¹⁰ SMWM, “Hearst Memorial Gymnasium Historic Structure Report,” prepared for University of California, Berkeley, September 2005, 12-13, 21-25.

an economic recession stymied the flow of state funding to public institutions and hindered capital construction budgets. UC Berkeley continued 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.”¹¹ Some new notable campus buildings were constructed at this time—including the Moffitt Undergraduate Library (1970, John Carl Warnecke), the University Art Museum just south of the Bancroft Parking Garage (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.¹² The postwar period of campus development had definitively ended 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.

5. NEARBY HISTORIC RESOURCES

Five of the six nearby properties, defined as immediately facing the project site, have been listed in or have been found eligible for listing in the National and California Registers and/or designated as Berkeley City Landmarks (Figure 1; Table 1). Therefore, these properties are historic resources under CEQA. The following section provides a summary of the physical description, historic significance, and character-defining features for each historic resource. Additional photographs of these resources are appended.

The remaining nearby property, the Anthropology and Art Practice Building, which is located immediately east of the parking garage, was designed by Gardener A. Dailey Associates and constructed in 1959. It has been found ineligible for listing in the National Register and California Register. Thus, it is not a historic resource under CEQA, and it is not discussed further in this report.¹³

Table 1. Nearby Historic Resources

Resource Name	Address	Year Built	Historic Designation
Hearst Memorial Gymnasium	UC Berkeley Campus Park (north side of Bancroft Way at the southern edge of the campus)	1927	Listed in the National Register and California Register; designated as California Historic Landmark #946; designated as Berkeley City Landmark #154.
University YWCA	2600 Bancroft Way	1958	Designated as Berkeley City Landmark #309.
University Art Museum (present-day Bakar BioEngenuity Hub)	2626 Bancroft Way	1970	Listed in the National Register and California Register; designated as Berkeley City Landmark #314.

¹¹ Dean Richard Bender, Jack Sidener, and Sally Woodbridge, “Campus Historic Resources Survey,” prepared by University of California, Berkeley, Campus Planning Study Group, 1978, 15.

¹² Bender et al., “Campus Historic Resources Survey,” 15.

¹³ Forget Me Not History, Anthropology and Art Practice Building Historic Resource Evaluation, prepared for University of California, Berkeley, January 2024.

Resource Name	Address	Year Built	Historic Designation
College Women's Club	2680 Bancroft Way	1928	Listed in the National Register and California Register; designated as Berkeley City Landmark #33.
Commercial building (present day Caffè Strada)	2300 College Avenue	1969	Found eligible for listing in the National Register during a historic resources survey completed in 1970.

HEARST MEMORIAL GYMNASIUM

The following documentation on the Hearst Memorial Gymnasium has been excerpted from a Historic Structure Report (HSR) prepared in 2005, and it has been edited for the purposes of this report.¹⁴

Physical Description

Constructed in 1927, the Hearst Memorial Gymnasium is a two-story reinforced concrete structure with stucco cladding located on the south side of the UC Berkeley campus. It is situated on the north side of Bancroft Way at the foot of Bowditch Street on a sloping site so that its basement is exposed at the west end but underground on the north and east. It is oriented to the Campanile in the center of the campus, accounting for its angled alignment to Bancroft Way.

In plan, the building covers a rectangular footprint measuring 252 by 244 feet. Above its basement, the ground floor is slightly E-shaped on the south side and slightly U-shaped on the north. In addition to its five projecting pavilions that create exterior light courts on every side, the ground floor encloses two interior light courts. The main floor is identically E-shaped on the south side and forms a large U on the north side. Three equal projecting pavilions frame two small swimming pools on the ground floor facing south and two equal end pavilions frame a large swimming pool on the main floor facing north.

The exterior is arranged and ornamented in a manner that reflects the training of both of its architects, Bernard Maybeck and Julia Morgan, at the École des Beaux-Arts. In particular, it reflects the distinctly romantic and imaginative approach of Maybeck in his Palace of Fine Arts built in 1915 for the Panama-Pacific International Exposition in San Francisco, combining elements from Roman and Renaissance classicism in unusual juxtapositions of scale and expressive compositions. The architectural expression of the building is achieved in the relationship of the composition of its volumes, its materials, and its ornament, relying on principles of hierarchy, axiality, symmetry, and unity. Like any good Beaux-Arts building, the ornament expresses the plan and use of the building.

Balustrades, terraces, and giant urns integrate the building with the surrounding landscape, especially on the south side, which is the edge of the campus and the west side, which is the principal entrance to the building. Urns of the same design were originally placed in the corners of the large gymnasiums, a kind of romantic leitmotif that reinforced the relationship of the inside to the outside. Likewise, floor level windows in the large gymnasiums linked the experience of their spaces to the outside.

Prominent landscape features include the live oak trees at the ground level on the west and south façades, and the live oaks visible from the north, one floor up, at the main pool level. A balustrade and

¹⁴ SMWM, "Hearst Memorial Gymnasium Historic Structure Report."

wall, punctuated with large urns, encloses the ground level on the west, south, and east façades and is a unifying element.

At the east façade facing the project site, the adjacent grade is at the ground floor level. There is no terrace enclosed by balustrades as on the west and south façades, and a wide asphalt path runs north/south between the building and the Bancroft Parking Garage. Planting from the southeast corner of the terrace to the original east entry consists of planter beds at the base of the building with ivy, three Saucer Magnolia (*Magnolia soulangiana*) flanking the ROTC entry, Camellias and two Southern Magnolia (*Magnolia grandiflora*), Impatiens, and Acuba. East of the men's lockers is new planting with lawn, a Saucer Magnolia, and planting bed at the base of the building with Star Jasmine (*Trachelospermum jasminoides*) and other newly planted perennials. The area at the southeastern corner, which originally was a sunny lawn, is heavily shaded by two large live oaks. A *Myoporum laetum* shrub (*Myoporum laetum*), likely a seed dropped by a passing bird, is located in the corner of the terrace.¹⁵



Figure 18. Hearst Memorial Gymnasium, east façade facing the project site, view north (November 2023).

Historic Significance

In 1982, the Hearst Memorial Gymnasium was listed in the National Register as part of a Multiple Property Nomination of seventeen buildings, structures, and landscape features located within the UC Berkeley campus. Each contributing resource was documented briefly in the nomination form.¹⁶ Because the seventeen resources, including the gym, have been listed in the National Register, they are automatically listed in the California Register; they also have been designated as California Historic Landmark No. 946. In 1991, the Hearst Memorial Gymnasium was designated individually as Berkeley

¹⁵ SMWM, "Hearst Memorial Gymnasium Historic Structure Report," 41-49, 119-121, 196.

