

Appendix D

Cultural Resources Technical Report



Bayer HealthCare LLC Development Agreement Amendment

Administrative Draft Cultural Resources Technical Report

prepared for

City of Berkeley

Department of Planning and Development

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Executive Summary

The City of Berkeley Department of Planning and Development retained Rincon Consultants, Inc. (Rincon) to support California Environmental Quality Act (CEQA) compliance for the proposed Bayer Healthcare LLC Development Agreement Amendment (DA) Project (project). Located at the Bayer Healthcare campus in Berkeley, Alameda County, California, the project would extend the terms of a previous Development Agreement, which the City and Bayer Healthcare LLC (previously Miles Inc.) entered into in 1992 and is set to expire in February 2022. The existing DA only applies to a portion of the campus known as the North Properties, specifically a 31.9-acre area north of Carleton Street with an assigned address of 800 Dwight Way. The proposed project would amend the DA to extend the DA for another 30 years to February 2052 and also cover both the North Properties and South Properties, a 14.4-acre area south of Carleton Street with an address of 801 Grayson Street, which Bayer acquired subsequent to the approval of the DA and which is currently subject to a separate Use Permit approved by the City on July 21, 2000. The amended DA would cover the entire 46.3-acre campus and would also modify various development standards and other aspects of the DA in order to streamline and secure Bayer's long-term development and investment in its biopharmaceutical manufacturing facilities.

The proposed project is subject to CEQA, with the City of Berkeley serving as the lead agency. The present cultural resources study was prepared to support the proposed project's environmental review and was completed according to CEQA and the CEQA Guidelines. Methods included a cultural resources records search, Native American outreach, background and archival research, field survey, and the preparation of this report. At the direction of the City as the lead agency, 10 properties that are currently proposed to be demolished or altered were examined at the project level and subject to historical resource evaluations; the remainder of the site was examined at the program level to address anticipated project elements that would occur over the 30-year life span of the DA.

Dates of Investigation

Rincon requested a cultural resources records search of the California Historical Resources Information Center (CHRIS) conducted by the Northwest Information Center (NWIC) at Sonoma State University on August 24, 2020. Rincon received the results of the records search from the NWIC on October 9, 2020. The archival research, Native American outreach, field survey, and historic evaluations summarized in this report were completed in September through November 2020.

Summary of Findings

Built Environment Historical Resources

The proposed project involves the extension of the existing DA for a period of 30 years to support the continued operations at the Bayer campus, a 46.3-acre property currently comprised of 35 buildings constructed between 1918 through 1920. It includes known project activities such as the demolition and renovation of 12 existing buildings, as well as conceptual elements such as future construction and potential demolition or alteration. Known project elements were assessed as part of this study at the project level while conceptual elements were assessed at the program level.

Eleven of the 12 buildings proposed to be demolished or altered were constructed prior to 1980 and were evaluated as part of this study to determine if they qualify as historical resources under CEQA. (Proposed for expansion, Building B80 was constructed in 2002 and does not currently meet the age threshold for historical resources eligibility). Of the 11 buildings evaluated, Building B83 was recommended as eligible for listing in the California Register of Historical Resources (CRHR) and as a City of Berkeley Landmark, and qualifies as a historical resource as defined by §15064.5(a)(1) of the CEQA Guidelines. The remaining 10 buildings were found ineligible for the National Register of Historic Places (NRHP), CRHR, or local designation and therefore are not considered historical resources.

Pursuant to §15064.5(b) of the CEQA Guidelines, a significant effect on the environment would occur if a project causes a substantial adverse change, or materially impairs, the significance of a historical resource. Material impairment occurs when a project demolishes or alters in an adverse manner those physical characteristics that convey a resources historical significance and justify its eligibility for the CRHR or a local register (§15064.5(b) of the CEQA Guidelines). With Building B83 proposed for renovation and with plans currently conceptual, insufficient information exists at this time to assess whether the future renovation would materially impair the building. Pursuant to §15064.5(b)(3) of the CEQA Guidelines, projects that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards"; Weeks and Grimmer 1995) generally are considered mitigated to a level of less than significant. As detailed below, the architectural history mitigation measure is recommended for Building B83 to ensure its future renovation is completed in a manner consistent with the Standards, thereby avoiding impacts to a historical resource.

The remaining 10 buildings subject to intensive-level evaluation were not found to qualify as historical resources, and therefore their proposed demolition or alteration would not constitute a significant impact to historical resources. Further, the research and survey conducted as part of this study does not suggest a historic district present within the project site that could be affected by future development activities under the DA.

Given the 30-year life span and programmatic approach of the DA, a potential for additional properties to be altered and demolished under the terms of the DA exists. As detailed above, there are buildings which were not evaluated as they are not currently planned to be demolished or altered. Many of these buildings have also not exceeded the 40-year threshold used to evaluate buildings for historical resources issue. Should future project activities be proposed under the DA that would demolish or alter a building that is over 40 years old at the time of the project, this activity could have the potential to significantly impact yet-to-be identified historical resources. The following mitigation measures are proposed to identify historical resources and avoid impacts to the greatest extent feasible. With adherence to these measures to identify and treat historical resources such as Building B83, Rincon recommends a finding of ***less than significant impact to historical resources with mitigation incorporated*** under CEQA.

CR-1 Architectural History Evaluation

Demolition or alteration of a building or structure that is at least 40 years old at the time of permit application and has not previously been evaluated for demolition or renovation within the last five years from the time demolition or alternation is proposed shall be subject to review at the request of the City by a qualified architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the

guidelines and best practices recommended by the State Office of Historic Preservation to identify if the building or structure proposed for demolition or alteration qualifies as a historical resource under CEQA guidelines. Buildings and structures shall be evaluated within their historic context and documented in a technical report and on Department of Parks and Recreation Series 523 forms. The report shall be submitted to the City for review and approval prior to the issuance of a building permit. If no historic resources are identified, no further analysis is warranted. If historic resources are identified, the applicant shall be required to implement Mitigation Measure CR-2.

CR-2 Architectural History Mitigation

For renovations involving Building B83 or historical resources identified through the process described in the architectural history evaluation mitigation measure (CR-1), project activities shall comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). During the project planning phase (prior to any construction activities), input shall be sought from a qualified architectural historian or historic architect meeting the *Secretary of the Interior's Professional Qualifications Standards* to ensure project compliance with the Standards for Rehabilitation. This input will ensure the avoidance of any direct/indirect physical changes to historical resources. The findings and recommendations of the architectural historian or historic architect shall be documented in a Standards Project Review Memorandum at the schematic design phase. This memorandum shall analyze all project components for compliance with the Standards for Rehabilitation. The memorandum should recommend design modifications necessary to bring projects into compliance with the Standards for Rehabilitation, which shall be incorporated into project designs to ensure compliance with the Standards. The memorandum shall be submitted to the City for review and approval prior to the issuance of a building permit.

Archaeological Resources

The cultural resources records search identified 12 previously recorded cultural resources within a 0.25-mile radius of the project site. *Confidential information removed from public review.* The Sacred Lands File (SLF) search conducted by the Native American Heritage Commission (NAHC) returned positive results, and the Amah Mutsun Tribal Band of Mission San Juan Bautista recommended cultural sensitivity training for all crews involved in ground disturbance, as well as archaeological and Native American monitoring. Although the project site has experienced extensive urban development, the results of the records search and Native American outreach indicate *Confidential information removed from public review.*

Due to the archaeological sensitivity of the area, ground disturbance at the project site has the potential to impact archaeological resources over the 30-year life of the amended DA. Therefore, Rincon recommends a series of programmatic measures to identify and mitigate potential impacts to archaeological resources as work is conducted throughout the duration of the DA. These recommended measures are presented below. With adherence to these recommendations and to regulations regarding the unanticipated discovery of cultural resources and human remains, detailed below, Rincon recommends a finding of ***less than significant impact to archaeological resources with mitigation incorporated*** under CEQA.

CR-3 Cultural Resources Desktop Analysis

Prior to demolition, grading, new construction, or underground work such as utility installation, a cultural resources Desktop Analysis, consisting of a review of existing information regarding cultural resources on a given project site, shall be conducted. The Desktop Analysis shall include, but not be

limited to, a review of the project description and extent of proposed ground disturbance, a review of recent cultural resources records on file at the California Historical Resources Information System, and a review of available historic maps and aerial photography. If a project would solely involve the refurbishment of an existing building and no ground disturbance would occur, this measure would not be required. If no resource impacts are identified, no further analysis is warranted. If potential impacts to resources are identified, the applicant shall be required to implement Mitigation Measure CR-4. If the desktop analysis identifies that an area has been subject to a Phase I cultural resources study in the previous five years, Measure CR-4 would not be required. If the Desktop Analysis identifies that no further analysis is warranted, the results will be documented in a memorandum for review and approval by the City prior to issuance of a building permit.

CR-4 Phase I Archaeological Resources Study

If the desktop analysis described in Mitigation Measure CR-3 identifies the potential to encounter cultural resources, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and fieldwork to determine whether archaeological resources may be present. Archival research shall include a records search of the California Historical Resources Information System and a Sacred Lands File search with the Native American Heritage Commission. The report will be submitted to the City for review and approval prior to the issuance of a building permit. Recommendations in the Phase I Report must be implemented prior to and/or during construction to avoid or reduce impacts on archaeological resources. Adherence to recommendations included in the Phase I report shall be documented as appropriate for verification by the City. If the Phase I identifies an archaeological site and/or a high likelihood of subsurface deposits, Measure CR-5 shall be implemented.

CR-5 Extended Phase I Testing

For any projects proposed within 100 feet of a known archaeological site or in areas that have not been subject to previous archaeological testing, monitoring, or other subsurface investigation, as determined by the Desktop Analysis (Mitigation Measure CR-3) or Phase I Report (Mitigation Measure CR-4), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. If the boundaries of the archaeological site are already well understood based on previous work and are clearly interpretable as such by a qualified cultural resource professional, or if there is documentation that fill is already present to the depth of the current project, XPI testing will not be required. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). The results of the XPI will be documented in a technical report and submitted to the City for review and approval prior to the issuance of a building permit. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American Tribe(s) and, if applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-2. Recommendations in the XPI Report shall be implemented for all ground disturbance activities and documented as appropriate for verification by the City.

CR-6 Archaeological Site Avoidance

Avoidance will be the preferred treatment measure for an archaeological site identified on the Bayer campus. Any identified archaeological sites will be avoided by project-related construction activities, to the maximum extent feasible to still be able to fulfill the project objectives as determined by Bayer and confirmed by the City. The determination of feasibility will include an assessment of project redesign options, including but not limited to relocation of a proposed building, realignment of utilities, redesign of building plans to build above the existing ground surface and/or to minimize the proposed depth of disturbance, or other options as appropriate for a given project. A barrier (temporary fencing) and flagging will be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. The 60-foot avoidance buffer may be reduced as appropriate if recommended by the qualified archaeologist. If the feasibility of avoidance of an archaeological resource of Native American origin is not immediately apparent, Bayer and the City of Berkeley shall contact consulting Tribes to discuss appropriate treatment of the resource, including the implementation of MM CR-7 and CR-8. If, after a good faith effort at resolution, the City, Bayer, and consulting Tribe conclude that agreement is not possible, MM CR-7 shall be implemented.

CR-7 Phase II Site Evaluation

If the results of the Phase I Report and/or XPI indicate the presence of archaeological resources that cannot be avoided by the project and that have not been adequately evaluated for CRHR listing at the project site, the project applicant shall retain a qualified archaeologist to conduct a Phase II investigation to determine if intact deposits are present and if they may be eligible for the CRHR or qualify as unique archaeological resources.

A Phase II evaluation shall include necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the site, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.

If the archeologist and, if applicable, a Native American monitor or other interested tribal representative from a locally affiliated Tribe as listed by the Native American Heritage Commission determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." The report shall be submitted to the City for review and approval prior to the issuance of any building or engineering permits that could disturb identified resources. Recommendations in the Phase II report shall be implemented for all ground disturbance activities and documented as appropriate for verification by the City.

CR-8 Phase III Data Recovery

If the Phase II site evaluation identifies resources that meet CRHR significance standards and if the resources cannot be avoided, the project applicant shall incorporate recommendations for mitigation of archaeological impacts into the final design as per CR-7 above prior to construction. If the resource is significant for its data potential and if recommended by the archaeologist and approved by consulting Tribes if appropriate, Phase III data recovery may be required, including excavation, to exhaust the data potential of significant archaeological sites, and shall be carried out by a qualified archaeologist meeting the SOI standards for archaeology according to a research design reviewed and approved by the City and prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5, Guidelines for Archaeological Research Design (1991 or the latest edition thereof). Methods of artifact disposition may include reburial onsite within a tribal cultural resources easement as identified in TCR-3 or curation.

The final Phase III Data Recovery reports shall be submitted to the City of Berkeley prior to issuance of any building permit for grading or construction. Recommendations contained therein shall be implemented throughout all ground disturbance activities.

CR-9 Worker's Environmental Awareness Program

Prior to any ground disturbing activities, the project applicant shall retain an SOI qualified archaeologist to conduct a Worker's Environmental Awareness Program (WEAP) training. The WEAP training shall be focused on archaeological sensitivity and shall be provided to all construction personnel prior to the commencement of any ground-disturbing activities. The WEAP training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find. Attendance at the WEAP training shall be documented with a sign-in sheet to be submitted to the City for verification of adherence to this measure. This WEAP training may be presented in tandem with the training required under TCR-1.

CR-10 Archaeological Monitoring

If recommended by the Desktop Analysis, Phase I, XPI, Phase II, or Phase III studies, the project applicant shall retain a qualified archaeologist (Monitor) to observe project-related ground-disturbing activities. The Monitor will have the authority to halt and redirect work if any archaeological resources are identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated for listing in the CRHR. Archaeological monitoring may be reduced or halted at the discretion of the monitors, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 60 percent of ground disturbance. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance activity moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock). Following the completion of monitoring, a report documenting the monitoring effort shall be prepared and submitted to the City of Berkeley and the Northwest Information Center.

CR-11 Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, whether or not an archaeological monitor is present, work within 60 feet shall be halted. The project applicant shall notify the City and retain an archaeologist meeting the SOI's Professional Qualification Standards for archaeology (National Park Service 1983) to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be eligible for the CRHR and impacts cannot be avoided, data recovery excavation may be required. Reports prepared to document and/or evaluate unanticipated discoveries and their treatment shall be submitted to the City of Berkeley for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.

Introduction

Rincon Consultants, Inc. (Rincon) was retained by the City of Berkeley Department of Planning and Development to support California Environmental Quality Act (CEQA) compliance for the proposed Bayer Healthcare LLC Development Agreement Amendment (DA) Project (project). Located at the Bayer Healthcare campus in Berkeley, Alameda County, California, the project would extend the terms of a previous Development Agreement (DA), which the City and Bayer Healthcare LLC (previously Miles Inc.) entered into in 1992 and is set to expire in February 2022. The existing DA only applies to a portion of the campus known as the North Properties, specifically a 31.9-acre area north of Carleton Street with an assigned address of 800 Dwight Way. The proposed project would amend the DA to extend the DA for another 30 years to February 2052 and also cover both the North Properties and South Properties, a 14.4-acre area south of Carleton Street with an address of 801 Grayson Street, which Bayer acquired subsequent to the approval of the DA and is currently subject to a separate Use Permit approved by the City on July 21, 2000. The amended DA would cover the entire 46.3-acre campus and would also modify various development standards and other aspects of the DA in order to streamline and secure Bayer's long-term development and investment in its biopharmaceutical manufacturing facilities

The proposed project is subject to CEQA, with the City of Berkeley serving as the lead agency. The present cultural resources study was prepared to support the proposed project's environmental review and completed according to CEQA and CEQA Guidelines. Methods included a cultural resources records search, Native American outreach, background and archival research, a field survey, and the preparation of this report. At the direction of the City as the lead agency, 10 properties that are currently proposed to be demolished or altered were examined at the project level and subject to historical resource evaluations; the remainder of the site was examined at the program level to address anticipated project elements that would occur over the 30-year life span of the DA.