¹⁶ Sally B. Woodbridge, National Register of Historic Places Inventory—Nomination Form for The University of California Multiple Property Submission, Berkeley, California, 1981.

City Landmark #154.¹⁷ In 2005, an HSR was prepared for the gymnasium and provided a detailed evaluation of the building under the National Register criteria as follows:

Under National Register Criterion A, the Hearst Memorial Gymnasium is significant as a manifestation of an important era in the acceptance and development of physical education for women in the United States. While women's colleges had led in the effort to teach physical education and to build facilities for physical education in the early twentieth century, women in coeducational colleges had fewer opportunities and more meager facilities. Everywhere including the University of California, programs and facilities for men and for women were different. Nevertheless, when Hearst Gymnasium was built, it was not only said to be the largest women's gymnasium in the United States, it was also larger and more modern than many if not most men's gyms.

Men's and women's athletic facilities were different because women were widely believed to have different requirements in physical education. Men's physical education facilities were designed to foster competition while women's facilities designed to promote a balanced development of body and mind, for strength and fitness but not for competition. Hearst Memorial Gymnasium, with its lack of spectator seating, its non-regulation-size spaces, and the architectural treatment of its principal interiors was designed to accommodate the attitudes of this era toward physical education for women.

Under National Register Criterion C, the Hearst Memorial Gymnasium is significant for its architectural design reflecting the planning principles of the École des Beaux-Arts and a rare romantic use of classical motifs from Roman and Renaissance architecture. It is an outstanding example of the collaboration of two of California's best-known architects, Bernard Maybeck and Julia Morgan, reminiscent of one of Maybeck's best known and most distinctive works, the Palace of Fine Arts in San Francisco. It is also significant for its association with the Beaux-Arts plan for the University of California campus. On the one hand, it follows long-time plans for athletic facilities on the south side of the Campus Park. On the other hand, in association with the effort to build a larger memorial to Phoebe Hearst, of which the gym was only a part, it introduced a new axis and a new center of development on the campus.¹⁸

Period of Significance

The period of significance for the Hearst Memorial Gymnasium is the period during which it represented a distinct historically and culturally important approach to physical education for women. This period begins with the completion of the building in 1927 and ends in 1955, which marked the year fifty years prior to the completion of the HSR in 2005.¹⁹

Character-defining Features

The 2005 HSR delineated the exterior character-defining features of the building as very significant, significant, and contributing:

Very Significant Features

Elements

- Original stucco (all elevations and levels)
- Dimensional concrete: columns, capitals, pilasters, string courses, parapets (all elevations and levels)

¹⁷ SMWM, "Hearst Memorial Gymnasium Historic Structure Report," 77.

¹⁸ SMWM, "Hearst Memorial Gymnasium Historic Structure Report," 77-79.

¹⁹ SMWM, "Hearst Memorial Gymnasium Historic Structure Report," 79.

- Cornices and pediments (all elevations and levels)
- Decorative concrete: balustrades, coping, grilles, and medallions (main floor, ground floor, basement)
- Concrete pavement (scored), stairs, and landings (main floor, ground floor, basement)
- Concrete benches and bleachers (main floor)
- Concrete hedge and tree boxes (main floor)
- Concrete sculptures (Ellerhusen, sculptor, 1927) (main floor, ground floor)
- Decorative stenciling (swags and florettes) (main floor)
- Marble decking (main floor, ground floor)
- Casement windows and window glass (main floor, ground floor)
- Bronze window surrounds, spandrels, and spindles (main floor, ground floor)
- West terrace sidewalk lights (ground floor)
- Roof skylights and clerestories (roof)

Spaces

- Building footprint
- All vertical surfaces (all elevations and levels)
- West elevation, historic entry, north and south facing (basement)
- West entry (ground floor), west entry stairs and loggia (basement, ground floor), west terrace (ground floor)
- East and west pools (ground floor)
- East and west courtyards (ground floor)
- South elevation terraces: east, central, and west (ground floor)
- North pool (main floor)
- Light wells at north pool (main floor)
- East and west colonnades (main floor)

Design

- Symmetry and mass
- Color, light reflectance, texture
- Beaux Art (Academic Eclectic) design
- Sightlines and light between levels
- Sightlines and light between adjacent outdoor spaces
- Sightlines and light between indoor and outdoor spaces
- Fluidity between interior and outdoor spaces

- Programming: Classical Palestra
- Programming: Mind-Body Development
- Natural ventilation system

Significant Features

- Decorative concrete urns (resin/sand casts) (south, east, and west façades)
- Concrete pond curbs and perimeter (ground floor)
- West courtyard fountain (ground floor)
- Bronze sculpture (missing) (ground floor)
- Concrete and steel sculpture pedestal (ground floor)
- Window casements/muntins (main floor, ground floor)
- Doors: wood and glass (main floor, ground floor, basement)
- West elevation (north and south-facing) (basement)

Contributing Features

- Board-formed concrete exposed foundation (basement)
- Concrete spindle ledges (ground floor)
- Hardscape/retaining walls (ground floor, basement)
- North corridor windows (ground floor)
- Window and door hardware (main floor, ground floor)
- Pool equipment: ladders and diving board (main floor, ground floor)
- Light fixtures (ground floor, basement)²⁰

UNIVERSITY YWCA

The following documentation on the University YWCA has been excerpted from the City of Berkeley Landmark Application prepared in 2009, and it has been edited for the purposes of this report.²¹

Physical Description

The University YWCA is a wood frame and stucco building built in 1958 at 2600 Bancroft Way (southeast corner of Bancroft Way and Bowditch Street) directly across from the Hearst Memorial Gymnasium. The main entrance is on Bancroft Way, and a secondary entrance to a separate business is located on Bowditch Street. Consisting of a single building, the facility comprises two stories at the front and drops down to one-and-a-half stories at the back to accommodate the high ceilings of the

²⁰ SMWM, "Hearst Memorial Gymnasium Historic Structure Report," 87-92.

²¹ Marilyn Novell, Landmark Designation Application for University YWCA/Berkeley YWCA, Application Number LM 09-40000023, prepared by Berkeley Architectural Heritage Association, 2009; Jay Claiborne, City of Berkeley Landmarks Preservation Commission Staff Report for Nomination LM #09-40000023 to designate the building known as the University YWCA as a City of Berkeley Landmark, November 5, 2009; both documents are appended to City of Berkeley Landmarks Preservation Commission, Notice of Decision for University YWCA/Berkeley YWCA Landmark Designation, May 6, 2010.

auditorium and restaurant. A mature magnolia tree dominates the west terrace, which also has trellises and a glass wall shielding the space from the street. The trellis included a single repetitive vertical wood elements that architect Joseph Esherick likened to the Wurster Yerba Buena Club. The exterior of the flat-roofed YWCA building on Bancroft Way is faced in buff-colored “dashcoat” stucco accented with dark brown trim. The wide eave with radial patterned rafters is on three sides of the building. Casement windows are narrow and tall. Other windows are beveled glass with decorative grilles.²²



Figure 19. University YWCA, 2600 Bancroft Way, view southwest (November 2023).

Historic Significance

Constructed in 1958, the University YWCA was designated in 2010 as Berkeley City Landmark #309 for its architectural and social, educational, and historical significance:

Joseph Esherick, the architect of the University YWCA building, is considered one of the defining members of what Lewis Mumford called the Second Bay Tradition. As a proponent of a regional style typified initially by Maybeck, Gutterson and others, Esherick together with William Wurster incorporated advancing technologies and a growing taste for high modernism with the rusticity and understated quality of the earlier regional master architects. Esherick continued the use of local and natural materials such as redwood and shingles rather than the industrial materials of the International Style. Esherick and other modernist architects of the time introduced a cleaner, more streamlined look, more glass and openness, and a departure from the Gothic qualities that characterize the work of the First Bay Tradition. His YWCA building demonstrates some qualities of the older Arts and Crafts influence, but it is an early example of a significant and distinctive form of regional modernism.²³

Since its inception, the YWCA Berkeley/Oakland has associated itself closely with the University. For over 120 years (as of 2010), it has been located adjacent to the campus and has opened its doors to student groups as well as sponsoring its own community projects. The association has remained

²² Claiborne, City of Berkeley Landmarks Preservation Commission Staff Report, 7.

²³ Novell, Landmark Designation Application for University YWCA/Berkeley YWCA, 5.

intentionally neutral and non-judgmental, seeking to support women and defeat racism. In its Bancroft Way facility, it has provided space for use by Chicano groups and anti-Apartheid groups, as well as for controversial organizations such as Planned Parenthood. During the turbulent 1960s, the University YWCA offered space for protesting students and teachers to continue regular classes during the Free Speech Movement and it sheltered students from tear gas by riot police during the People's Park protests.

The YWCA Berkeley/Oakland continues to use its facility, as it has since the beginning, for a multitude of community activities, often related to women's issues, but also including a wide range of other interests such as anti-discrimination, language tutoring, and support for spouses of international students. In addition, the large, first-floor space toward the back of the building along the Bowditch frontage, which originally was designed to serve as a cafeteria, has been leased for a number of years to a series of restaurants geared mainly to students and university faculty. The two adjoining terraces are used by the restaurant for outdoor dining. Thus, the history of the University YWCA is integral to the history of the UC Campus and the Southside community.²⁴

In summary, the building was found to be significant for the following:

- The building is an important work of a notable architect, Joseph Esherick;
- The building is a relatively unaltered example of an institutional facility designed in the Second Bay Tradition;
- The building is associated with an important, private service organization which has been an active force in the social history of the City for 120 years as of 2010; and
- The building carries a 120-year association between the University and the YWCA Berkeley/Oakland from its former location adjacent to the campus edge just outside Sather Gate to its present location adjacent to the campus edge across Bancroft at Bowditch.²⁵

Period of Significance

Although not explicitly stated in the Landmark Designation Application, the period of significance for the building is presumed to begin in 1958 when the building was completed and to extend to 1970 to account for its association with important social movements and protests in the 1960s.

Character-defining Features

The exterior character-defining features of the building include:

- Wide eaves with radial pattern of the rafters on the corners
- West facing terrace with glass screens
- Trellises including the single repetitive vertical wood elements
- Narrow casement window
- Beveled glass windows with wooden grilles
- Diamond shaped signage²⁶

²⁴ Claiborne, City of Berkeley Landmarks Preservation Commission Staff Report, 7-8.

²⁵ Claiborne, City of Berkeley Landmarks Preservation Commission Staff Report, 10.

²⁶ Claiborne, City of Berkeley Landmarks Preservation Commission Staff Report, 10.

UNIVERSITY ART MUSEUM

The following documentation on the University Art Museum (present-day Bakar BioEnginuity Hub) has been excerpted from the National Register Registration Form prepared in 2013 and a CEQA Determination of Categorical Exemption memo prepared for the renovation of the building in 2019; it has been edited for the purposes of this report.²⁷

Physical Description

Completed in 1970, the University Art Museum, which has since been renovated to house the Bakar BioEnginuity Hub, is located on a 1.7-acre parcel addressed as 2600 Bancroft Way and situated opposite of the Hearst Memorial Gymnasium and Bancroft Parking Garage. The property has three contributing resources: the building, the landscaped grounds, and an outdoor sculpture by Alexander Calder.

The Brutalist style building is the equivalent of three stories high, built of reinforced-concrete construction with wall surfaces of board-formed concrete. The building is largely radial in plan and is uniquely sculptural in its form and massing. Its Bancroft Way lobby opens onto a tall, skylighted atrium. The building's exterior presents numerous flat-roofed forms set at various angles. A multi-tiered bank of skylights is adjoined by a series of six prism-like masses with projecting outboard edges that rise mass-by-mass and similarly shift direction counterclockwise. This upper series is roughly paralleled, below, by the three-level sequence of masses involving Galleries A, B, and C and the terraces that adjoin B and C. These terraces connect to spaces atop the building's low wing that extends out close to Durant Avenue, alongside which are a long flying ramp and a jutting switchback. The Durant lobby and cafe have window walls with deep ledges where people like to sit. Along three sides of the building are landscaped grounds. The garden on the west is the largest and is primarily subdivided by freestanding concrete walls. A large outdoor sculpture, "A Hawk for Peace" by Alexander Calder, is located at the West Crescent.²⁸



Figure 20. University Art Museum (present-day Bakar BioEnginuity Hub), 2626 Bancroft Way, view southeast (November 2023).

²⁷ John Sutton English, National Register of Historic Places Registration Form for University Art Museum, 2626 Bancroft Way, Berkeley, California, prepared by Berkeley Architectural Heritage Association, March 2012, revised July 2013; University of California, Berkeley, "Bakar BioEnginuity Hub CEQA Determination Memo, Project Number C18060/19872A," prepared by University of California, Berkeley, Capital Strategies, February 28, 2019.

²⁸ English, National Register of Historic Places Registration Form, 3.