Project Location and Description

The project site is the Bayer Campus in the West Berkeley neighborhood, approximately 2.5 miles west of Downtown Berkeley (Figure 1). As shown in Figure 2, the Bayer Campus consists of approximately 46 acres generally bounded by the Union Pacific Railroad to the west, Dwight Way to the north, Seventh Street to the east, and Grayson Street to the south. In addition, the project site includes a surface parking lot on a property between Dwight Way, Seventh Street, Parker Street, and Eighth Street. The project site comprises two primary areas divided by Carleton Street:

- The North Properties at 800 Dwight Way, which includes 31.9 acres north of Carleton Street; and
- The South Properties at 801 Grayson Street, which includes 14.4 acres south of Carleton Street.

The project site is comprised of five parcels, including 54-1770-8-1, 54-1773-8-3-4, 54-1777-1, 54-177202 (North Properties), and 54-1748-2-1 (South Properties). The topography on-site is relatively flat, with an elevation approximately 32 feet above mean sea level (Farallon Consulting 2020). Most of the project site is covered with impervious surfaces (i.e., buildings or pavement) and unvegetated. However, the site includes trees in landscaped strips around buildings and parking lots. The Bayer Campus currently has 35 buildings (including 34 permanent and one temporary),

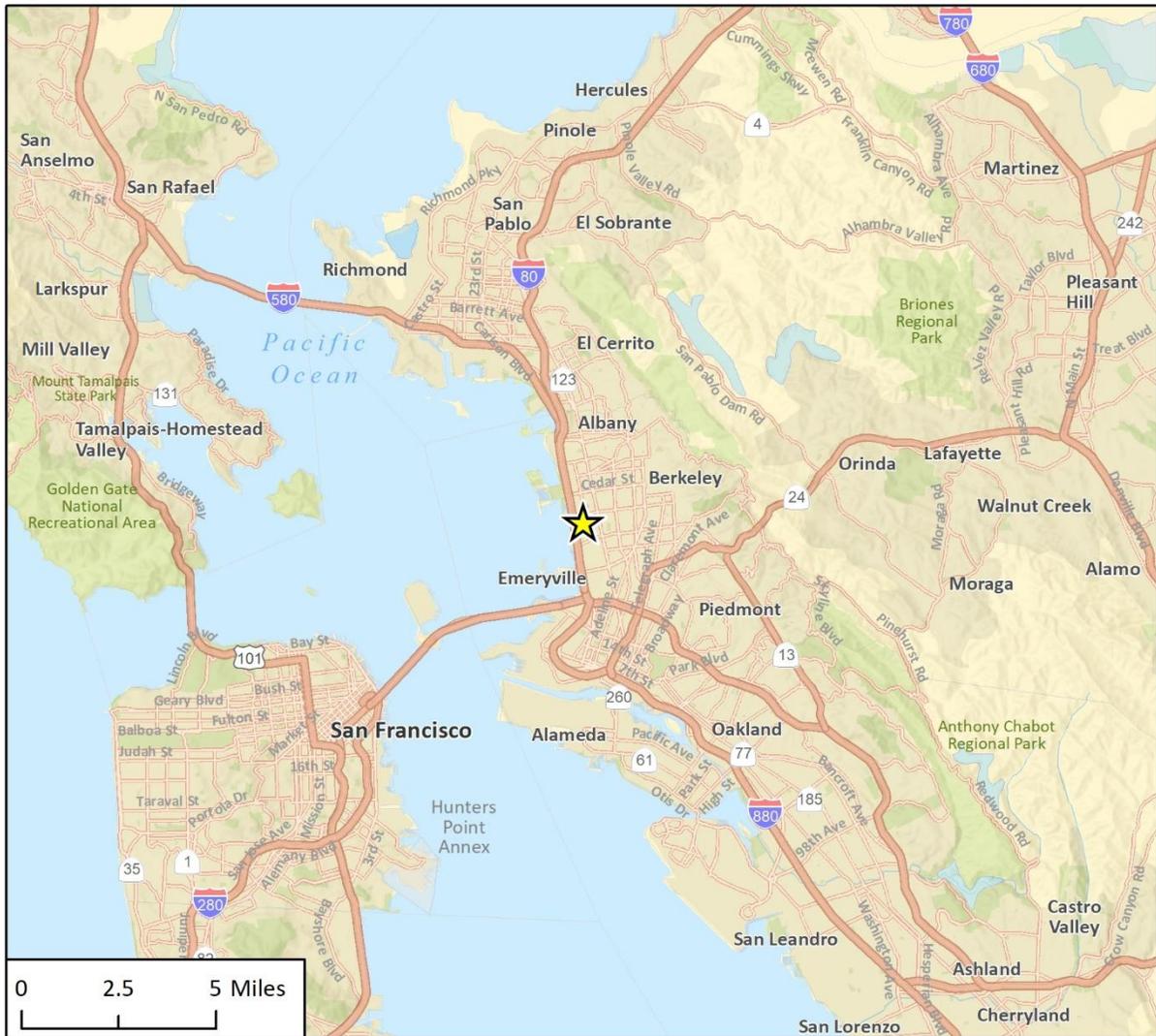
which house a variety of technical and administrative functions. Building construction dates range from 1918 through 2020; some predate Bayer's acquisition and have been modified to various degrees to support their current function(s) while others have been purpose built by Bayer.

The proposed project would amend the DA to extend the DA for another 30 years to February 2052 and also cover both the North Properties and South Properties. It would modify the location of permitted uses and new development on the Bayer Campus from that shown in Exhibit C of the existing DA. It would also alter the disposition of buildings to be demolished or retained from Exhibit C as well. Figure 3 below depicts the nine buildings that are proposed to be demolished as well as two buildings that would be renovated. The proposed project would also fund the construction of approximately 12 new buildings for production, laboratory, and administrative uses and the replacement of surface parking with two new parking structures and new underground parking facilities. Several other buildings for manufacturing, warehouse, and maintenance would be renovated and/or expanded. Maximum permitted building heights would range from 25 feet to 80 feet depending on the use and location of buildings. The project does not propose heights taller than currently permissible and also includes 15-foot "step backs" buffers and setbacks from streets. The proposed project intends to preserve existing view corridors on Dwight Way, Parker Street, and Carleton Street.

The proposed project would continue to authorize the biotech development, quality assurance, and production of pharmaceutical therapies, which includes the use of risk group 1 and 2 biological agents, as defined by the National Institutes of Health (NIH). Group 1 agents are bacterial, fungal, viral, rickettsia, and chlamydial agents that are found in the environment and do not cause disease in healthy humans. Group 2 includes moderate-risk agents that occur in the community and are associated with human disease of varying severity. In addition, the proposed project would allow the use of non-mammalian cells. Bayer would adhere to biosafety measures according to guidelines adopted by the NIH and the Centers for Disease Control and Prevention (CDC). While the existing DA does not assume the use of gamma irradiation devices, the proposed project envisions the installation of up to two fully protected gamma irradiation devices that comply with all applicable safety regulations.

To provide adequate water service to new development on the Bayer Campus, the proposed project may require an enlargement of underground pipes that carry water supplied by the East Bay Municipal Utilities District (EBMUD). The proposed DA also anticipates that Bayer would install two new emergency generators along Grayson Street and a new boiler in the North Properties. With the retirement of other equipment, the total number of generators and boilers is not expected to exceed the equipment inventory that currently exists on the site.

Figure 1 Regional Location Map



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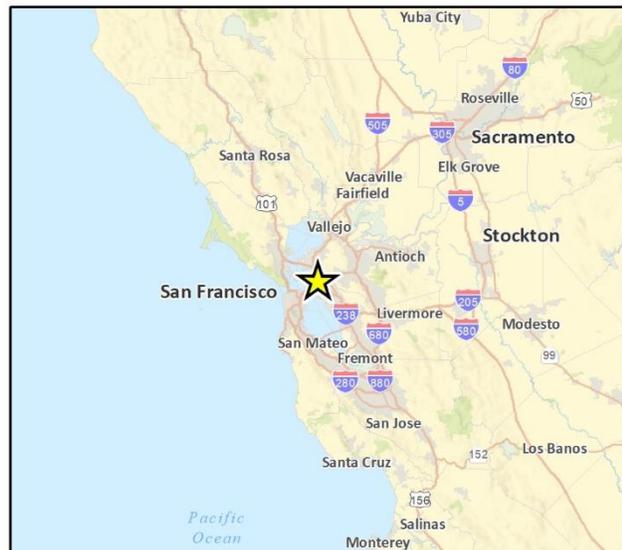
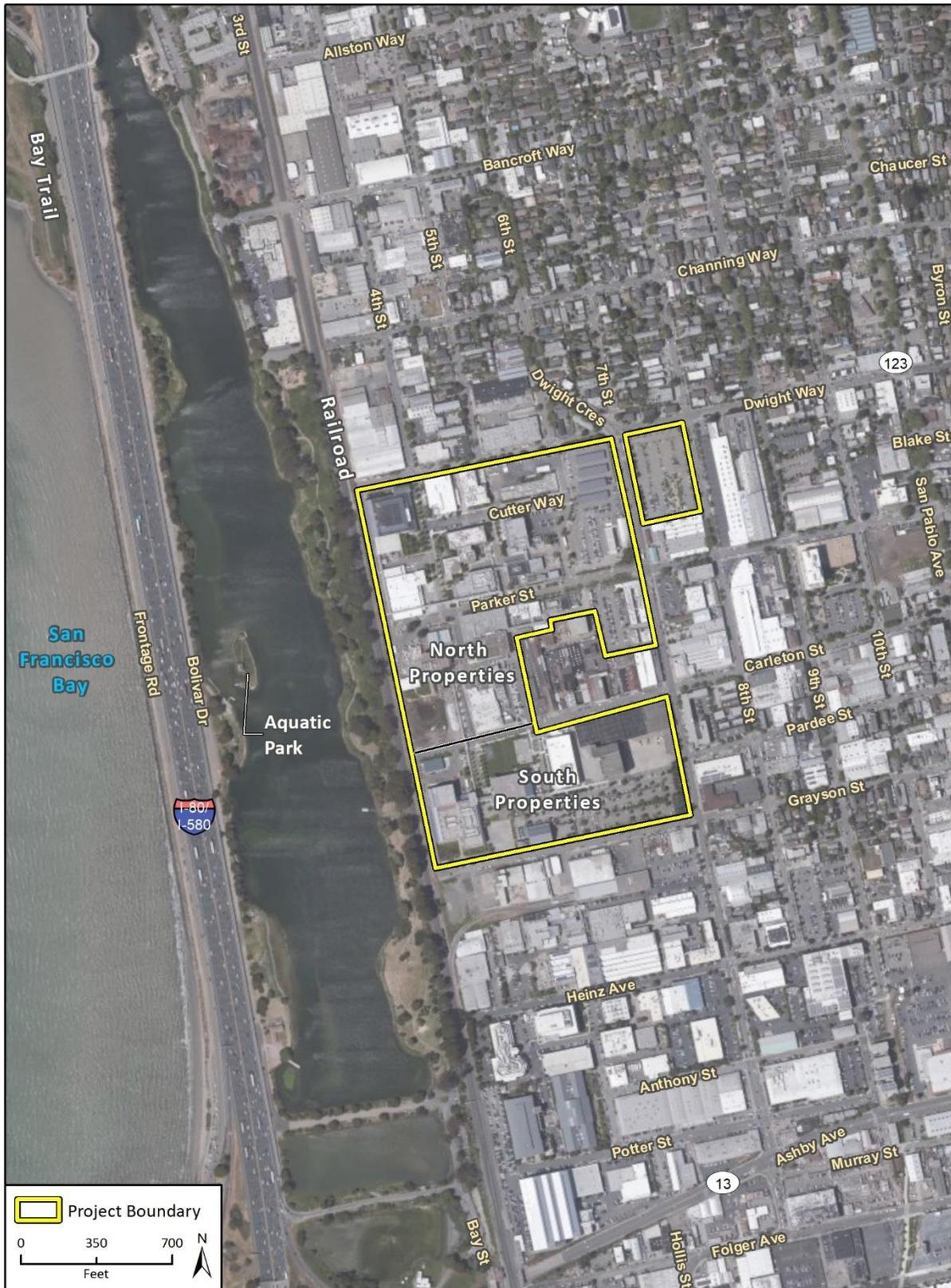


Fig 2-1 Regional Location

Figure 2 Project Location Map



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Fig. 2-2. Project Site Location

Figure 3 Proposed Retention, Renovation, and Demolition of Buildings

- RETAIN BUILDINGS
- REPURPOSE/ REFURBISH
- FUTURE DEMOLISH



Personnel

This cultural resources study was managed by Rincon Senior Architectural Historian, Steven Treffers, MHP. Architectural Historian James Williams, MA, conducted the archival research, Native American outreach, and co-authored this report. Mr. Treffers and Mr. Williams meet the Secretary of the Interior's Professional Qualification Standards (PQS) for architectural history and history (NPS 1983). Rincon Senior Archaeologist Hannah Haas, MA, Registered Professional Archaeologist (RPA) oversaw the archaeological portion of this study. Ms. Haas meets the Secretary of the Interior's PQS for archaeology. Archaeologist Mary Pfeiffer, BA, co-authored this report. The NWIC staff completed the cultural resources records search. Figures included in this report were prepared by Rincon Geographic Information Systems (GIS) Analyst Allysen Valencia. Rincon Principal and Senior Architectural Historian Shannon Carmack reviewed this report for quality control and quality assurance.

Regulatory Framework

This section discusses applicable state and local laws, ordinances, regulations, and standards governing cultural resources, to which the proposed project must adhere before and during project implementation.

State Regulations

California Environmental Quality Act

Public Resources Code (PRC) §5024.1, Section 15064.5 of the CEQA Guidelines, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. CEQA (§21084.1) requires that a lead agency determine if a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (§21084.1), included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]). Resources listed in the NRHP automatically list in the CRHR.

According to CEQA, impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR (CEQA Guidelines §15064.5[b][2][A]).

National Register of Historic Places

Resources listed in the NRHP are considered historical resources for the purposes of CEQA. The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it meets one of the following Criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, 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

Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history

To be eligible for listing in the NRHP, districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** 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:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

California Register of Historical Resources

The CRHR was created by Assembly Bill 2881, established in 1992. The CRHR is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Certain properties are determined by the statute to be automatically included in the CRHR by operation of law, including California properties formally determined eligible for, or listed in, the NRHP.

The CRHR consists of properties listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 3:** 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
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition, if it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these

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resources be preserved in place or left undisturbed. To the extent that resources cannot be left undisturbed, mitigation measures would be required (PRC §21083.2[a], [b]).

PRC Section 21083.2(g) defines a *unique archaeological resource* as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Criterion 1:** Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- Criterion 2:** Has a special and particular quality such as being the oldest of its type or the best available example of its type
- Criterion 3:** Is directly associated with a scientifically recognized important prehistoric or historic event or person

California Public Resources Code

Section 5097.5 of the PRC states:

No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

Here “public lands” means those owned by, or under the jurisdiction of, the state or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, public agencies are required to comply with PRC Section 5097.5 for their own activities, including construction and maintenance and for permit actions (e.g., encroachment permits) undertaken by others.

Assembly Bill 52

Enacted July 1, 2015, California Assembly Bill 52 (AB 52) expands CEQA by defining a new resource category: Tribal Cultural Resources (TCR). AB 52 establishes that “a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment” (PRC §21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a TCR, when feasible (PRC §21084.3).

PRC §21074(a)(1)(A) and (B) defines TCRs as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and requires that they meet either of the following criteria:

- 1) Listed or eligible for listing in the CRHR, or in a local register of historical resources, as defined in PRC §5020.1(k).
- 2) Determined a resource by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding TCRs. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes that have requested notice of projects proposed in the jurisdiction of the lead agency are to be included in the process.

City of Berkeley Landmarks Preservation Ordinance

Under Ordinance 6106-N.S., development on the North Properties under the terms of the previous DA was not subject to the provisions of Chapter 3.24 of the Berkeley Municipal Code (Landmarks Preservation Ordinance). However, given the DA is expiring, and the terms of the future DA have yet to be defined. The City of Berkeley as the lead agency under CEQA directed Rincon to utilize criteria established by this ordinance to designate structures, sites and areas, including landmarks and historic districts, having a special historical, architectural, or aesthetic interest or value. Criteria for designation are as follows.

- 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:
 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;
 - c) or 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 a 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:

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- 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 Section 1 (part), 1985; Ord. 4694-NS Section 3.1, 1974)

The LPC is also responsible for reviewing and deciding on permit applications for alterations to such structures and sites. According to Section 3.24.200, "No person shall carry out or cause to be carried out on a designated landmark, in a designated historic district or structure of merit, any construction, alteration, or demolition for which a City permit is required, without approval by the commission." To allow demolition of a landmark, the LPC must find that it "is in such condition that it is not feasible to preserve or restore it, taking into consideration the economic feasibility of alternatives to the proposal, and balancing the interest of the public in preserving the designated landmark, historic district or structure of merit or portion thereof and the interest of the owner of the landmark site, historic district, or structure of merit site in its utilization.

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Natural and Cultural Setting

Environmental Setting

The project site is located in the city of Berkeley, Alameda County, on the west side of the city, at an elevation that ranges from approximately 26 to 43 feet above mean sea level. The project site is bounded by a mixture of industrial, commercial, and residential land uses and the nearest water source is the San Francisco Bay approximately 0.22 miles to the west. The soils in the area consist of Urban Land (California Soils Resource Lab 2020). The city of Berkeley is characterized by cool winters and moderate summers with average temperatures from approximately 70 degrees Fahrenheit in summer to 50 degrees Fahrenheit in winter. Annual rainfall averages about 23 inches per year with most rainfall occurring between October and April.

Cultural Setting

The cultural setting for the project is presented broadly in three overviews: Prehistoric, Ethnographic, and Historic. The prehistoric and historic overviews describe human occupation before and after European contact, and the ethnographic overview provides a synchronic “snapshot” of traditional Native American culture.

Prehistoric Context

The project lies in the San Francisco Bay archaeological region (Milliken et al. 2007; Moratto 1984). Following Milliken et al. (2007), the prehistoric cultural chronology for the Bay Area generally can be divided into five periods: Early Holocene (8000-3500 BCE), Early (3500-500 BCE), Lower Middle (500 BCE-CE 430), Upper Middle (CE 430-1050), and the Late Period (CE 1050-Historic Contact).

It is presumed that early Paleoindian groups lived in the area prior to 8000 BCE, but no evidence for that period has been discovered in the Bay Area to date (Milliken et al. 2007). For this reason, the Paleo-Indian Period (ca. 11,500-8000 BCE) is not discussed here.

The earliest intensive study of the archaeology of the San Francisco Bay Area began with N. C. Nelson of the University of California Berkeley between 1906 and 1908. He documented over 100 shell mounds along the shores of Alameda and Contra Costa counties. Nelson was the first to identify the Bay Area as a discrete archaeological region (Moratto 1984).

Early Holocene (8000 – 3500 BCE)

The Early Holocene Period in the San Francisco Bay Area is characterized by a mobile forager pattern and the presence of millingslabs, handstones, and a variety of leaf-shaped projectile points. Evidence for this period is limited. It is likely that Holocene alluvial deposits buried many prehistoric sites in the area (Ragir 1972; Moratto 1984). Sites such as CCO-696 and CCO-637 in Contra Costa County are two of just a few sites dating to this period. The earliest date for the Early Holocene comes from the CCO-696 at Los Vaqueros Reservoir, approximately 30 miles east/southeast of the APE, dating to 7920 BCE (Milliken et al. 2007).

Early Period (3500 – 500 BCE)

The Early Period saw increased sedentism as indicated by new ground stone technologies (introduction of the mortar and pestle), an increase in regional trade, and the earliest cut-bead horizon. The first documentation of the mortar and pestle, dating to 3800 BCE, comes from CCO-637 in the Los Vaqueros Reservoir area. By 1500 BCE, mortars and pestles had almost completely replaced millingslabs and handstones. The prevalence of mortars and pestles, ornamental grave associations, and shell mounds mark a shift to a sedentary or semi-sedentary lifestyle. The earliest cut bead horizon, dating to this period, is represented by rectangular *Haliotis* and *Olivella* beads from several sites, including CCO-637, SCL-832 in Sunnyvale, and ALA-307 in Berkeley (Milliken et al. 2007). The advent of the mortar and pestle indicates a greater reliance on processing nuts such as acorns. Faunal evidence from various sites indicate a diverse diet based on mussel and other shellfish, marine mammals, terrestrial mammals, and birds (D’Oro 2009).

Lower Middle Period (500 BCE – CE 430)

The Lower Middle Period saw numerous changes from the previous period. Rectangular shell beads, common during the Early Period, disappear completely, replaced by split-beveled and saucer *Olivella* beads. In addition to the changes in beads, *Haliotis* ornaments, bone tools and ornaments, and basketry awls indicating coiled basketry manufacture appeared. Mortars and pestles continued to be the dominant grinding tool (Milliken et al. 2007). Evidence for the Lower Middle Period in the Bay Area comes from sites such as the Emeryville shell mound (ALA-309) and Ellis Landing (CCO-295). ALA-309 is one of the largest shell mounds in the Bay Area and contains multiple cultural sequences. The lower levels of the site, dating to the Middle Period, contain flexed burials with bone implements, chert bifaces, charmstones, and oyster shells (Moratto 1984).

Upper Middle Period (CE 430-1,050)

Around CE 430, *Olivella* saucer bead trade networks established during earlier periods collapsed and over half of known sites occupied during the Lower Middle Period were abandoned. *Olivella* saddle beads replaced *Olivella* saucer beads. New items appear at sites, including elaborate, decorative blades, fishtail charmstones, new *Haliotis* ornament forms, and mica ornaments. Sea otter bones became more frequent from earlier periods (Milliken et al. 2007). Excavations at ALA-309 indicate a shift from oysters to clams at that site. Subsistence analysis at various sites dating to this period indicate a diverse diet that included various species of fish, mammal species, bird species, shellfish, and plant resources that varied by location within the Bay Area (Hylkema 2002).

Late Period (CE 1,050-Historic Contact)

The Late Period saw an increase in social complexity, indicated by differences in burials and an increased level of sedentism. Small, finely-worked projectile points associated with bow and arrow technology appear around CE 1250. Clamshell disk beads replaced *Olivella* shell beads. The toggle harpoon, hopper mortar, and magnesite tube beads also appeared during this period (Milliken et al. 2007). There was an increase in the intensity of resource exploitation that correlates with a growing population (Moratto 1984). Many of the well-known sites of earlier periods, such as the Emeryville shell mound (ALA-309) and the West Berkeley site (ALA-307), were abandoned possibly due to fluctuating climate and drought that occurred throughout the Late Period (Lightfoot and Luby 2002).

Ethnographic Context

The project APE lies within an area traditionally occupied by the Ohlone (or Costanoan) people. Ohlone territory extends from the point where the San Joaquin and Sacramento rivers issue into the San Francisco Bay to Point Sur with the inland boundary constituted by the interior Coast Ranges (Kroeber 1925:462). The Ohlone language belongs to the Penutian family with several distinct dialects throughout the region (Kroeber 1925: 462).

The pre-contact Ohlone were semi-sedentary with a settlement system characterized by base camps of tule reed houses and seasonal specialized camps (Skowronek 1998). Villages were divided into small polities, each governed by a chief responsible for settling disputes, acting as a war leader (general) during times of conflict, and supervising economic and ceremonial activities (Kroeber 1925; Skowronek 1998,). Social organization appeared flexible to ethnographers and social hierarchy was not apparent to mission priests (Skowronek 1998).

Ohlone subsistence was based on hunting, gathering, and fishing (Kroeber 1925: 467, Skowronek 1998). Mussels were a particularly important food resource (Kroeber 1925: 467). Sea mammals were also important; sea lions and seals were hunted, and beached whales were exploited (Kroeber 1925: 467). As throughout California, the acorn was an important staple, prepared by leaching acorn meal in openwork baskets and in holes dug into the sand (Kroeber 1925: 467). The Ohlone practiced controlled burning to facilitate plant growth (Kroeber 1925: 467, Skowronek 1998).

Seven Franciscan missions were built in Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually brought into the mission system (Kroeber 1925: 462, Skowronek 1998). After the establishment of the missions, Ohlone population dwindled from roughly 10,000 people in 1770 to 1,300 in 1814 (Skowronek 1998). In 1973, the population of people of Ohlone descent was estimated at fewer than 300. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize aspects of their culture.

Historic Context

Post-European contact history for the state of California is divided generally into three periods: Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present).

Spanish Period (1769-1822)

For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta (upper) California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1579, Francis Drake landed in what was most likely San Francisco Bay. In 1595, Sebastian Cermeño landed in Drake’s Bay before returning south (Bean 1968).

Gaspar de Portolá and Franciscan Father Junípero Serra established the first Spanish settlement in Alta California at Mission San Diego de Alcalá in 1769. This was the first of 21 missions erected by the Spanish between 1769 and 1823. Portolá continued north, reaching the San Francisco Bay and project vicinity in 1769. Short on food and supplies, the expedition turned back to San Diego. In 1770, Pedro Fages began his expedition, reaching the San Francisco Bay Area and exploring the region in 1772 (Hoover et al. 2002).

In 1770, the mission and presidio at Monterey were founded and three years later Juan Bautista de Anza proposed to open a land route from Sonora to Monterey. The viceroy at the time, Antonio de Bucareli, sanctioned Anza’s expedition and proposed he extend it to form a settlement at the bay of

San Francisco. Anza's first expedition traveled from Mexico City to Monterey. During this time, various sea expeditions from Monterey discovered Nootka Sound, the Columbia River, and the Golden Gate. Anza's second expedition began in 1775 leading to the establishment of the presidio and mission at San Francisco, Mission Dolores, approximately 11 miles southwest of the project APE across San Francisco Bay (Bean 1968). Spanish colonial activity in the Bay Area concentrated on Mission Dolores and the presidio.

Several land grants were also made during this period; though not near as many as in the following Mexican Period. Rancho San Antonio, which includes the project site, was granted to Luis Maria Peralta, a soldier on the second Anza expedition, in 1820.

Mexican Period (1822-1848)

The Mexican Period commenced when news of the success of the Mexican Revolution (1810-1821) against the Spanish crown reached California in 1822. This period saw the federalization of mission lands in California with the passage of the Secularization Act of 1833. This Act enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). Rancho San Antonio remained in the hands of the Peralta family throughout this period.

The Mexican Period saw an increased importance of sea trade and an influx of American settlers which motivated the United States to expand their territory into California. The United States supported a small group of insurgents from Sonoma during the Bear Flag Revolt. The Bear Flaggers captured Sonoma in June of 1846. The next month, Commodore John Drake Sloat landed in Monterey and proceeded to take Yerba Buena, Sutter's Fort, Bodega Bay, and Sonoma. Fighting between American and Mexican forces continued until Mexico surrendered in 1847 (Rolle 2003).

American Period (1848-Present)

The American Period began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for the conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of California continued to increase during the early American Period. Many ranchos were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Thanks to the discovery of gold in 1848, California's population grew exponentially. San Francisco grew from a population of 812 to 25,000 in only a few years and became California's first true city (Rolle 2003).

Berkeley owed its early development as a growing city to the extension of transportation routes in the East Bay and the establishment of the University of California, Berkeley in 1868. Francis Kittredge Shattuck, a notable business and civic leader, played a prominent role in extending a Central Pacific (later Southern Pacific) spur line from Oakland to Berkeley in 1876. The line ran along present-day Shattuck Avenue. The increased transportation brought commercial growth and a downtown area began to develop. At the time of Berkeley's incorporation in 1878, Shattuck Avenue was established as the town's principal commercial area.

West Berkeley (1853-1979)

The following historic context is excerpted from the West Berkeley Strategic Statement (City of Berkeley n.d.):

West Berkeley's history is intertwined with, yet clearly a quite distinct part of, the broader history of Berkeley in the Bay Area. West Berkeley originated as the community of Ocean View, separated by miles of fields from the Campus-based community of "Berkeley." Ocean View and then West Berkeley was a working class community whose residents held jobs in local factories, while "uptown" Berkeley was dominated by academics and professionals. By the end of the 19th century, West Berkeley was a predominantly immigrant community, but native born Whites dominated most of the rest of Berkeley until World War II. Even today, the residents, jobs, and buildings of West Berkeley are distinctive within Berkeley. Thus, West Berkeley's history demonstrates both tension with and participation in the broader city of Berkeley.

Pre-Incorporation- Initial Settlement of Ocean View (1853-1878)

San Francisco was already an "instant city" of at least 50,000, and Oakland a budding town when Ocean View's first American settlers arrived in 1853. Jacob's Wharf, established in 1853 near the foot of Delaware St. was the port of entry into the community. It was quickly followed by an inn, a grocery store, and a school (at the Franklin School site). Ocean View in this period developed primarily in the area between (current) Delaware St. and University Ave. It served as an agricultural and industrial (and commercial) center, supplying San Francisco and Oakland. In 1860, the area reported 69 residents, most of them working on area farms. By 1874, there was a horse drawn stage connecting Ocean View and Berkeley. Ocean View was also an industrial center virtually from its beginning. The first factory--the Pioneer Starch and Grist Mill--opened in 1855. It would be joined by enterprises such as a soap plant and a gunpowder maker. Industrial development got further boosts with the 1876 development of a "shoreline railroad" (the current SP mainline) and of gas mains in 1877 (well before central Berkeley got this service). Few structures from this era remain. One which does is Higgins' Grocery at 834 Delaware--a simple 2 story redwood building which originally served as both inn and grocery store. The storefront now occupied by the Carpet Center (875 University) dates from an 1875 commercial development.

"Nineteenth Century" Development (1878-1906)

Ocean View's decision in 1878 to jointly incorporate as a city with Campus-based Berkeley (which was also then unincorporated) would profoundly shape its history. It may seem odd that Ocean View chose to incorporate with another community with clearly different residents some 2 miles away. In the 1870s--before electric trolleys or automobiles linked the two areas the separation was substantial. The communities decided to join forces in part because they both feared being absorbed into Oakland, which was seeking to annex the area.

Community leaders also sought improved water service, sewers, and law enforcement. However, the joint incorporation initiated an era in which East and West Berkeley fought over how taxes should be levied and used, where City Hall should be located, and to what extent alcohol should be regulated. East Berkeleyans attempted to impose local prohibition on Berkeley in 1899 and were successful in doing so in 1909 (ultimately the prohibition grew so stringent that Oakland grocery stores could not deliver alcohol to Berkeley customers). The City Hall building, for example, was physically moved several times until settling in its current Downtown location, considered to be "neutral" territory between East and West.

West Berkeley's economic development accelerated in this period, as its industrial life came increasingly to overshadow (but not completely eliminate) its agricultural life. Improved transportation was a significant factor--the building of a railroad station in 1878 at Delaware St. (which would later be joined by Corbin Station north of Gilman) was an important stimulus. Even more important was the 1891 opening of an electric trolley line on San Pablo Ave., followed by a line on 9th St. (the reason for that street's great width). 1891 also saw the inauguration of trolley service on University Ave., but east-west routes were never as important to West Berkeley as north-south ones. New and expanded enterprises included a lumber yard with a pier 1/3 of a mile long for shipping lumber, the Manassee Tannery, and a cement works. By the end of the period, Cutter Labs and California Ink (now Flint Ink) had begun to establish their manufacturing on their current sites. A very few other West Berkeley businesses can trace their origins to this era--Spenger's began frying fish (at its current location) in the late 1880s.

Incorporation was thus followed by both residential and industrial growth. In 1874, the Berkeley Land Title and Improvement Association was formed to sell lots in West Berkeley, but the promotion had little success until 1878. But the succeeding years saw a proliferation of Victorian cottages, as well as a few grander structures. One modest cottage is the Italianate 2105 5th, erected in 1886. Twin to its southerly neighbor, in the 1890s it housed Thomas F. Dowd, an English immigrant frame maker and Berkeley town trustee from the 6th Ward. 5th St., 6th St., and the block of Delaware between 5th and 6th are particularly rich in homes from this era. Perhaps the grandest structure of the era is the currently abandoned Niehaus House at 7th & Channing. Built in 1889 on a lot originally incorporating a full block, the flamboyant woodwork advertised the products of Niehaus' planning mill a few blocks away. The late 19th Century also generated the Gothic spires of St. Procopius' Church at 8th & Hearst, and Church of the Good Shepherd at 9th & Hearst. Changing technological needs has all but eliminated factory buildings from the period, although there are some remaining portions from California Ink's original plant.

Twentieth Century Growth (1906-1941)

West Berkeley became an integral industrial and residential part of the Bay Area metropolis in the early 20th Century. As noted above, the early 20th Century saw growth in West Berkeley even before the 1906 earthquake. Expanding industries were relocating from San Francisco to the East Bay shore, with Standard Oil's development of a "new town" of Richmond being the most spectacular example. But the 1906 San Francisco earthquake and fire spurred greatly accelerated economic and population growth. Berkeley's population more than tripled between 1900 and 1910, from approximately 13,000 to some 40,000, making it one of the fastest growing cities in the country.