Historic Significance

The University Art Museum was designated as Berkeley City Landmark #314 in 2012, and it was listed in the National Register in 2014. Because the building is listed in the National Register, it is automatically listed in the California Register.²⁹

The University Art Museum is significant under National Register Criterion A at the local level in the areas of art and entertainment/recreation. The museum has aesthetically enriched the campus community and the greater San Francisco Bay Area. Its art and film collections are large and diverse, and its exhibition programs have been vigorous and influential. It has long had a strong commitment to presenting new and experimental work. Its Pacific Film Archive with a Library and Film Study Center has been a major resource. Though the museum is less than 50 years old, its exceptional importance qualifies it under Criteria Consideration G. It has long been the principal visual arts center for the flagship campus of the University of California. It has exceptionally well served and artistically stimulated the Bay Area. Its MATRIX/Berkeley exhibition program utilized a new model for the field. The museum has the world's largest collection of paintings by renowned artist and educator Hans Hofmann. Its Pacific Film Archive has been outstanding in scope and impact.

The University Art Museum is also significant under National Register Criterion C at the local level in the area of architecture. With its sculptural massing, its exterior repeating forms, its interior repeating switchback ramps and upper galleries, its board-formed concrete surfaces, and its deeply recessed window walls, the building embodies Brutalism. The building also possesses high artistic values. Though constructed less than 50 years ago, it qualifies under Criteria Consideration G due to its exceptional importance. It is a significant expression of the Brutalist style, and it has been recognized as an architectural masterwork by a team of architects, including Mario Ciampi, Richard L. Jorasch, Ronald E. Wagner.³⁰

Period of Significance

The period of significance begins in 1970, when the building opened to the public, and ends in 1978, when the museum launched its innovative MATRIX/Berkeley program.³¹

Character-defining Features

The 2019 CEQA Determination of Categorical Exemption memo for the renovation of the building delineated the exterior character-defining features as significant and contributing:

Significant

- Repetitive forms and large-scale sculptural architectural massing
- Bancroft Way frontage and Calder sculpture
- Connection and views from ground level interior and from exterior terraces to gardens
- Brutalist style rough, board-formed and unfinished concrete surfaces
- Large-scale sculptural architectural massing and resulting dynamic play between solid/void, light/dark, static/fluid, exterior/interior elements

²⁹ English, National Register of Historic Places Registration Form.

³⁰ English, National Register of Historic Places Registration Form, 10.

³¹ English, National Register of Historic Places Registration Form, 9.

- Deeply recessed windows (accordion-fold window walls in galleries and recessed windows in café)
- Skylights that pierce the ceiling at different elevations over the building's center, encircled by shifting trapezoidal spaces around the central core; skylight material is of secondary significance
- Sculpture decks

Contributing

- Garden concrete walls
- Terrace (east side)
- Bancroft Way main entry
- Exterior flying ramp and switchback ramp³²

COLLEGE WOMEN'S CLUB

The following documentation on the College Women's Club has been excerpted from the National Register Registration Form prepared in 1981, and it has been edited for the purposes of this report.³³

Physical Description

Constructed in 1928, the College Women's Club is located at 2680 Bancroft Way, just southeast of the Bancroft Parking Garage. The building has a two-part composition consisting of a large central three-story section flanked by smaller two-story sections. It is a wood frame building with light colored stucco siding and dark brown wood trim and accents of green Chinese tiles. The prominent three-story rectangular mass of the building contains the primary spaces. This portion facing north is the front of the building. It is symmetrically divided under a low gable roof, the eaves of which are decoratively divided into a square pattern of four light squares and one dark square. Centered under the pitch of the gable is at three-part window unit with each of the three stories treated differently. On the first floor, three door-sized casement windows, with transoms of stained glass above, are part of a projecting bay sheltered by simple stucco Tuscan columns topped by a wood trellis. The second story door-sized casement windows are set back against the façade with the roof of the first story bay becoming the balcony. The central casement is smaller than the two which flank it, and it is topped with a fan design in stucco and divided by a stucco-cover column. The windows on the third story are recessed into the building's façade and the three-part composition is divided by square columns. A balcony is created by the set-back and a projected balcony railing. The railing contains square, green-glazed perforated Chinese tiles, four to a section. The square shape of the tiles is repeated in the decorative pattern on the underside of the gable.

The two-story section on the east side of the large three-story section is set back and contains a recessed entry sheltered by the simple Tuscan columns and a trellis. Above this recessed portico is an arched casement window. This section has a shed roof and contains the stair well, the entrance hall, and beyond under still another shed roof, which peaks above a sun porch. The building, on its west façade, overlooking a parking lot, is an asymmetrical composition of masses, which individually are handled

³² University of California, Berkeley Capital Strategies, "Bakar BioEnginuity Hub CEQA Determination Memo," I I and Appendix A.

³³ Susan Dinkelspiel Stern, National Register of Historic Places Inventory—Nomination Form for College Women's Club, 2680 Bancroft Way, Berkeley, California, prepared by Berkeley Architectural Heritage Association, March 20, 1981.

symmetrically. It includes a prominent stucco-clad chimney projecting above the roofline. A smaller stucco-clad chimney is located on the slope of the central gable roof.³⁴



Figure 21. College Women's Club (present-day Bancroft Hotel), 2680 Bancroft Way, view southwest (November 2023).

Historic Significance

The College Women's Club was designated as Berkeley City Landmark #33 in 1979, and it was listed in the National Register in 1982. Because the building is listed in the National Register, it is automatically listed in the California Register. Although not explicitly stated in the National Register form, the building is significant under National Register Criteria A and C as follows:

The building is significant under National Register Criterion A for its association with the College Women's Club. Founded in 1920 and relocating to its new building in 1928, the Club influenced Berkeley's social history by actively promoting new educational opportunities. The Club started the first cooperative day nursery in the country, worked on the first Braille translations, formed a foreign student hospitality organization, which in turn inspired the Rockefeller Foundation to build the International House in Berkeley, and promoted the hiring of the first police woman in Berkeley.

The building is also significant under National Register Criterion C for its architectural design. Simply as a structure of eloquent and graceful design, the College Women's Club is a significant and unique presence in its environment. Quietly tucked among shrubs and mature trees, the building and its immediate surroundings offer the bustling passerby a visual and spiritual gift. The building is a soft component on a street dominated by the cold grey Institutional buildings of the University, and particularly the hard concrete massing of the University Art Museum to the west and the frivolous fast-

³⁴ Stern, National Register of Historic Places Inventory, 2.

food architecture of Yummers (2300 College Way) to the east . . . The architect, Walter Steilberg, was a prominent figure in Berkeley as well as in the architectural profession. The architect's classical approach to the building's design did not result in an imitative conclusion but in an eclectic and highly individualistic and personally creative statement. The College Women's Club is one of Steilberg's largest commissions still standing.³⁵

Period of Significance

Although not stated in the National Register form, the period of significance for the building is presumed to begin in 1928 when the building was completed and to end in 1965 when the College Women's Club sold the building.