Rapid although somewhat slowed growth continued between 1910 and 1930. Berkeley's population doubled again by 1930 to 82,000, when West Berkeley reached 5,900. By 1929, there were 173 manufacturers with some 3,400 production workers (the available employment statistic). It was in this era that national manufacturers such as Colgate, Heinz, and Durkee Foods established their California branches in Berkeley (earlier firms were usually locally based).

Many of the buildings of this era remain today. The added factories filled what was then the waterfront (well east of today's shoreline) and blocks along railroad tracks and spurs. The Pfister Knitting (1906), Kawneer (1913), and Heinz Buildings (1929) are all landmark-designated examples of the industrial growth of the era. The area west of 7th St. between Dwight and Heinz--the Plan's Mixed Manufacturing District--was first developed in this era as "an early industrial park". Although residential growth was somewhat scattered, and not in large scale tracts, 1900-

1910 saw substantial development in the University-Dwight and Grayson-Heinz areas. By the 1920s homebuilding had moved north and become more systematic-19 of the 25 houses on assessor's block 2125 (9th-10th, Virginia- Cedar) were built between 1919 and 1928. Hundreds of these "workingmen's homes" from these decades survive in West Berkeley, forming the fabric of most of residential West Berkeley. 2515-27 10th St., for example, is an intact group of "Mission cottages" built between 1925 and 1935. Yet not all were owner-occupied: the 1940 Census found virtually an even split between owners and renters in West Berkeley

Socially, West Berkeley was dominated by White working-class immigrants, but not by any one nationality. Over time, Italians, and Mexicans (counted as White in the 1940 Census) joined the Finns and Northern Europeans who dominated earlier. However, the Non-White population in 1940 was less than 3% of West Berkeley's total. The Depression of the 1930's reversed industrial growth--production employment in manufacturing shrank. But to compensate for the economic slowdown, the federal government sponsored many important public projects. Aquatic Park was created this way, as was the Eastshore Highway and the Ashby Ave. extension and University Ave. overpass which accessed it.

World War II Boom (1941-1945)

World War II was a critical event in the Bay Area generally, and West Berkeley specifically. The War vastly increased the population of the Bay Area, brought large numbers of African Americans to the region for the first time, and greatly strengthened its industrial base. West Berkeley participated in this boom as an integral part of an East Bay industrial belt now stretching virtually unbroken from East Oakland to Richmond. Berkeley, however, did not suffer the massive overcrowding and strain on public facilities that plagued mushrooming cities such as Richmond and Vallejo. A new "Shoreline Railway" from West Oakland to the Richmond shipyards was opened, using recycled New York City elevated train cars to carry its passengers. The War resulted in the development of the last undeveloped areas of West Berkeley--generally north of Gilman St. and around the newly extended (to the Eastshore Highway) Ashby Ave., where Potter Creek was still open.

The War produced instant industrial and residential growth in West Berkeley. The building which now houses Weatherford BMW at the foot of Potter St. was built in 1942 by the U.S. Navy as a foundry making parts for the Richmond shipyards. Other already established industries--such as Pacific Steel Castings and Berkeley Steel Construction (now Berkeley Forge & Tool) near 2nd and Gilman--expanded dramatically to meet wartime needs. West Berkeley's manufacturers generally boomed on the strength of wartime orders

Post-War Stability and Decline (1946-1978)

The post-war era brought stability to West Berkeley manufacturing, but change to its population. West Berkeley was now a mature area—not part of the (then) declining regional core, but certainly no longer on the suburban fringe. Manufacturing employment and (real dollar) value added would continue to rise through the Census of Manufactures of 1972. There was substantial industrial building in the late 1940s and 1950s, though by the 1960s construction had declined. West Berkeley's residential population became increasingly African American, with a Black majority found in 1970 and 1980. In this period, the City Council (and some others) increasingly perceived West Berkeley as blighted and in need of redevelopment, occasioning many political struggles.

Throughout this period, there were battles over what parts of West Berkeley would be designated for industry, what parts for residences. These battles were presumably spurred by the fact that--for the first time in West Berkeley--there were no more undeveloped areas. The relative economic strength of industry in the period, and economic weakness of the residential sector also probably spurred the calls for industrial expansion.

From the late 1940s through the mid-1950s West Berkeley manufacturers sought to have parts of the residential area south of University Ave. zoned for manufacturing. In 1955, when Berkeley's first Master Plan was passed, the City opted for a more modest approach--designating the area between 4th and 6th Streets as a Special (light) Industrial zone. At the same time, however, the Council approved the demolition of Codornices Village's wartime housing, removing over 1,000 rental units with over 3,500 residents. The Council argued that the land was needed for industrial expansion, but some felt the fact that Codornices tenants were largely Black spurred the demolition. The issue was again joined in 1967 when the City, led by manufacturer Mayor Wallace Johnson designated the "West Berkeley Industrial Park". This issue continues to play itself out into the 1980s and is discussed under the next historical period.

Contemporary Restructuring and Resurgence (1979-Present Day)

The most recent phase of West Berkeley's history has been marked by major changes in the nature of the area, although many continuities remain. This "period" brings us to the circumstances which generated the need for the West Berkeley Plan. The manufacturing base has shrunk, though it remains substantial with many strong firms. New commercial areas, largely catering to regional shoppers arriving by Freeway, have developed. West Berkeley has increasingly gained an image as a desirable place to live, with predictable effects on housing prices. In this context, unsubsidized housing development has largely shifted to owner-occupied housing, although some live-work rental units have been created. Clearly, the "history" of this period is not over -- the West Berkeley Plan itself will be a part of it.

Developmental History of the Project Site

The earliest known development in the project site was associated with the farm and residence of the family of Henry Erksine Carleton. A native of Maine, Carleton arrived in California during the Gold Rush and began growing wheat in the project site in the early 1850s. By 1872, the Hardwick family had begun cultivating an area centered on Parker and Seventh streets. Five years later, the Northern Railway Company laid its tracks along the existing right-of-way immediately west of the project site (Chavez and Hupman 2000).

United States Geological Survey (USGS) topographical maps of the project site show that, by 1895, the extant street grid was in place and much of the northern part of the project site was occupied by what appear to have been houses. The surrounding area was also predominantly residential (USGS 1895; Basin Research 2000). In 1903, Cutter Laboratories (later acquired by Bayer) established facilities in the project site located at 700-730 Parker Street (Basin Research 2000; Arrigoni 2014). Those buildings are no longer extant. Maps show that, as of 1911, industrial and residential development was scattered through the project site and rail spurs were constructed to serve some of these properties. The California Corrugated Culvert Company was located at the southwest corner of Parker and 5th streets. Along the north side of Parker between 5th and 6th stood two industrial buildings, one a warehouse and the other labeled "E. Griswold Sal-Soda Mfrs." The Byron Jackson Ironworks, located on the north side of Carleton Street between 4th and 5th consisted chiefly of a large, central shop building fronting Carleton Street and warehouses situated north of the shop.

Six one-story, single-family residences were located in the southeast quadrant of the project site, loosely clustered around what was then the intersection of 7th and Pardee streets. Just outside what is now the project site on the north side of Carleton Street between 5th and 6th streets was the location of the H.C. MacAulay Foundry Co. complex. Main foundry building occupied the northeast corner of Carleton and 5th streets with the pattern shop/lumber shed situated nearby to the east; minor buildings were scattered to the north (ProQuest 1911).

The earliest available aerial photograph of the area, taken in 1931 (Figure 4), suggests the project site was by then converted exclusively to industrial purposes. Several blocks in the north end of the project site were either substantially or wholly undeveloped while industrial complexes had grown denser south of Cutter Way. Several were served by a growing number of rail spurs that branched from the Southern Pacific tracks to the west. Facilities associated with the Cutter Laboratories, Colgate-Palmolive-Peet, Armco Drainage and Metal Production, Philadelphia Quartz, Pacific Silicate, MacAulay Foundry, and Pan-American engineering companies were extensively built out. Many former residential properties in the project site had been cleared (UCSB Map and Imagery Lab 1931). A comparison of the 1931 aerial photo with one taken in 1946 (Figure 5), shows that a limited degree new development took place between those years. This included construction of the Cutter complex (near 4th Street and Cutter Way), the Armco Drainage and Metal Production Company offices, and three surface parking lots (UCSB Map and Imagery Lab 1931; 1947; NETROnline 1946).

By 1950, following the development of the prior two decades, much of the project site was occupied by a handful of large industrial complexes. A few sizeable pieces of land immediately south of Dwight Way were the only remaining undeveloped areas (ProQuest 1950). The 1950 edition of the Sanborn Fire Insurance Company map for the area offers the following details:

- Cutter Laboratories developed three complexes in the area bounded generally between 3rd, 5th, Dwight, and Parker streets with a complex of laboratory, experimentation, and testing, warehouse, production, and office buildings, in addition to a hog pen associated with the Cholera Laboratory building. At the southwest corner of 5th and Dwight streets a “metal ladder factory” is depicted although it predated the neighboring Cutter complex and may not have been associated with Cutter. Between 7th and 8th streets south of Dwight Way were a warehouse and a Disinfectant’s Department laboratory.
- Pan-American Engineering Company owned several buildings on the south side of Parker Street between 5th and 6th streets. Although the 1950 Sanborn map indicates the buildings were vacant, the complex is depicted as warehouse, laboratory, office buildings, and other workspaces.
- The Armco Drainage and Metal Products Company occupied the superblock bounded by between 4th, 7th, and Parker streets and Cutter Way with a complex consisting of several warehouses, welding, testing, and office buildings. A large parking lot was located at the northwest corner of 7th and Parker streets, while the company’s office building (currently designated as Building SC-6), auto garages, and sheds were located near the intersection of Parker and 7th streets.
- Built sometime before 1946, the extant building at 921 Parker Street housed the offices, factory, and warehouse of the Johnson Gear and Manufacturing Company.

Figure 4 Aerial Photograph of the Project Site, 1931 (UCSB Map and Imagery Lab)



 Project Boundary



Source: UCSB Map and Imagery Lab, 1931.

Figure 5 Aerial Photograph of the Project Site, 1947 (UCSB Map and Imagery Lab)



 Project Boundary

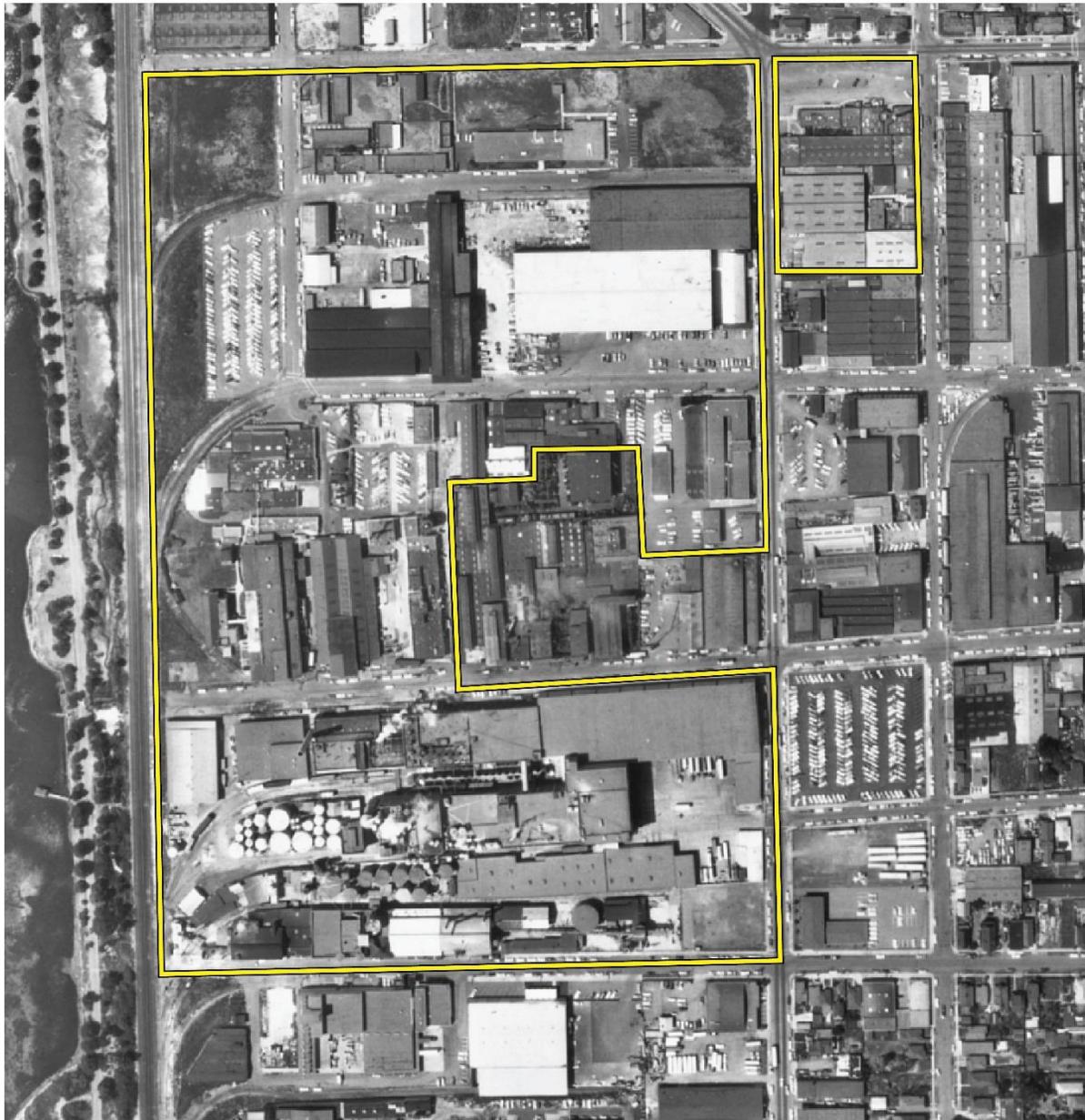


Source: UCSB Map and Imagery Lab, 1947.

- The Philadelphia Quartz Company operated from several adjoining buildings located at 727-743 Grayson Street. Buildings fronting Grayson Street were mostly office and laboratory facilities, while a laboratory, sheds, and a silicate tank were among the major buildings situated along the rail spur to the north.
- Pacific Silicate Company was located to the immediate west and appears to have owned several minor buildings and tanks situated along the spur behind the main Pacific Silicate and Philadelphia Quartz Company properties.
- Colgate-Palmolive-Peet Company was situated north of the Pacific Silicate and Philadelphia Quartz properties. Its facilities consisted of a densely built collection of manufactories, warehouses, and industrial storage structures.

In the following decades, much of the project site was gradually redeveloped through the demolition and construction of new buildings and facilities. An aerial photograph taken in 1965 shows that, except for some locations adjacent to the railroad right-of-way, the area was thoroughly developed with industrial buildings and in a few locations, surface parking lots (Figure 6). Several extant buildings dating from between 1965 and 1980 are scattered throughout the project site, located in areas historically associated with Cutter Laboratories, Armco Drainage and Metal Products, and the Colgate-Palmolive Company. While new construction halted during the 1980s, redevelopment resumed in the 1990s under the direction of Bayer Corporation (which acquired Cutter Laboratories in 1974). The pharmaceutical company razed or refurbished several buildings historically associated with Philadelphia Quartz and Colgate-Palmolive following the signing of a Development Agreement with the City of Berkeley (Arrigoni 2014). The bulk of this activity took place between 1995 and 2006 and resulted in the construction of five new buildings and several surface parking lots (UCSB Map and Imagery Lab 1965; NETROnline 1946; 1958; 1959; 1968; 1980; 1993; 2002; 2005; 2009; 2016).

Figure 6 Aerial Photograph of the Project Site, 1965 (UCSB Map and Imagery Lab)



 Project Boundary



Source: UCSB Map and Imagery Lab, 1965.

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Background Research

Cultural Resources Records Search

In October 2020, staff at NWIC completed a search of the California Historical Resources Information System (CHRIS). The purpose of the records search was to identify all previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.25-mile radius. The records search included a review of the NRHP, CRHR, California Built Environment Resources Directory, and Archaeological Determinations of Eligibility list. The following summarizes the results of the CHRIS search as they pertain to the current project site.