Character-defining Features

The following list of exterior character-defining features have been extrapolated from the 1981 National Register nomination form:

- Two-part composition with central three-story section and two-story wings
- Low-pitched gable roof with broad eave overhang on the central section
- Shed roofs with eave overhangs on the east and west wings
- Stucco cladding
- Exterior detailing, including wood trim, green tiles, and fan design
- Wood-sash windows of varying types, including multi-lite casement, arched casement, one-over-one, and stained-glass transom windows
- Tuscan columns and pilasters
- Balconies, entry porches, and trellises
- Stucco-clad chimneys

COMMERCIAL BUILDING, 2300 COLLEGE WAY

The following documentation on the commercial building at 2300 College Way has been excerpted from the Historic Resources Inventory Form prepared in 1979, and it has been edited for the purposes of this report.³⁶

Physical Description

The most striking feature of this eating establishment is the free-standing pavilion at the entrance, which is twice as high as the restaurant itself. Four sturdy wood posts with large wood brackets support four heavy beams with scrolled ends. These in turn support the massive Mansard roof of ribbed metal topped by delicate metal cresting. The roof is hollow and suspended from within it is an ornate chandelier with large glass globes. Behind the pavilion is the low box-like restaurant. The modular treatment of the glass façade with full-height windows is reminiscent of Killingsworth, Brady & Associates' residential work in the Case Study program of *Arts & Architecture* magazine, although the framework is wood rather than steel. The rear, which houses the kitchen, is clad with board & batten siding. The building is topped by a

³⁵ Stern, National Register of Historic Places Inventory, 3-6.

³⁶ Anthony Bruce, California Department of Parks and Recreation Historic Resources Inventory Form for Yummers, 2300 College Avenue, Berkeley, California, prepared by Berkeley Architectural Heritage Association, March 19, 1979.

narrow cornice. Beneath the pavilion and to the east of the restaurant are outdoor patios. Landscaping includes ornamental trees on the terrace and volunteer plums surrounding it.³⁷



Figure 22. Commercial building (present-day Caffè Strada), 2300 College Avenue, view southwest (November 2023).

Historic Significance

In 1979, the commercial building at 2300 College Way was found eligible for listing in the National Register as part of a historic resources survey conducted by BAHA. The building was found to have architectural significance under National Register Criterion 3 as follows:

In 1928, the College Women's Club built a clubhouse (designed by architect Walter Steilberg) on the west portion of their large lot at the southwest corner of Bancroft Way and College Avenue and leased the eastern corner to Standard Oil Co. for a gas station. The gas station was no longer profitable after the conversion of Bancroft Way to a one-way street in the 1960s and in 1968, the station was demolished for an intended parking lot. Instead, after the club members sampled “fast food” in an eatery on Union Street, they leased the corner lot to U.S. Franchise Corp., comprised of two enterprising young San Franciscans, who were confident that “Yummers,” their variation on a hot roast beef sandwich with paper thin beef on a patented bun would replace the hamburger as America’s favorite fast food. They commissioned a prestigious Southern California firm, Killingsworth, Brady & Associates, to design a \$60,000 Yummers demonstration building that would establish an image and serve to attract prospective franchise operators from around the country. However, architecture students protested the design in *Daily Cal* and students, fresh from People’s Park and unsympathetic to the commercialism symbolized by a franchise, avoided it. Yummers folded within a year, and the building stood vacant for

³⁷ Bruce, Historic Resources Inventory Form for Yummers, 2300 College Avenue.

years, forcing the Women's Club to sell its property and move. The hard appearance of a franchise softened over the years, the wood siding weathered, and volunteer plum trees took root. In 1975, a student-oriented coffee house opened for business in the building to much success. The fanciful structure, unique as America's only Yummers (a second is rumored to exist in Texas) is typical of fast-food architecture with its easily-recognized, attention-getting design, being an advertisement in itself. By 1969, the neon drive-ins of the 1950s were giving way to a more refined image influenced by the Mansard Roof Revival and the popularity of natural wood cladding. The commercial building at 2300 College Way is a good reflection of this new aesthetic in franchise design. Although understated within its surroundings, this whimsical touch of Disneyland serves as "comic relief" to the serious University buildings nearby. This building may be viewed as a nostalgic period piece from the Golden Age of Fast-Food Architecture.³⁸

Character-defining Features

The following list of exterior character-defining features have been extrapolated from the 1979 Historic Resources Inventory form:

- Wood board and batten cladding
- Prominent pavilion with ribbed metal Mansard roof, metal cresting, and wood supports and brackets
- Full-height wood-sash windows at the front portion of the building
- Wood cornice along the roofline³⁹

6. REGULATORY FRAMEWORK

FEDERAL REGULATIONS

National Register of Historic Places

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as the official federal inventory of historic resources, including buildings, structures, sites, objects, and districts, that possess historic, architectural, engineering, archaeological or cultural significance at the national, state, or local level.

Criteria for Evaluation

A property is eligible for listing in the National Register if it is associated with an important historic context, and it is significant in American history, architecture, archaeology, engineering, and culture. Under Code of Federal Regulations, 36 CFR Part 60, a property can be found significant if it meets any of the following criteria:

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

³⁸ Bruce, Historic Resources Inventory Form for Yummers, 2300 College Avenue.

³⁹ Bruce, Historic Resources Inventory Form for Yummers, 2300 College Avenue.

- C. embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded, or may be likely to yield, information important in history or prehistory.

Integrity

A property must also retain integrity as well as be significant under the National Register criteria. Integrity is the ability of a property to convey its significance through the retention of physical features or characteristics that existed during the period of significance. The National Register delineates seven aspects of integrity:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic 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.⁴⁰

Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards) promote responsible practices that help protect the nation's irreplaceable cultural resources. The Secretary of the Interior's Standards are neither technical nor prescriptive, and cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. Once a treatment is selected, the Secretary of the Interior's Standards provide for philosophical consistency in the work. An individual set of Secretary of the Interior's Standards has been formulated for each of four identified treatment approaches: Preservation, Rehabilitation, Restoration, and Reconstruction. The four approaches are defined below:

- *Preservation* requires retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time.
- *Rehabilitation* acknowledges the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

⁴⁰ National Park Service, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin #15, 1997, accessed October 1, 2023, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

- *Restoration* allows for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.
- *Reconstruction* establishes a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The Secretary's Standards for Rehabilitation specifically address and encourage alterations or additions to a historic resource to allow new uses while retaining the resource's historic character. The Secretary of the Interior's Standards for Rehabilitation include the following:

1. A property will be used as it was historically or be given new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.⁴¹

STATE REGULATIONS

California Register of Historical Resources

The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historic resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA.⁴²

Criteria of Significance

A historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

Integrity

Historic resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. Integrity is modeled on the National Register seven aspects of integrity. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historic resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.⁴³

⁴¹ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2017).

⁴² The evaluative framework for the California Register has been excerpted from: California Office of Historic Preservation, "California Register of Historical Resources," accessed October 1, 2023, https://ohp.parks.ca.gov/?page_id=21238; California Office of Historic Preservation, "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," Technical Assistance Series #6, 2011, accessed October 1, 2023, <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

⁴³ California Office of Historic Preservation, "California Register and National Register."

California Environmental Quality Act

CEQA requires a lead agency to determine whether the project could have a significant impact on a historical resource 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). CEQA 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. 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)).

Section 15064.5 of the CEQA Guidelines define the ways that a property can qualify as a historical resource for purposes of CEQA compliance:

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)

The lead agency determines that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1 (CEQA Guidelines Section 15064.5) which means, in part, that it may be eligible for the California Register.

UNIVERSITY OF CALIFORNIA, BERKELEY

Landscape Heritage Plan

The Landscape Heritage Plan provides a framework for UC Berkeley in preserving its cultural and historical landscape, with many buildings on campus identified as historical resources. The following are goals and objectives from the Landscape Heritage Plan related to cultural resources:

- Respect the character of the historic landscapes in the Classical Core.
 - Evaluate extant features within historical landscapes and determine strategies for recommended treatments.
 - Integrate appropriate materials, textures, and patterns to complement historic landscapes.
 - Create compositions that supplement the historic landscape character.
- Integrate functional, aesthetic, and sustainable considerations.
 - Integrate functional, aesthetic, and sustainable considerations to create high quality landscapes.
 - Accommodate the use of sustainable materials in the landscape.
 - Integrate and promote elements that are successfully used on campus.
- Provide a safe, accessible campus environment.
 - Integrate universal access standards in design.
 - Define and designate separate circulation routes for vehicles and pedestrians.
 - Provide adequate lighting, furnishings, and signage to accommodate day and night pedestrian use.⁴⁴

UC Berkeley Campus Design Standards

UC Berkeley created the Campus Design Standards to guide design and construction professionals to complete lasting, high-quality additions to the UC Berkeley built environment. The Campus Design

⁴⁴ The Classical Core refers to a large, central portion of the Campus Park that is largely defined by Beaux-Arts Neoclassical style architecture. University of California, Berkeley, "Landscape Heritage Plan," 2004.

Standards, along with applicable codes, ensure that new construction and renovation projects at UC Berkeley integrate industry best practices and experience with existing campus buildings, infrastructure, grounds, and maintenance issues. The Campus Design Standard that addresses historic resources states the following:

- Development shall accommodate sites or areas of historical or archaeological significance. Approval shall be obtained before altering any archaeological, historical, or cultural resource eligible for, or listed on the National Register of Historic Places.

LOCAL REGULATIONS

The Landmarks Preservation ordinance, adopted in 1974, required the City of Berkeley to establish a list of potential buildings that should be considered for landmark, historic district, or structure of merit status. The Landmarks Preservation ordinance describes the criteria for structures, sites, and areas for landmark or historic designation, including, but not limited to, architectural merit and/or cultural, educational, or historic interest or value. Considerations may also include preservation as part of a neighborhood, a block, or a street frontage. The criteria for designation are as follows:

City of Berkeley Landmarks Preservation (3.24.110)

The criteria for designation as a Berkeley Landmark closely follows the California Register significance criteria. To be considered for landmark designation, the structure or resource must demonstrate significance under one or more of five criteria of significance:

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.⁴⁵

7. PROJECT DESCRIPTION

The proposed Bancroft Parking Garage would have up to eight levels and would be 227,528 square feet with a building footprint of 29,818 square feet. The building would be equipped to support a future solar photovoltaic canopy at the highest level of the facility.

The parking garage would have two vehicular entry/exit access points. Vehicular entry/exit would be located along Bancroft Way at the southwest corner of the parking garage and at the northeast corner along an interior driveway within the UC Berkeley Campus Park. The garage would have two pedestrian circulation areas containing an exterior access point and pedestrian stairway. A pedestrian area in the northwest corner of the building would also contain two elevators. A second pedestrian area would be located in the southwest corner of the garage. All exterior surface and above-ground mounted fixtures would be complementary to the architectural theme and to the surrounding properties.

As part of the proposed project, ten trees would be removed, and new trees would be planted along the western side of the project site. All landscaping would include native and/or climate adaptive and drought-resistant plant materials of similar water use and adapted to a dry summer and intermittent rain in the winter season.

The walkway surrounding the parking garage on the north, west, and south would be repaved and landscaped. A planted area would be installed in front of the garage, between the building and the Bancroft Way sidewalk. Pervious paving would be installed at the rear of the garage to support stormwater management. An accessible walkway would be installed between the proposed garage and Hearst Memorial Gymnasium. The pedestrian area on the western side of the garage would be paved with impervious concrete pavers. Along the western side of the garage, a planted bioretention area would be installed.

⁴⁵ City of Berkeley Municipal Code, Title 3, Chapter 3.24.110.

During demolition and construction, vehicles, equipment, and materials would be staged and stored on the project site when practical. The construction site and staging areas would be clearly marked, and construction fencing would be installed to prevent disturbance and safety hazards. A combination of on- and off-site parking facilities for construction workers would be identified during demolition, grading, and construction.