Previous Cultural Resources Studies

The NWIC records search identified 42 previously conducted cultural resources studies within a 0.25-mile radius of the project site (Table 1). The NWIC reported that four of the previously conducted cultural resource studies include portions of the project site (S-045791, S-023778, S-033061, and S-022817). However, on inspection of these studies, two reports, S-022817 and S-033061, were found to be situated adjacent to the project site and only two studies, S-023778 and S-045791, contain portions of the project site. Brief summaries of the studies that include portions of the project site are discussed in greater detail below.

Table 1 Previous Cultural Resources Studies within 0.25-Mile of the Project Site

| Report Number | Author | Year | Title | Relationship to Project Site |
|---------------|------------------|------|---|------------------------------|
| S-004950 | Buss, Margaret | 1982 | <i>Archaeological Survey Report for Proposed High Occupancy Vehicle Lanes from Bay Bridge to Carquinez Bridge, 04-ALA/CC-80 2.0/8.0, 0.0/14.1, EA 04209-400211</i> | Adjacent |
| S-004950a | Melandry, Mara | 1982 | <i>First Addendum Archaeological Survey Report for Proposed High Occupancy Vehicle Lanes from the Bay Bridge to Carquinez Bridge in Alameda and Contra Costa Counties, 04-Ala/CC 80 2.0/8.0; 0.0/14.1, 04209-400211</i> | Adjacent |
| S-004950b | Anonymous | 1991 | Addendum Historic Property Survey Report for Operational Improvements to Route I-80 in Alameda and Contra Costa Counties (ALA-80, P.M. 1.3/8.0; CC-80 0, P.M. 0/10.6) 04135-400211 | Adjacent |
| S-004950c | Gmoser, Glenn | 1991 | <i>Second Addendum Archaeological Survey Report: Cutting Boulevard (04-ALA/CC-80 20.8-.9; 0.0/14.1 04209-400211)</i> | Adjacent |
| S-004950d | Krase, Elizabeth | 1991 | <i>Historic Architecture Survey Report for the Proposed Operational Improvements to Interstate 80 at the Cutting Boulevard Interchange, 04-CC-80 P.M. 1.8/2.5, Within the City Limits of Richmond and El Cerrito, Contra Costa County, 04225-180241</i> | Adjacent |

| Report Number | Author | Year | Title | Relationship to Project Site |
|---------------|--|------|--|------------------------------|
| S-004950e | Gmoser, Glenn | 1991 | <i>Third Addendum Archaeological Survey Report: Richmond Parkway/Atlas Road 04-CCo-80, PM 6.2/7.4, EA 04135-400211 (Segment of Ala/CC 80 Route 2.0/8.0; PM 0.0/14.1, EA 04209-400211</i> | Adjacent |
| S-004950f | Tordoff, Judy D. | 1991 | <i>Field Evaluation of Historic Period Remains in Contra Costa County (letter report)</i> | Adjacent |
| S-008753 | Ananian, Benjamin | 1996 | Archaeological investigation of the Durkee site at the foot of Heinz Avenue, Berkeley, California (letter report) | Outside |
| S-022100 | Bradley, Denise and Michael Corbett | 1999 | Denise Bradley and Donaldson Associates Michael Corbett | Adjacent |
| S-022100a | Anonymous | 1999 | <i>Archaeological Resources Documentation for the I-80 Bicycle/Pedestrian Overcrossing Project, a Bicycle/Pedestrian Bridge South of University Avenue</i> | Adjacent |
| S-022100b | Bradley, Denise and Michael Corbett | 1999 | <i>Historic Resources Evaluation Report for the I-80 Bicycle/Pedestrian Overcrossing Project, Berkeley, California</i> | Adjacent |
| S-022817 | Nelson, Wendy J., Maureen Carpenter, and Julia G. Costello | 2000 | <i>Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project, Segment WS01: Sacramento to Oakland</i> | Adjacent |
| S-023778 | Chavez, David and Jan M. Hupman | 2000 | <i>Archaeological Resources Investigations for the EBMUD East Bayshore Recycled Water Project, Alameda County, California</i> | Within |
| S-023778a | Chavez, David | 2002 | <i>Archaeological Resources Investigations for the EBMUD East Bayshore Recycled Water Project, Alameda County, California: Supplemental Report</i> | Within |
| S-023778b | Chavez, David and Jan M. Hupman | 2002 | <i>Archaeological Resources Investigations for the EBMUD East Bayshore Recycled Water Project, Alameda County, California: Additional Pipeline Alignments</i> | Within |
| S-024970 | Busby, Colin I. | 2000 | <i>Archaeological Resources Assessment – The Understanding Business, 2422 Fifth Street (between Channing and Dwight Way), City of Berkeley, Alameda County, Use Permit 00-10000078 (letter report)</i> | Outside |
| S-024988 | Busby, Colin I. | 2001 | <i>Archaeological Resources Assessment, 800 to 816 Bancroft Way (between Fifth and Sixth Streets), Parcels APN 56-1942-001, 56-1942-003-1, 56-1942-025, City of Berkeley, Alameda County (letter report)</i> | Outside |
| S-025107 | Billat, Lorna | 2002 | <i>MetroPCS Evaluation of Proposed Cellular Facility (MetroPCS Project Number SFA-C13-247A "Ashby Avenue") in Berkeley, California (letter report)</i> | Outside |

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| Report Number | Author | Year | Title | Relationship to Project Site |
|---------------|---|------|---|------------------------------|
| S-033061 | Sikes, Nancy, Cindy Arrington, Bryon Bass, Chris Corey, Kevin Hunt, Steve O'Neil, Catherine Pruett, Tony Sawyer, Michael Tuma, Leslie Wagner, and Alex Wesson | 2006 | <i>Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California</i> | Adjacent |
| S-033061a | Anonymous | 2006 | <i>Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California</i> | Adjacent |
| S-033061b | Sikes, Nancy E. | 2007 | <i>Final Report of Monitoring and Findings for the Qwest Network Construction Project (letter report)</i> | Adjacent |
| S-033435 | Anonymous | 1994 | <i>Finding of Adverse Effect for the Proposed On-Ramp from Bay Street to Eastbound Route 80, in the City of Berkeley, Alameda County, 04-ALA-80, P.M. 4.3/4.8, 4173 - 161900</i> | Outside |
| S-033435a | Hope, Andrew | 1993 | <i>Historic Property Survey Report for the Proposed On-Ramp from Bay Street to Eastbound Route 80 in the City of Berkeley, Alameda County</i> | Outside |
| S-033435b | Hope, Andrew | 1993 | <i>Historic Architecture Survey Report for the Proposed On-Ramp from Bay Street to Eastbound Route 80 in the City of Berkeley, Alameda County</i> | Outside |
| S-033435c | Borg, Roger and Mara Melandry | 1993 | <i>FHWA931019B/FHWA931130: Proposed Project to Construct a New Bay Street On-Ramp to Eastbound I-80 in the City of Berkeley, Alameda County, California</i> | Outside |
| S-033435d | Craigo, Streade R. | 1993 | <i>FHWA931007B: I-80 On-Ramp, Eastbound from Bay Street and Removal of Potter Street and Potter Street On-Ramp Project, Berkeley, Alameda County</i> | Outside |
| S-035261 | Bowen, Mark | 2006 | <i>I-80/Ashby-Shellmound Interchange Project, Finding of Effect, Caltrans District 4, Cities of Berkeley and Emeryville; Alameda County, 04-ALA 80 KP 6.7/7.7 (PM 4.2/4.8), EA #256200, FHWA070312B</i> | Outside |
| S-036797 | Bonner, Wayne H., Sarah A. Williams, and Kathleen A. Crawford | 2009 | <i>Cultural Resources Records Search and Site Visit Results for T-Mobile West Corporation a Delaware Corporation Candidate BA12025A (Nunes Building), 2310 4th Street, Berkeley, Alameda County, California</i> | Outside |
| S-036797a | Bonner, Wayne H. and Kathleen Crawford | 2009 | <i>Direct APE Historic Architectural Assessment for T-Mobile West Corporation a Delaware Corporation Candidate BA12025A (Nunes Building), 2310 4th Street, Berkeley, Alameda County, California</i> | Outside |

| Report Number | Author | Year | Title | Relationship to Project Site |
|---------------|---|------|--|------------------------------|
| S-037296 | Losee, Carolyn | 2010 | <i>Cultural Resources Investigation for Clearwire #CA-SFO0110A: 1000 Heinz Avenue, Berkeley, Alameda County, California (letter report)</i> | Outside |
| S-038251 | Meyer, Jack | 2011 | <i>Buried Archaeological Site Assessment and Extended Phase I Subsurface Explorations for the I-80 Integrated Corridor Mobility Project, Caltrans District 04, Alameda and Contra Costa Counties, California, 04-ALACC-80, P.M. ALA 1.99/P.M. ALA 8.04, P.M. CC 0.0/P.M. CC 13.49, EA 3A7761 / EA 3A7771</i> | Adjacent |
| S-039697 | Cohen, David R. and Kathleen A. Crawford | 2012 | <i>Cultural Resources Records Search and Site Visit Results for Sprint Nextel Candidate FNO3XCO16-A (Berkeley Business Center), 1099 Ashby Avenue, Berkeley, Alameda County, California (letter report)</i> | Outside |
| S-040637 | Cohen, David R. and Kathleen A. Crawford | | <i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC, Candidate BA02015A (PL015 Ashby), 2850 7th Street, Berkeley, Alameda County, California (letter report)</i> | Outside |
| S-040653 | Bonner, Wayne H. and Kathleen A. Crawford | 2012 | <i>Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate BA02015A (PL015 Ashby), 2850 7th Street, Berkeley, Alameda County, California (letter report)</i> | Outside |
| S-043360 | Pearson, Jeffrey and Kathleen A. Crawford | 2013 | <i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate BA12025A (Nunes Bldg), 2310 4th Street, Berkeley, Alameda County, California (letter report)</i> | Outside |
| S-044706 | Watson, Shayne | 2013 | <i>Historic American Buildings Survey, 740 Heinz Avenue</i> | Outside |
| S-045791 | Allan, James M. | 2014 | <i>Historic Resources Evaluation of Buildings 28, 28A, and 50 and Archaeological Sensitivity Assessment for the Bayer Manufacturing Quality Control Testing Facility, South Properties, West Berkeley, Alameda County, CA (letter report)</i> | Within |
| S-047322 | Shoup, Daniel | 2015 | <i>Historic forms and evaluation of the structure at 1030 Grayson Street, Berkeley, California (letter report)</i> | Outside |
| S-050603 | Losee, Carolyn | 2018 | <i>Cultural Resources Investigation for AT&T Mobility CCL00010 "Berkeley" 2600 10th Street, Berkeley, Alameda County, California 94710 (letter report)</i> | Outside |
| S-050603a | Losee, Carolyn | 2018 | <i>Section 106 Review, Proposed AT&T Mobility LLC Telecommunications Site, AT&T Site Number CCL00010, "Berkeley" 2600 10th Street, Berkeley, California 94710, Alameda County</i> | Outside |

| Report Number | Author | Year | Title | Relationship to Project Site |
|---------------|-------------------|------|--|------------------------------|
| S-050603b | Polanco, Julianne | 2018 | <i>FCC_2018_0427_002, AT&T CCL00010 "Berkeley" 2600 10th Street, Berkeley, Alameda County, Collocation</i> | Outside |

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S-023778

David Chavez and Jan M. Hupman of David Chavez & Associates completed the Archaeological Resources Investigations for the EBMUD East Bayshore Recycled Water Project in 2000. The study consisted of archival research, field inspection of project sites, and Native America consultation. The study identified one potential historic archaeological site within the current project site, the 1860s Carleton Homeplace, which was located approximately 250 feet south of Parker Street between 4th Street and the railroad tracks. The study indicated no evidence of the Carleton Homeplace within the current project site.

S-045791

In support of Bayer’s development of a quality control testing facility on the South Properties, Lynette Davis of William Self Associates prepared the Historic Resources Evaluation of Buildings 28, 28A, and 50 and Archaeological Sensitivity Assessment for the South Properties in 2014. The study consisted of a CHRIS records search, SLF search, Native American consultation, and the field survey of three buildings identified as Buildings 28, 28a, and 50. All three buildings were recorded and evaluated for CRHR eligibility on DRR 523 forms and recommended ineligible. The study also found there was a moderate potential for encountering potentially significant prehistoric deposits due to the presence of several intact prehistoric shell mounds within a mile of the study area.

Previously Recorded Cultural Resources

The NWIC records search identified 12 previously recorded cultural resources within 0.25-mile of the project site. One of the identified resources P-01-011561 is located within the project site, and two (P-01-000120 and P-01-010281) are situated adjacent to the project site (Table 2). Brief summaries of the resources within and adjacent to the project site are discussed in greater detail below. Results from the records search can be found in Appendix A of this report.

Table 2 Previously Recorded Cultural Resources within 0.25 Mile of the Project Site

| Primary Number | Trinomial | Resource Type | Description | Recorder(s) and Year(s) | NRHP/CRHR Status | Relationship to Project Site |
|----------------|---------------|-------------------|---------------------|---|--|------------------------------|
| P-01-000120 | CA-ALA-000390 | Prehistoric site | Habitation debris | Banks, Peter (1977); Kruger, Frank (2013) | Insufficient Information | Adjacent |
| P-01-005060 | | Historic building | Durkee Famous Foods | Horrigan, Brian (1977) | Appears eligible for the NRHP or CRHR through survey evaluation (California Historical Resource Status Code 3) | Outside |

| Primary Number | Trinomial | Resource Type | Description | Recorder(s) and Year(s) | NRHP/CRHR Status | Relationship to Project Site |
|----------------|-----------|---|--|---|---|------------------------------|
| P-01-005396 | | Historic building | Commercial and residential building | Marvin, Betty (1979) | Appears eligible for the NRHP or CRHR through survey evaluation (California Historical Resource Status Code 3) | Outside |
| P-01-005549 | | Historic building | H. J. Heinz Co. Factory | Wasserman, Fred (1978) | Appears eligible for the NRHP or CRHR through survey evaluation (California Historical Resource Status Code 3) | Outside |
| P-01-005711 | | Historic district, elements of district | San Pablo Park Tract/San Pablo Park Neighborhood | Ramsey, Eleanor (1979) | Not evaluated for the NRHP or CRHR or needs reevaluation (California Historical Resource Status Code 7) | Outside |
| P-01-010281 | | Historic structure and buildings | Berkeley Aquatic Park | Hope, Andrew (1983); Bradley, Denise and Michael Corbett (1999) | Recommended ineligible for listing in the NRHP and CRHR due to lack of integrity | Adjacent |
| P-01-010980 | | Historic structure | 1000 and 1010 Heinz Avenue Water Tower | URS Corp (2009); Supernowicz, Dana E. (2010) | Appears eligible for NRHP as an individual property through survey evaluation (California Historical Resource Status Code 3S) | Outside |
| P-01-010990 | | Historic building | Nunes Building | Crawford, Kathleen A. (2009) | Determined ineligible for NRHP by consensus through Section 106 process – Not evaluated for CRHR or Local Listing (California Historical Resource Status Code 6Y) | Outside |
| P-01-011409 | | Historic building | T-Mobile West, LLC BA02015A/PL01 5 Ashb | Crawford, Kathleen A. (2012) | Appears ineligible for listing in the NRHP – Not evaluated for listing in the CRHR or Local Listing | Outside |
| P-01-011561 | | Historic buildings | Buildings 28, 28A and 50 | Arrigoni, Aimee (2014) | Recommended ineligible for listing in the CRHR – not evaluated for listing in the NRHP | Within |

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| Primary Number | Trinomial | Resource Type | Description | Recorder(s) and Year(s) | NRHP/CRHR Status | Relationship to Project Site |
|----------------|-----------|------------------------------|--|-------------------------|---|------------------------------|
| P-01-011614 | | Historic building, structure | Grayson Street | Shoup, Daniel (2015) | Found ineligible for NRHP, CRHR or Local designation through survey evaluation (California Historical Resource Status Code 6Z) | Outside |
| P-01-012003 | | Historic building | Fantasy Studios at Zaentz Media Center | Bevk, Alexandra (2018) | Appears to be individually eligible for local listing or designation through survey evaluation (California Historical Resource Status Code 5S3) | Outside |

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P-01-011561

In 2014, Aimee Arrigoni of William Self Associates recorded Resource P-01-as part of S-045791, described above. P-01-011561 was recorded as a single property consisting of Buildings 28, 28a, and 50. All three buildings are or were located on the Bayer Campus near the intersection of Dwight Way and 7th Street and were recommended ineligible for listing in the CRHR.