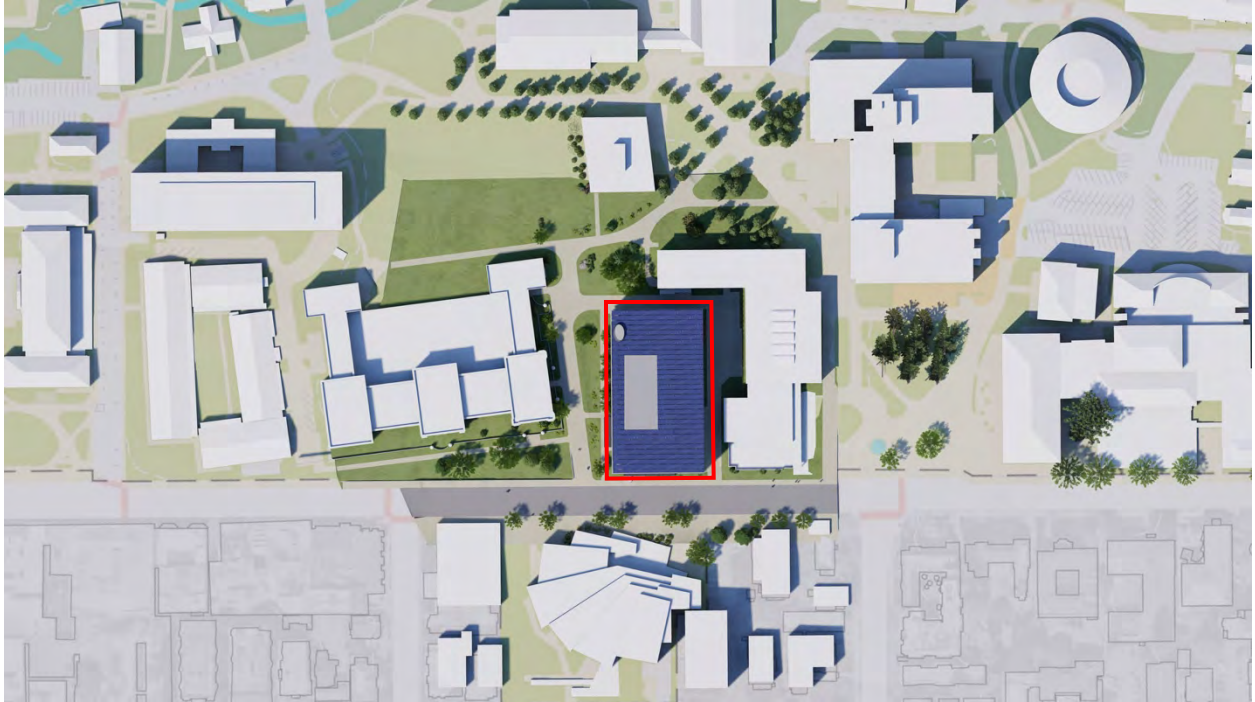


Figure 23. Rendering showing footprint of the proposed parking garage (bounded in red) (UC Berkeley, amended).



Figure 24. Rendering showing height, scale, and massing of the proposed parking garage, view northeast (UC Berkeley).



Figure 25. Rendering showing the height, scale, and massing of the proposed parking garage in context with adjacent campus buildings, view north (UC Berkeley, amended).

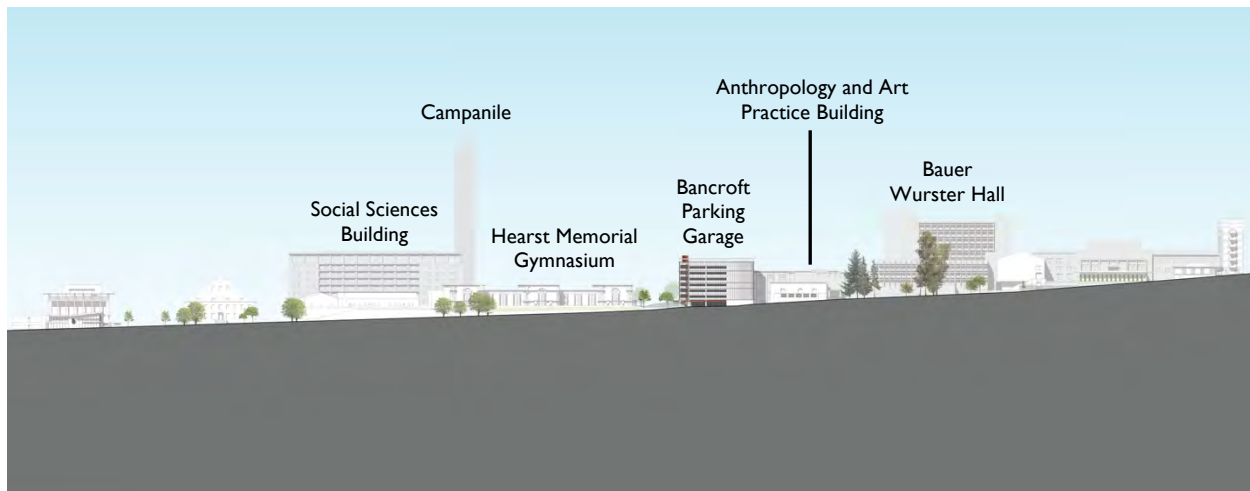


Figure 26. Rendering showing the height, scale, and massing of the proposed parking garage in context with campus buildings along north side of Bancroft Way, view north (UC Berkeley, amended).

8. PROJECT IMPACTS & MITIGATION MEASURE

As defined in CEQA Guidelines Section 15064.5(b), a project would result in a significant adverse impact on the environment if it directly or indirectly alters in an adverse manner those characteristics that convey a resource's historical significance. As summarized in Section 5, five nearby historical resources face the project site, with one historic resource, the Hearst Memorial Gymnasium, located in close proximity to the project site:

- Hearst Memorial Gymnasium, situated west of the project site within Campus Park (1927)
- University YWCA, 2600 Bancroft Way (1958)
- University Art Museum (present-day Bakar BioEnginuity Hub), 2626 Bancroft Way (1970)
- College Women's Club, 2680 Bancroft Way (1928)
- Commercial building, 2300 College Avenue (1969)

The following impacts analysis addresses potential direct, design (indirect), and construction impacts to these nearby historic resources.

Direct Impacts to Historical Resources

The proposed Bancroft Parking Garage and associated landscape improvements do not entail the physical alteration of the Hearst Memorial Gymnasium, which is located just west of the project site. Along the west side of the parking garage, several trees would be removed, and new trees and a bioretention area would be planted, and the pedestrian area would be paved with impervious concrete pavers. An accessible walkway would be installed between these landscape improvements and the Hearst Memorial Gymnasium. However, the trees to be removed and the existing paved pathway to be replaced are not character-defining features of the Hearst Memorial Gymnasium. The other four nearby historic resources are physically separated from the project site by Bancroft Way. Therefore, the proposed project would not result in direct impacts to these nearby historic resources.