P-01-000120

P-0100120 was originally recorded by P. Banks in 1977 as a prehistoric occupation site containing well developed shell midden. Banks describes the established midden as a 100 meter by 200 meter area *Confidential information removed from public review*. The site has been partially destroyed and heavily disturbed from residential and industrial development.

P-01-010281

P-01-010281, the Berkeley Aquatic Park, was recorded initially by Andrew Hope in 1993 and updated in 1999 by Denise Bradley and Michael Corbett. Located immediately west of the project site, the majority of the park is comprised primarily of a lagoon with a narrow strip of land with several buildings constructed between 1933 and 1940. The park was recommended ineligible for listing in the NRHP and CRHR due to lack of integrity.

Previous Project Environmental Documentation

The project site has been subject to previous environmental review stemming from its acquisition and use by Bayer (previously Cutter) for biomanufacturing. These reviews have addressed cultural resources in various capacities and are discussed further below.

Environmental Impact Report-Miles Inc./Cutter Biological Long Range Plan

Historic resources within the Northern Properties were addressed as part of the 1991 Environmental Impact Report (EIR) prepared for the Miles, Inc./Cutter Biological Long Range Plan

(Planning Analysis and Development 1991). Information presented in the EIR was based from Berkeley's Landmarks Preservation Commission (LPC) files. A standalone cultural resources study does not appear to have been prepared, and the EIR does not address archaeological resources. Based on LPC data, Building 12 was identified as being historically significant and designated as a Structure of Merit by the LPC as a unique wood-finished industrial building. Constructed in 1917 as a mill machine shop for the Byron Jackson Industrial Park, the building was located at the southwestern section of the Northern Properties. The EIR concluded the building's demolition would not result in a significant impact, and it was demolished following certification of the EIR.

The EIR notes that the LPC investigated several additional buildings in the study area but declined to designate any as Landmarks or Structures of Merit. Buildings 4, 5, and 14 were subject to focused study due to their proximity to Building 12 and were found ineligible because they were not architecturally significant. The EIR also identified four historic resources adjacent to the current project site. Two of the previously identified resources are locally designated Landmarks: the Pfister Knitting Company at 910-920 Parker Street/2600-2602 Eighth Street and the Kawneer Manufacturing Company at 927 Parker/2547 Eighth Street. Additionally, the Macaulay Foundry Complex at 801 Carleton Street and the Colgate Factory Complex, located on the 2600 and 2700 blocks of Seventh Street, were noted as having been identified in the West Berkeley Historic Inventory.

Initial Study and Mitigated Negative Declaration- Bayer South Properties Project

In 2000, an Initial Study and Mitigated Negative Declaration (IS-MND) was prepared for the Bayer South Properties Project, comprising the area bounded by Carleton, Seventh, and Grayson streets, and the Union Pacific Railroad right-of-way. The proposed project included the demolition of all buildings associated with the former Philadelphia Quartz (PQ) facility in addition to the demolition of two buildings (Buildings W and X) and reuse of four buildings at the former Colgate property. The demolition of Buildings W and X was covered in a separate permit, and therefore the environmental impact of the demolition of these buildings was not addressed in the report or any attached studies.

The 2000 IS-MND noted the LPC found several of the buildings formally comprising the PQ facility to be eligible City of Berkeley Structures of Merit. However, the Berkeley City Council ultimately determined that none of the buildings satisfied the requirements for consideration as Landmarks or Structures of Merit. The report concluded the project would have no significant impacts on historical resources because buildings comprising the former PQ property were previously determined ineligible for designation as City of Berkeley Structures of Merit or Landmarks and there were no NRHP-eligible or locally designated properties adjacent to the project site. The study does not explicitly address the potential for CRHR eligibility. The EIR also found "little or no likelihood of the presence of shellmounds" or other prehistoric archaeological resources in the project site.

Four cultural resources studies conducted in support of the IS-MND are presumed to have formed the basis of the conclusions presented in the IS-MND. In March 2000, Basin Research Associates prepared the "Archaeological Resources Assessment—Bayer South Properties Project," letter report. The study consisted of the review of a CHRIS cultural records search and additional research carried out at the University of California, Berkeley Bancroft Library and other sources. This effort found no cultural resources reports pertaining to any part of the project site and identified no known historical resources located in or adjacent to the project site that were eligible for listing in the CRHR. The report commented further that the nearest prehistoric archaeological site (CA-ALA-

390) most likely consisted of materials transported to the site from another location for use as landfill.

In addition to the above report which addressed archaeological resources, three additional historical resources evaluations appear to have been completed to inform the IS-MND. However, the documentation made available to Rincon did not include these studies and they were unable to be located or reviewed following coordination with the City. Documents supplied by the City of Berkeley for the present study include a partial copy of the “Philadelphia Quartz of California Plant, Supplemental Report #3,” a memorandum completed by D.A. Peterson in April 2000. The report is identified as the fourth in a series of historic resources assessments of the former PQ property. The previous studies cited in the report include an unnamed report by Betty Marvin, completed in 1998; Supplemental Report, completed by Tim Kelley in January 2000; and Supplemental Report #2, completed by Kelley in February 2000. None of the previous reports were available for this study. The one available page of Peterson’s memorandum does not include any conclusions but notes that his study consisted of a review of the previous reports and a field survey of the PQ property.

Historic Resources Evaluation-Buildings 28, 28A, and 50/Archaeological Sensitivity Assessment-Bayer Manufacturing Quality Control Testing Facility, South Properties

In 2014, the Bayer Healthcare Product Testing Facility Initial Study was completed. The study supported a proposal to demolish three existing buildings constructed between 1956 and 1973 and redevelop the site with a new quality control and testing facility. In support of the study, William Self Associates completed the “Historic Resources Evaluation of Buildings 28, 28A, and 50 and Archaeological Sensitivity Assessment for the Bayer Manufacturing Quality Control Testing Facility, South Properties” letter report in August 2014. The cultural resources study consisted of a CHRIS records search, Native American consultation, and the recordation and evaluation of the built-environment resources within the project site: buildings 28, 28A, and 50. As a result of the study, it was recommended that there was “a moderate potential for encountering potentially significant cultural resources within the footprint of the proposed Quality Control Facility.” The study noted that none of the buildings had been previously recorded or designated and that, in 1991, the City of Berkeley LPC was made aware of plans to demolish the buildings and did not take action to designate buildings 28 or 50. Building 28A, which was constructed in 1973, was not considered for designation at the time, likely due to its age. For the 2014 study, all three properties were recorded on a single set of DPR 523 forms and evaluated for CRHR eligibility. The report recommended the properties ineligible due to their lack of historical significance.

City of Berkeley Historic Resource Surveys

Portions of Berkeley have been subject to various historic resource surveys dating to the 1980s. These include surveys of downtown Berkeley by the Berkeley Architectural Heritage Association (BAHA) in 1987, a historic resources survey completed by Architectural Resources Group (ARG) in support of the Downtown Area Plan in 2008 (ARG 2008), and a survey completed by Archives and Architecture of the Shattuck Avenue Commercial Corridor in 2015 (Archives and Architecture 2015). The APE is located outside of each of these survey areas and does not appear to have been subject to a broader historic resources survey at any point.

As noted previously, EIR completed in support of the Miles, Inc./Cutter Biological Long Range Plan indicated the Macaulay Foundry Complex at 801 Carleton Street and the Colgate Factory Complex,

located on the 2600 and 2700 blocks of Seventh Street, were identified in the West Berkeley Historic Resources Inventory. The present study was unable to locate a copy of the West Berkeley Historic Inventory through research or coordination with the City or BAHA.

Archival and Historical Background Research

Archival research for this study was completed from September to December 2020. Research methodology focused on the review of primary and secondary source materials relating to the history and development of the project site. Sources included, but were not limited to historic-era maps, aerial photographs, and written histories of the area. Rincon also consulted with Fatema Crane, Senior Planner and LPC Secretary for the City to gain additional historical and architectural context to support thorough and consistent historical resource evaluations.

The research effort was constrained by two notable obstacles. First, although staff obtained, via the City of Berkeley Planning Department, a large cache of building permits and related documents numbering thousands of pages, these sources contained little information pertinent to the study. Specifically, the majority of the documents pertained to construction activities dating from the 1990s and later. As such, there was little information regarding the original construction of, or alterations to, the buildings presently under evaluation, which were constructed between 1939 and 1980. Second, the circumstances surrounding the COVID-19 pandemic led to the closure of local repositories, such as the Berkeley Public Library’s Berkeley History Room. As a result, in-person research could not be conducted, and efforts were limited to requests with staff at organizations such as BAHA and a review of available online digital materials. A list of repositories consulted to identify pertinent materials is included below.

- Historical building permits obtained via the City of Berkeley Planning Department
- Historic aerial photographs accessed via Nationwide Environmental Title Research Online (NETROnline) and the University of California Santa Barbara digital aerial photography collections
- Historic topographic maps accessed via U.S. Geological Survey
- Historic-era newspaper articles accessed via newspapers.com
- Building permits and published materials obtained via BAHA
- Online Archive of California
- Calisphere, including records of the Bancroft Digital Collections
- Published materials via Internet Archive and Google Books
- Other sources as noted in the references list

Native American Outreach

Rincon contacted NAHC on September 14, 2020 to request an SLF search of the project site. The NAHC replied on September 18, 2020, stating that the SLF search was returned with “positive” results. The response from the NAHC also included a contact list of ten local Native American groups and individuals that may have knowledge of cultural resources within the project site. The NAHC contacted two tribes that submitted the positive search results: the Amah Mutsun Tribal Band of Mission San Juan Bautista and the North Valley Yokuts Tribe. This outreach does not constitute formal Assembly Bill (AB) 52 consultation as required by CEQA. AB 52 consultation is performed

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between the lead government agency and California Native American tribes who have requested notification of projects in their traditional area.

On September 21, 2020, the Amah Mutsun Tribal Band of Mission San Juan Bautista responded via email. The tribe recommended cultural sensitivity training for all crews involved in any earth movement, as well as archaeological and Native American monitoring.

Appendix B provides the results of the Native American outreach.

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Field Survey

Methods

The field survey for this study was conducted on November 11 and 12, 2020 by Rincon Consultants Architectural Historian Rachel Perzel, MA, and was completed at both the project and program level to address both known and conceptual project activities. At the direction of the City as the CEQA lead agency, the 11 historic-age buildings that are currently proposed to be demolished or renovated were surveyed at the project level to determine if they qualify as historical resources under CEQA. The remainder of the site was surveyed at the program level to account for the programmatic nature that will guide future development over the course of the 30-year DA. Figure 7 below identifies properties that were subject to intensive- and reconnaissance-level survey.

The 11 historic-age buildings that are proposed to be demolished or renovated were researched and recorded and evaluated on California Department of Parks and Recreation (DPR) 523 series forms. As discussed above in Section 2. Regulatory Framework, the City of Berkeley as the lead agency under CEQA directed Rincon to use local designation criteria (as defined in Chapter 3.24 of the BMC) for historical resource evaluations, in addition to NRHP and CRHR criteria. Although Chapter 3.24 of the BMC does not explicitly identify an age threshold for properties eligible for local designation, Section 23C.08.050 of the BMC specifies non-residential buildings or structures that are over 40 years of age and proposed for demolition under a use permit shall be reviewed by the Landmarks Preservation Commission. This study therefore has considered any property over 40 years of age for historical resources eligibility. The remainder of the Bayer campus was surveyed at the reconnaissance-level to support the program-level analysis of the project's conceptual activities. This survey included photographing all buildings, confirming construction dates, and making general observations about potential architectural significance, and the presence of any potential historic district.

Ms. Perzel also conducted a reconnaissance-level survey of the area surrounding the project site to place the project site within its broader historical and architectural context. The following nearby streets were surveyed on foot: Heinz Avenue, Grayson, Pardee, Carlton and Parker streets and Dwight and Channing way between the Union Pacific Railroad tracks and San Pablo Avenue and 4th through 10th streets between Heinz Avenue and Channing Way (excluding the project site). Representative photographs and field notes describing the area's built-environment were taken. The following City of Berkeley Landmarks and Structures of Merit were located and photographed as part of this effort: 740 Heinz Avenue, 2547 8th Street, 2701 8th Street, 2900 San Pablo Avenue, 936 Channing Way, 2215 5th Street and 2411 Fifth Street.

The project site is largely obscured by pavement, buildings and land, and hardscaped surfaces. Therefore, a formal archaeological survey was not conducted. Notes and photographs collected by Ms. Perzel are on file at Rincon's Oakland office.

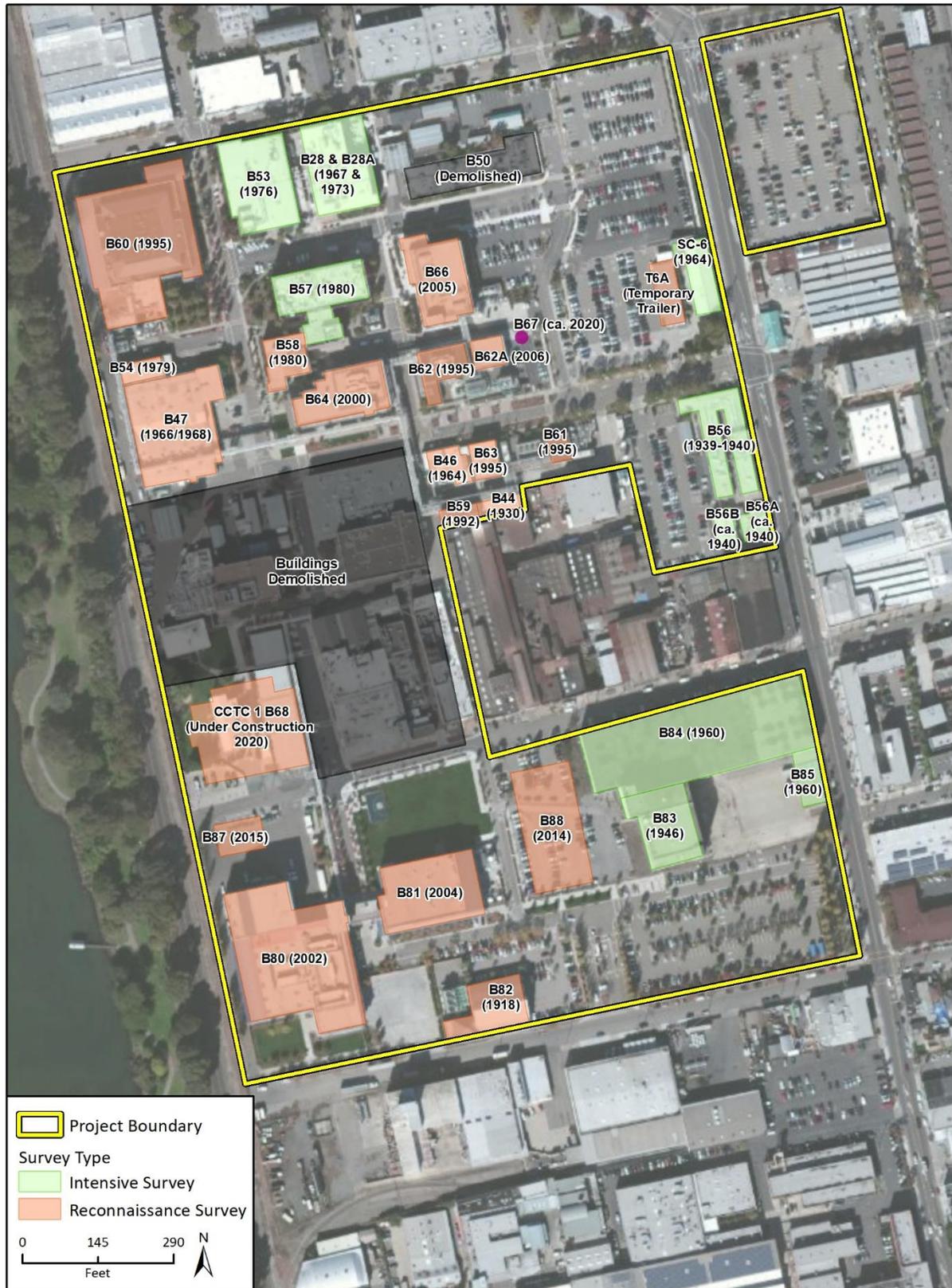
Results

The Bayer Campus is a light industrial campus comprised of approximately 46 acres bounded generally by Dwight Way on the north, Grayson and Parker streets on the south, the Union Pacific Railroad tracks on the west, and 7th and 8th streets on the east. Since the turn of the twentieth century, the area has been characterized primarily by industrial development. This history is reflected in the campus' architecture, which includes approximately 30 low-to-mid-rise industrial

and office buildings constructed between 1918 and 2020. While most buildings on the campus are utilitarian and industrial in character, several buildings constructed in the twentieth century exhibit characteristics of a varied range of architectural styles, including Streamline Moderne, Late Moderne, Mid-Century Modern, and Brutalism. Many buildings constructed since the 1990s share elements such as segmental-arch rooflines and overhangs and metal-panel wall cladding. Large areas on the east side and northeast and south east corners of the campus have been redeveloped as surface parking lots. On the interior of the property, much of the original street has been preserved as private roadways and serves as a private internal circulation network. Located in the parking areas, along internal roadways, and outside some buildings, landscaping consists mainly of mature trees, but also includes shrubbery and ornamental plants in select areas.

As described above, 11 historic-age buildings were surveyed at the intensive level, which included subsequent property specific research and evaluations for NRHP, CRHR, and local City of Berkeley and Structure of Merit eligibility pursuant to BMC 3.24. Additional information on these 11 historic-age buildings is included below and in attached DPR 523 series forms (Appendix C). The remainder of the campus was surveyed at the reconnaissance level and is addressed in Table 3 below in Buildings Subject to Reconnaissance Survey.

Figure 7 Buildings Subject to Reconnaissance and Intensive-Level Survey



Buildings Subject to Intensive-Level Survey

Building B56

Physical Description

Located at the southwest corner of 7th and Parker streets, Building B56 is a one-to-two-story office building constructed with Moderne-style elements in 1939-1940 (Figure 8 and Figure 9). Built on a rough U-plan, the building rises from a concrete foundation to culminate in a flat roof that is concealed by a simple parapet with wood or metal coping. The roof is sheathed with rolled composition material. A cladding consisting of vertical metal panels sheathes the building's wood-frame structural system. Situated on the front-facing east elevation, the main entrance is recessed within an asymmetrically placed two-story tower where most of the building's remaining original Moderne-influenced elements are found. Straight concrete steps with metal handrails lead to a trio of glazed metal doors, which are sheltered by a cantilevered metal overhang. The second story is dominated by a large, deeply recessed glass brick window. Windows on the east and north elevations are evenly spaced vinyl-sash replacements. The building's original four-paned metal-sash windows are evident elsewhere. Many windows on the secondary elevations are shaded by canvass awnings. Alterations include the aforementioned east-elevation replacement windows and a one-story addition to the northwest corner (constructed in 1969). Landscaping consists of grass, low shrubs, and ornamental trees planted along the Seventh and Parker street frontages and in the building's courtyard. A large surface parking lot is situated to the immediate west.

Figure 8 East Elevation of Building B56



Figure 9 South Elevation and Courtyard of Building B56



Developmental History

Building permit documentation indicates the building was constructed for the California Corrugated Culvert (CCC) Company as an office between 1939 and 1940. CCC hired contractor Empire Construction to develop the building at a cost of \$52,000 (City of Berkeley Planning Department 1940). Contemporary news articles indicate Empire Construction was a builder of institutional, industrial, and commercial developments in the Bay Area (Oakland Tribune 7/20/1938; 9/5/1940; 9/29/1940; 9/14/1941; 12/6/1945; 11/5/1946). Research for this study found no evidence the firm should be considered a significant builder. Historic aerial photographs and Sanborn maps suggest the site was undeveloped prior to the building's construction, and that it was completed during a period of industrial development in the area over the first half of the twentieth century (ProQuest 1911; 1950; UCSB Map and imagery Lab 1931; City of Berkeley Planning Department n.d.).

CCC, which also operated an office in Los Angeles, was founded by 1908 and established its West Berkeley facility by 1911, according to Sanborn maps (Napa Daily Journal 10/16/1908; ProQuest 1911). Located northeast of the subject building, its property initially consisted of a factory and detached auto garage north of the intersection of 5th and Parker streets (ProQuest 1911).

Within a decade of Building B56's construction, it transitioned to serve as the offices of the Armco Drainage and Metal Products Company. The outfit was a subsidiary of the American Rolling Mill Company, a producer of rolled steel sheets founded in Middletown, Ohio in 1899. Reportedly, in the 1920s, the parent firm implemented a sheet steel production method that increased its monthly output by more than thirteenfold (Ohio History Central 2020). By 1950, the Armco Drainage and Metal Products Company occupied an area bounded roughly between 4th, 7th and Parker streets, and Cutter Way with a complex consisting of several warehouse, welding, testing, and office

buildings. There is no indication in available sources, however, that the subject building played a direct role in any such innovation.

Building permits indicate California Packing Company acquired the property by 1956. The firm made several interior renovations between that year and 1966 (City of Berkeley Planning Department 1956; 1958; 1966). By 1968, the Del Monte Corporation acquired the building. The following year, building permits indicate, the company constructed the extant one-story addition at the building's northwest corner (City of Berkeley Planning Department 1968; 1969). A 1978 building permit identifies building's owner as Cutter Laboratories, which was by then a subsidiary of the Bayer Corporation (City of Berkeley Planning Department 1978). Historical Google Maps imagery indicates the steel-frame windows on the building's main elevation were replaced sometime between 2008 and 2011.

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B56 is recommended ineligible for listing in the NRHP and CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

The subject property was developed as offices of the CCC from 1939 to 1940 during the industrialization of the surrounding section of West Berkeley. While industrial development characterized West Berkeley in the twentieth century and was important to broader history of Berkeley, it was developed within a later period of this context and research conducted for this study uncovered no evidence the subject building played an important role in these events. Moreover, research did not indicate the building was important to the history of any industry represented by the building's subsequent owners, ARMCO Metal Drainage Company, Pacific Packing, the Del Monte Corporation, Cutter Laboratories, or Bayer. Thus, the building is recommended ineligible under Criteria A/1.

Research for this study failed to identify any individual directly associated with the building. Therefore, it is recommended ineligible under Criteria B/2.

The subject building was designed with some architectural elements suggestive of Moderne-style design, specifically, the horizontal emphasis of the building's massing, the use of glass brick, and the metal overhang and entryway assembly. However, these design elements are largely limited to the building's primary entrance and do not extend across the building as a whole. Contextual information reviewed as part of this study, including the Shattuck Avenue Commercial Corridor Historic Context and Survey (Archives and Architecture 2015) and other historical resource evaluations or similar resources, suggests properties eligible as an example of Moderne-influenced architecture should possess a greater number of the character-defining features of the style presented in a more cohesive design. The subject building neither exhibits the geometric forms and stylized ornament common in Art Moderne-style buildings, nor does it possess the curved walls or rounded corners emblematic of Streamline Moderne-style architecture (Archives and Architecture 2015:48-49). Although the primary façade once possessed metal sash windows, another feature of Streamline Moderne-style design, these were replaced affecting the building's integrity of design, materials, and workmanship. As a result, the building does clearly embody the distinctive characteristics of Moderne, or any other style of architecture such that it would be eligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B56 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B56 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence that it should be considered a prototype of or an outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Building B56 lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. Although the building was developed in the course of the industrialization of West Berkeley, this study determined it was not significant within that context. Furthermore, research failed to identify any theme for which the building would be useful in educating the public. It is therefore recommended as ineligible under Landmark Criterion 3. Building B56 lacks historical value as defined by Landmark Criterion 4; it is an ordinary office building and, as such, does not uniquely embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, as Building B56 is not listed in the NRHP, it does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B56 is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Building B56 does not possess architectural merit and therefore not a good example of architectural design, as it does not strongly embody distinctive characteristics and has compromised integrity. Additionally, the building does not possess cultural, educational, or historic interest or value. It is not associated with a historic period or event of significance, and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage, or group of buildings where it is located. Building B56 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks on the block, street frontage, or the group of buildings in which Building B56 is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks in the neighborhood where Building B56 is located: Niehaus House (1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant (1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B56, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906, and all the other above-noted Landmarks were constructed prior to 1930, in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, Building B56 was constructed at the very end of this period, in 1939-1940, and its construction is not considered contemporary with these designated Landmarks. As an industrial office building, the history of Building B56 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B56 is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B56, they are not consistent in their architectural style, design or construction. Building B56 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B56A

Physical Description

Building B56A is located on the west side of 2600 block of 7th Street. It was constructed ca. 1940 and augmented with a large rear addition in 1964 (Figure 10). It is a one-story office building with no discernible architectural style (Figure 11). Irregular in plan, the building sits on a concrete foundation and is topped with a flat roof with a simple parapet and rolled composition cladding. Its wood-frame structural system is sheathed by a stuccoed exterior. The symmetrical, street-facing east elevation features a centrally placed solid wood door. It is accessed via a low concrete ramp and sheltered by a flared metal awning with a scalloped trim. The entrance is flanked by four paired vertically sliding metal-sash windows. Of these, three include original wood framing, but the southernmost window consists of an entirely non-original metal assembly. Elsewhere, windows are a mix of metal-sash replacements and multi-pane double-hung wood-sash originals. The rear (west) addition is of comparatively low height and is constructed of concrete block. Its west elevation is lined with large multi light steel casement windows, and the north elevation features a single contemporary security door flanked with sidelights. A simple metal canopy extends from the south elevation providing a covered walk.

Figure 10 North Elevation (Including Addition) of Building B56A



Figure 11 South and East Elevation of Building B56A



Developmental History

Building B56A was constructed ca. 1940, amid a period of industrialization in West Berkeley. Sanborn maps and historic aerial photographs show industrial development in the area began by the early twentieth century and continued to spread piecemeal into the post-World War II era. Despite this development, the building's site remained vacant at least as late as 1931 (ProQuest 1911; UCSB Map and Imagery Lab 1931). Available records do not document the building's original construction, but by 1950 it served as the offices of the Columbia Machine Works, which also owned the neighboring Building B56B (ProQuest 1950). No additional information was found about the firm.

In 1956, the Moore Machine Works Company of San Francisco announced it had opened a new location based in Building B56A (San Francisco Examiner 4/20/1956). Machinist Charles E. Moore founded the firm in 1927 and in an expansion effort eventually purchased the Hendy Iron Works in Sunnyvale. During World War II, the Sunnyvale plant was notable for manufacturing 754 Liberty Ship Triple Expansion EC-2 Engines (Charles Moore n.d). Dan Harrington purchased Moore Machine Works Company from the Moore estate in 1955, the year before the firm moved into Building B56A (San Francisco Examiner 4/20/1956; Oakland Tribune 1/22/1968). Sometime between 1959 and 1968, an addition was constructed on the west elevation of the building (NETROnline 1959; 1968). By 1991, the building had come under the ownership of Miles Inc./Cutter Laboratories, pharmaceutical manufacturers operating as subsidiaries of the Bayer Corporation.

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B56A is recommended ineligible for listing in the NRHP and CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

Building B56A was developed as offices ca. 1940, during the industrialization of the surrounding section of West Berkeley. While industrial development characterized West Berkeley in the twentieth century and was important to broader history of the city of Berkeley, research for this study uncovered no evidence the subject building played an important role in these events. Moreover, research did not indicate the building was important to the history of any industry represented by the building's subsequent owners, including the Columbia Machine Works, Moore Machinery Company, Miles/Cutter, or Bayer. Thus, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between the building and any individual known to have made significant historical contributions. Charles E. Moore may be considered significant for the role the Hendy Iron Works played in military-industrial production during World War II. However, Moore's connection to Building B56A is tenuous, given that his namesake firm moved into the property after Dan Harrington acquired the company from Moore's estate in 1955. For his part, Harrington is not known to have distinguished himself as the owner of Moore Machinery Company or to have otherwise made significant historical contributions. Research for this study did not identify any other plausible candidates for consideration for significant associations with an individual. Therefore, the building is recommended ineligible under Criteria B/2.

Building B56A is a simple, utilitarian office building lacking architectural distinction. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high

artistic values. Although the building's designer could not be identified, there is nothing to suggest the building represents the work of a master. The property is, therefore, recommended ineligible for listing under NRHP Criterion C and CRHR Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B56A is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B56A lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or an outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Furthermore, research for this study did not identify any theme under which the building would be useful for educating the public. It is, therefore, recommended ineligible under Landmark Criterion 3. The building also lacks historical value as defined by Landmark Criterion 4; it is an ordinary office building and does not uniquely embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the property is not listed in the NRHP and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B56A is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR and as a City of Berkeley Landmark indicates Building B56 does not possess architectural merit and not a good example of architectural design, as it is not a good example of any architectural style. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building B56A is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks on the block, street frontage or in the group of buildings where Building B56A is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Building B56A is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B56A, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906, and all the other above-noted Landmarks were constructed prior to 1930 in the early portion of West Berkeley's period of twentieth century growth (1906-1941). While the exact date of construction associated with Building B56A was not identified by this study, it is known that the building was constructed following 1931, and its construction is not considered contemporary with these designated Landmarks. As an industrial building, the history of Building B56A is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B56A is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B56A, they are not consistent in their architectural style, design or construction. Building B56A is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B56B

Physical Description

Located on the west side of the 2600 block of 7th Street, Building B56B is an industrial building with no discernible architectural style constructed ca. 1940 (Figure 12). It is rectangular in plan and rises two-stories from a concrete foundation. Its flat roof is concealed by a simple parapet and clad in rolled composition sheeting. Exterior cladding consists of several materials, including vertical wood planks on the ground floor, vertical and horizontal wood planks, corrugated metal, and stucco covering the entirety of at least one elevation. Entrances are located on both floors of the east elevation and on the ground level of the west elevation. On the first story, a glazed wood or metal door is sheltered by a flat roof that connects to the sheltered walkway located adjacent to Building B56A. A metal exterior staircase leads to the second story entry, which features a solid metal door shaded by a metal pan-type awning. Windows display horizontally sliding aluminum and vinyl sashes. A corrugated metal overhang connects the building to Building B56A. Building permit information on file with the City of Berkeley indicates the building was subject to several unspecified alterations. Visual inspections suggest the replacement of nearly all windows and doors and application of metal and stucco cladding are among these alterations. The area surrounding the building is paved in concrete.

Figure 12 North and East Elevations of Building B56B



Figure 13 West and North Elevations of Building B56B



Developmental History

Building B56B was constructed ca. 1940, amid a period of industrialization in its section of West Berkeley. Sanborn maps and historic aerial photographs show industrial development in the area began by the early twentieth century and continued piecemeal through the post-World War II era. Despite this development, the building's site remained vacant as late as 1931 (ProQuest 1911; UCSB Map and Imagery Lab 1931). Available records do not document the building's original construction, but by 1950, it was in use as a pattern storage building of the Columbia Machine Works, which also owned the neighboring Building B56A (ProQuest 1950). Research for this study found that a firm by that name was founded in Tennessee in 1927 but did not determine whether it was the same firm that occupied the building.

In 1956, the Moore Machine Works Company of San Francisco announced it had opened a new location at 2656 7th Street, the address of the immediately adjacent Building B56A. It is not clear whether the company also acquired Building B56B, which is addressed at 2656 ½ 7th Street (San Francisco Examiner 4/20/1956). Machinist Charles E. Moore founded the firm in 1927 and in an expansion effort eventually purchased the Hendy Iron Works in Sunnyvale. During World War II, the Sunnyvale plant was noted for manufacturing 754 Liberty Ship Triple Expansion EC-2 Engines (Charles Moore n.d). The Moore estate sold Moore Machine Works Company to Dan Harrington in 1955, the year before the firm moved into Building B56A (San Francisco Examiner 4/20/1956; Oakland Tribune 1/22/1968). Sometime between 1959 and 1968, an addition was constructed on west elevation of the building (NETROnline 1959; 1968). By 1991, the building had come under the control of Miles Inc./Cutter Laboratories, pharmaceutical manufacturers operating as subsidiaries of the Bayer Corporation.