Design (Indirect) Impacts to Historical Resources

At eight stories, the proposed Bancroft Parking Garage would be taller than the existing one-story parking garage and the nearby historic resources, which range in height from one to three stories. However, the setting of these historic resources has continually evolved through the growth of the

Campus Park and City Environs through the present day. The nearby historic resources consist of early to late twentieth century buildings reflecting a wide array of architectural styles, construction material, and character-defining features. Along this block of Bancroft Way, the setting of the contemporaneous Hearst Memorial Gymnasium (1927) and College Women's Club (1928) was altered in the mid-twentieth century by the addition of the University YWCA building (1958), the Anthropology and Art Practice Building (1959), and the extant Bancroft Parking Garage (1960). Development continued through the following decade with the completion of the small-scale commercial building at 2300 College Way (1969) and the solid concrete massing of the University Art Museum (1970). Just beyond this area, the ten-story Bauer Wurster Hall and the eight-story Social Sciences Building were added within the Campus Park in 1964, and several seven- and eight-story apartment buildings have been recently completed at the southwest corner of Bancroft Way and Bowditch Street, immediately west of the University YWCA and southwest of the Hearst Memorial Gymnasium in the City Environs. The height, scale, and massing of the proposed parking garage would be similar to these recently completed apartment buildings. Additionally, its location within the footprint of the existing parking garage abuts the four-story Anthropology and Art Practice Building, which would visually soften the height and scale of the new parking garage.

While the proposed parking garage would be constructed at a taller height than the existing garage, it would continue to face a secondary (east) façade of the Hearst Memorial Gymnasium. The integrity of this façade previously has been impacted by the removal of a terrace following the completion of the building. The proposed parking garage would replace an existing parking garage with a new building with the same use, and it has been designed to be located further away from the gymnasium building than the existing garage, no less than thirty feet away on the east side to provide a pedestrian walkway and vehicle fire lane. Furthermore, the proposed garage would not detract from the gymnasium's principal (west) façade and the prominent view of the south façade from Bancroft Way. The height, scale, and massing of the proposed garage likewise would not alter the visual and physical connections between the indoor and outdoor spaces of the gymnasium, which are character-defining features of the historic resource. Thus, the location of the proposed garage minimizes the impact to the setting of the Hearst Memorial Gymnasium to the extent feasible and preserves all character-defining features associated with this historic resource.

The design of the proposed parking garage has been subject to review by the UC Berkeley Design Review Committee, and it would be finalized in accordance with the Secretary of the Interior's Standards for Rehabilitation to ensure the design, materials, and overall architectural character are compatible with the Hearst Memorial Gymnasium and the other nearby historic resources. Prior to the initiation of any construction activities on the site, the Campus Architect would verify that the design meets the Secretary of the Interior's Standards for Rehabilitation and would not result in a substantial adverse change such that the significance of the Hearst Memorial Gymnasium and the other nearby historic resources would be impaired. Therefore, impacts would be less than significant.

Construction Impacts to Historical Resources

Construction activities can cause substantial adverse change in the significance of historical resources in the immediate vicinity of the site because demolition, excavation, and other construction activities could result in substantial ground vibration or soil movement under or adjacent to the foundation of a historical resource. Construction impacts typically consist of destabilization associated with groundborne vibration in the vicinity of a historic building or destabilization associated with demolition or new construction directly abutting a historic building. Based on the Noise analysis completed for this project, it is not anticipated that the proposed project will pose either of these types of impacts to the five nearby historic resources.

In some cases, resources may be physically damaged by inadvertent contact with materials or machinery associated with demolition. During demolition and construction, the construction site and staging areas would be clearly marked, and construction fencing would be installed to prevent disturbance and safety hazards. This will ensure that the Hearst Memorial Gymnasium, located just west of the project site, would not be inadvertently damaged by construction machinery or material during project implementation. As a result, construction-related impacts to nearby historical resources associated with the proposed Bancroft Parking Garage are considered less than significant.

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Appendix A. Existing Conditions Photographs



PROJECT SITE



Bancroft Parking Garage, view northeast from Bancroft Way (November 2023).



Bancroft Parking Garage, view northeast from Bancroft Way (November 2023).



Bancroft Parking Garage, view southeast (November 2023).



Bancroft Parking Garage, view southeast (November 2023).



Bancroft Parking Garage, view southeast (November 2023).



Bancroft Parking Garage, stairs accessing the tennis courts from the west side, view east (November 2023).



Paved pathway extending north between the Hearst Memorial Gymnasium (left) and Bancroft Parking Garage (right), view north (November 2023).



Bancroft Parking Garage, view north from Bancroft Way (November 2023).



Bancroft Parking Garage, view west (November 2023).



Bancroft Parking Garage, view southeast from the rooftop tennis courts (November 2023).

NEARBY HISTORIC RESOURCES

HEARST MEMORIAL GYMNASIUM



Hearst Memorial Gymnasium, south façade, view north from Bancroft Way (November 2023).



Hearst Memorial Gymnasium, east façade facing the project site, view southwest (November 2023).



Hearst Memorial Gymnasium, central section of the east façade facing the project site, view west from the Bancroft Parking Garage staircase (November 2023).



Hearst Memorial Gymnasium, east façade facing the project site, view north (November 2023).



Hearst Memorial Gymnasium, eastern section of the north façade, view southeast (November 2023).



Hearst Memorial Gymnasium, western section of the north façade, view southeast (November 2023).



Hearst Memorial Gymnasium, west façade, view northeast (November 2023).

UNIVERSITY YWCA (2600 BANCROFT WAY)



University YWCA, north façade, view southwest from Bancroft Way (November 2023).



University YWCA, west façade, view northeast from Bowditch Street (November 2023).



University YWCA, east façade, view west (November 2023).

UNIVERSITY ART MUSEUM (2626 BANCROFT WAY)



University Art Museum (present-day Bakar BioEnginuity Hub), central section of the north façade, view southwest (November 2023).



University Art Museum (present-day Bakar BioEnginuity Hub), western section of the north façade, view southeast (November 2023).



University Art Museum (present-day Bakar BioEnginuity Hub), eastern section of the north façade, view southwest (November 2023).

COLLEGE WOMEN'S CLUB (2680 BANCROFT WAY)



College Women's Club (present-day Bancroft Hotel), north and east façades, view southwest (November 2023).



College Women's Club (present-day Bancroft Hotel), north and east façades, view southwest (November 2023).



College Women's Club (present-day Bancroft Hotel), west façade, view east (November 2023).



Parking lot adjacent to College Women's Club (present-day Bancroft Hotel), view southwest (November 2023).

COMMERCIAL BUILDING (2300 COLLEGE AVENUE)



Commercial building (currently Caffe Strada) at 2300 College Avenue, view southwest (November 2023).



Commercial building (currently Caffè Strada) at 2300 College Avenue, north façade underneath the pavilion, view southwest (November 2023).



Commercial building (currently Caffè Strada) at 2300 College Avenue, east façade and adjacent patio, view northeast from College Avenue (November 2023).



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