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B56B is recommended ineligible for listing in the NRHP or CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

The building was developed ca. 1940, during the industrialization of the surrounding section of West Berkeley. While industrial development characterized West Berkeley in the twentieth century and was important to broader history of the city of Berkeley, research for this study uncovered no evidence the subject building played an important role in these events. Moreover, research did not indicate the building was important to the history of any industry represented by the building's owners, including the Columbia Machine Works, Moore Machinery Company, Miles/Cutter, or the Bayer Corporation. Thus, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between the building and any individual known to have made significant historical contributions. Charles E. Moore may be considered significant for the role the Hendy Iron Works played in military-industrial production during World War II. However, Moore's connection to Building B56B is tenuous, given that his namesake firm moved into the property after Dan Harrington acquired the company from Moore's estate in 1955. For his part, Harrington is not known to have distinguished himself as the owner of Moore Machinery Company or to have otherwise made significant historical contributions. The building is also not significant for any association with Miles/Cutter or the Bayer Corporation. Therefore, the building is recommended ineligible under Criteria B/2.

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Building B56B is a simple, utilitarian industrial building lacking architectural distinction. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the building's designer could not be identified, there is nothing to suggest the building represents the work of any master designer. The property is, therefore, recommended ineligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B56B is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B56B lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction, or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

The building also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. It was developed as an ordinary storage building during the industrialization of West Berkeley. Research for this study found no evidence the building was important to cultural development in the context of that, or any other, historical event. Furthermore, research for this study did not identify any theme under which the subject building would be useful in educating the public. It is, therefore, recommended ineligible under Landmark Criterion 3. The building also lacks historical value as defined by Landmark Criterion 4. It is an ordinary industrial building that played no significant role in the industrial development of West Berkeley in the twentieth century or in any other historical event. There is no evidence the building acquired significance under the ownership of Bayer or any previous entity. As such, it does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the property is not listed in the NRHP and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B56B is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR and as a City of Berkeley Landmark indicates that Building B56B does not possess architectural merit as it does not display any discernable architectural style and is not a good example of architectural design. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance and it does not appear to have historical significance to the city and/or its neighborhood, block, street

frontage or group of buildings where it is located. Building B56 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building B56A is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks in the neighborhood where Building B56A is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B56B, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930 in the early portion of West Berkeley's period of twentieth century growth (1906-1941). While the exact date of construction associated with Building B56B was not identified by this study, it is known the building was constructed following 1931. Its construction is not considered contemporary with these designated Landmarks. As an industrial building, the history of Building B56B is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B56B is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B56B, they are not consistent in their architectural style, design or construction. Building B56B is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building SC-6

Physical Description

Building SC-6 is located near the northwest corner of 7th and Parker streets. Constructed in phases between 1950 and 1980, it is a research and development office building constructed with minimal elements of Modernist-style architecture (Figure 14 and Figure 15). One story in height, the L-planned building sits on a concrete foundation. Its complex roof form is principally gabled; however, the west-elevation addition includes a shed roof that slopes downward and inward. The gabled portion is covered in standing-seam metal, while the shed section is clad in composition sheeting. The steel-frame structural system is sheathed generally in vertical metal panels, but also features vertical wood planks in the north gable end and stucco covering the west-elevation addition. A portion of the steel structural system is exposed where it supports the roof's south gable end. Located on the street-facing east elevation, the recessed main entrance is approached by a broad set of concrete platform steps. Entrances on the west side of the building include glazed metal doors. Windows consist chiefly of ribbons of clerestory windows east and south elevations, but also include larger picture windows. A louvered brise soleil runs the full length of the east and south elevations. Aside from the aforementioned addition, which was completed sometime between 1968 and 1980, the building substantially retains integrity to its original construction. Landscaped areas trace the building footprint on the north, south, and east. These areas feature lawns, shrubs, and mature trees. A brick planter adjacent to the entrance features an ornamental tree.

Figure 14 South and West Elevations of Building SC-6



Figure 15 East Elevation of Building SC-6



Developmental History

Sanborn maps and historic aerial photographs suggest Building SC-6 was constructed in phases between 1950 and 1965 (ProQuest 1950; NETROnline 1958; 1959; 1968; UCSB 1965). It was developed amid a period of industrialization in West Berkeley. Sanborn maps and historic aerial

photographs show that industrial development in the area began by the early twentieth century and continued piecemeal through the post-World War II era. The site remained vacant as late as 1931 and was developed with a surface parking lot by 1946 (UCSB Map and Imagery Lab 1931; NETROnline 1946). By 1950, Sanborn maps show, the site and its surroundings were minor ancillary buildings owned by the Armco Drainage and Metal Products Company (ProQuest 1950). The outfit was a subsidiary of the American Rolling Mill Company, a producer of rolled steel sheets founded in Middletown, Ohio in 1899. Reportedly, in the 1920s the parent firm implemented a sheet steel production method that increased its monthly output by more than thirteenfold (Ohio History Central 2020). By 1950, the Armco Drainage and Metal Products Company occupied an area bounded roughly by between 4th, 7th and Parker streets, and Cutter Way with a complex consisting of several warehouses, welding, testing, and office buildings (ProQuest 1950).

Sanborn maps and historic aerial photographs show that sometime between 1950 and 1958 a gabled building that appears to have been the northern portion of Building SC-6 was constructed (ProQuest 1950; NETROnline 1958). The building was apparently elongated with a south addition sometime between 1959 and 1965 and augmented again between 1968 and 1980 with the small flat-roofed addition at the building's northwestern end. Available records do not reveal details regarding the building's function or its original owners, occupants, designer, or builder. While it is not clear who was responsible for its construction, its address was listed as the Gary Steel Company in 1989, and by 1991, it was part of a larger complex run by the same company (Planning and Analysis Development 1991; San Francisco Examiner 3/6/1989). The building's address was listed in a classified for the Gary Steel Company as late as 2000. Two large buildings making up the rest of the Gary Steel complex were demolished between 1993 and 2002 and between 2005 and 2009, respectively (NETROnline 1993; 2002; 2005; 2009). The building is currently under the ownership of the Bayer Corporation.

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building SC-6 is recommended ineligible for listing in the NRHP and CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

The building was developed by 1958 and augmented twice by 1980. Given the historical uses of its site, it was likely associated with steel production and/or fabrication from the time it was constructed until it was acquired by the Bayer Corporation sometime after 1991. Its initial construction occurred during the final decades of the industrialization of the surrounding section of West Berkeley. Industrial development characterized West Berkeley in the twentieth century and was important to broader history of the city of Berkeley. Research for this study suggests the building was an ordinary light industrial building and uncovered no evidence it was important in the context of the industrialization of Berkeley, the development of the Bayer Campus, or any other historical event. Thus, the building is recommended ineligible under Criteria A/1.

The building was once occupied by the Gary Steel Company and eventually acquired by the Bayer Corporation. Research for this study failed to find strong associations between the building and any individual associated with these firms or any other individual known to have made significant historical contributions. Given the paucity of evidence for any such association, it is unlikely the building would be considered a historically significant achievement of any individual. Therefore, the building is recommended ineligible under Criteria B/2.

Bayer HealthCare LLC Development Agreement Amendment

Architecturally, Building SC-6 is an ordinary industrial/office building designed within minimal elements of Modernist-style architecture such as a partially exposed structural system, clerestory windows and a louvered briese soleil. However, these elements are minimal and do not cohesively exhibit the distinctive characteristics of the style, which has been further affected by multiple additions. This property is, therefore, recommended ineligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building SC-6 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building SC-6 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C. Building SC-6 also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The building was completed during the final decades of the industrialization of West Berkeley, a period that spanned the late nineteenth century through the 1960s. No evidence uncovered for this study suggests the building reflects any important cultural development, such as the evolution of a particular industrial sector. Furthermore, research for this study did not identify any theme under which the building would be useful in educating the public. It is, therefore, recommended ineligible under Landmark Criterion 3. Building SC-6 also lacks historical value as defined by Landmark Criterion 4. It is an ordinary industrial/office building apparently first associated with steel fabrication and was constructed during what the West Berkeley Historical Context Statement identifies as the final years of intensive industrial development in the area. As such, it does not represent an important phase or aspect of industrialization of West Berkeley. Nor did research for this study find evidence the building is significant for its association with the development of the Bayer Campus or any other important historical event. As such, it does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the property is not listed in the NRHP and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building SC-6 is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Building SC-8 does not possess architectural merit and not a good example of architectural design and does not strongly embody

distinctive characteristics. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance, and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building SC-6 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building SC-6 is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Building SC-6 is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant (1916).

While the Landmarks listed above are located generally within the same neighborhood as Building SC-6, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930, in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, the construction of Building SC-6 post-dates this period entirely and is not considered contemporary with these designated Landmarks. As an industrial office building, the history of Building SC-6 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building SC-6 is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building SC-6, they are not consistent in their architectural style, design, or construction. Building SC-6 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Buildings B28 and B28A

As discussed above in 4.1 Cultural Resources Records Search, in 2014, Aimee Arrigoni of William Self Associates previously recorded Buildings B28, B28A, and B50 as part of *the Historic Resources Evaluation of Buildings 28, 28A, and 50 and Archaeological Sensitivity Assessment for the Bayer Manufacturing Quality Control Testing Facility, South Properties* report. The buildings were evaluated for eligibility for listing in the CRHR on a single resource record (P-01-011561), and all three were recommended ineligible under any criteria. It was determined that the buildings had no significant associations with the development of general industry or the pharmaceutical industry in Berkeley (Criterion 1) or any significant individuals associated with Cutter Laboratories or the Bayer Corporation (Criterion 2), did not possess architectural merit (Criterion 3), and had no apparent potential to yield important information regarding prehistory or history (Criterion 4).

The field survey for the current study found that Buildings B28 and B28A had not been subject to notable alterations since the 2014 evaluation, but did find that Building B50 had been demolished (Figure 16). The results of the field survey and archival research did not suggest any reason to reverse the 2014 recommendation of ineligibility for the CRHR and indicate further that the buildings are additionally ineligible for listing in the NRHP under any applicable significance criteria.

Figure 16 East Elevation of Buildings B28 and B28A



Historical Evaluation

CITY OF BERKELEY LANDMARK

Because the 2014 resource record did not evaluate the buildings for eligibility as a City of Berkeley Landmark or Structure of Merit, the current study evaluated Buildings B28 and B28A for local designation, recommending them ineligible under any criteria.

Buildings B28 and B28A is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Buildings B28 and B28A lack architectural merit or distinction. Constructed in 1967 and 1973 respectively, there is no evidence they are the first, last, only or most significant architectural property of its type in the region. Nor is there evidence they should be considered prototypes of or outstanding examples of periods, styles, architectural movements or constructions or worth preserving for the exceptional values they add as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Buildings B28 and B28A also lack cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The buildings are associated with the development of the Cutter Laboratories/Bayer Corporation campus. However, no available evidence suggests they reflect any important cultural development related to the development of the pharmaceutical industry. Furthermore, research for the current study failed to identify any theme under which Buildings B28 and B28A might possess public educational value. They are therefore recommended ineligible under Landmark Criterion 3. Buildings 28 and 28A also lack historical value as defined by Landmark Criterion 4. They are ordinary industrial buildings constructed near the end of a period the West Berkeley Historical Context Statement identifies as the final years of intensive industrial development in the area. However, research for this study did not suggest the buildings were important in this context. Further, while Cutter Laboratories was a demonstrably important pharmaceutical company with roots in Berkeley's industrial economy, the firm's main achievements date to the period between 1910 and 1955. Buildings B28 and B28A were constructed more than a decade after the close of this period, and no available evidence suggests that Cutter's subsequent history, including its operation as a Bayer subsidiary after 1974, represents an important phase in the company's history. As such, they do not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the buildings are not listed in the NRHP and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Buildings B28 and B28A are recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Buildings B28 and B28A do not possess architectural merit. They are not good examples of architectural design and they do not

strongly embody the distinctive characteristics of an architectural style. Additionally, the buildings do not possess cultural, educational or historic interest or value. They are not associated with a historic period or event of significance, and they do not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where they are located. Buildings B28 and B28A are therefore ineligible for listing as a City of Berkeley Structures of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Buildings B28 and B28A are located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Buildings B28 and B28A are located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Buildings 28 and 28A, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930, in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, the construction of Buildings 28 and 28A post-dates this period entirely, and their construction is not contemporary with that of these designated Landmarks. As industrial buildings, the history of Buildings B28 and B28A is consistent in their general function with that of the Landmarks located in their surroundings. However, in terms of the compatibility of size, scale, style, materials or design with said Landmarks, Buildings B28 and B28A are much less distinctive. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As the design and construction of these Landmarks predate that of Buildings B28 and B28A significantly, they are not consistent in their architectural style, design or construction. Buildings B28 and B28A are therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B53

Physical Description

Located on the south side of the 700 block of Dwight Way, Building 53 was constructed in 1976 with generally Modern-style architectural features (Figure 17). Roughly rectangular in plan, the building rises two stories from a concrete foundation and is capped with a flat roof concealed by a low parapet and sheathed in rolled composition material. A one-story, flat-roof section is located on the east elevation. Stucco-clad or textured painted panels sheathe the building's structural system. Entrances are located on the north and east elevations and feature glazed solid wood doors. A second-story entrance on the east elevation is accessed by an external staircase sheltered by a long canvas awning. In addition, at the building's south east corner, a small addition with a segmental arch roof houses a recessed entrance with a door of undetermined type. Small windows appear sparingly and display fixed metal sashes of various sizes. Windows on the overhanging portion of the second floor are spaced by projecting features suggestive of a brise soleil. Alterations appear minimal, the most notable change being the addition of steel buttresses to the formerly cantilevered section of the second story. Landscaping includes ground covering and mature trees along the west elevation and the curbside park strip.

Figure 17 South and East Elevations of Building 53

Developmental History

Building B53 was constructed as a laboratory building by Cutter Laboratories in 1976. The company that would become Cutter Laboratories was founded by E.A. Cutter in 1897 as a drug store in the Southern California town of San Jacinto. Cutter soon opened a second location in Fresno that included a clinical laboratory that conducted various types of medical tests for local doctors. By 1902, Cutter devised plans for opening a stand-alone laboratory, selecting the San Francisco Bay Area as the most promising location for the endeavor. An office opened in San Francisco in 1903 and laboratory facilities established in Berkeley at a site south of Grayson Street (located outside the present Bayer Campus). Cutter's San Francisco offices were destroyed during the 1906 Earthquake and Fire, and all operations were moved to the Berkeley site (Anonymous ca. 1974). Between 1910 and 1955, Cutter emerged as a leading medical supplies and pharmaceutical firm and registered several significant achievements. In addition to being the first United States-based producer of a tetanus antitoxin, the firm also was also an early manufacturer of diphtheria, tetanus, and pertussis vaccines and the first to issues the vaccines in the combined DPT shot. During the World War II era, Cutter was among the first U.S. firms to produce blood plasma and penicillin for the war effort. The company also "revolutionized the field of intravenous solutions," with the development of the Saftiflask (a specialized flask and tubing that would not produce a fever in recipient) through which fluids and minerals could be delivered directly into the bloodstream, rather than into a muscle (Offit 2005).

Following this string of successes, in 1955, Cutter found itself mired in controversy after producing a polio vaccine with a live virus. Described as "one of the worst biological disasters in American history," the incident resulted in approximately 120,000 children being administered the faulty virus. Of these, about 40,000 contracted "abortive polio," which resulted in such symptoms as

“fever, sore throat, headache, vomiting and muscle pain” (Ruane 2020). Another 51 children were paralyzed, and five died. In a lawsuit, the company was found not to have been negligent but was found financially responsible for the damages (Ruane 2020).

The site of Building B53 remained vacant until just after World War II, when, historic aerial photographs show the Cutter Laboratories site and its surroundings as test barns, experimental barns, and a “hog cholera lab,”—all part of a Cutter Laboratories campus (UCSB Map and Imagery Lab 1931; NETROnline 1946; 1958; 1959; 1968). The postwar expansion of Cutter’s Berkeley campus was mirrored by the firm’s growth nationally and internationally. A company brochure produced ca. 1965 shows the company owned several subsidiaries in the U.S., Japan, Mexico, and Argentina. In addition to medical and veterinary products facilities, the firm also owned two plastic products companies (Cutter Laboratories ca. 1965). In 1974, the Bayer Corporation acquired Cutter Laboratories as part of a program of overseas expansion. The following year, the Berkeley Gazette reported that Cutter had announced plans to construct a new laboratory building at 2525 4th Street at an estimated cost of \$1,007,000 (Harberts 1975). According to information provided by the Bayer Corporation, the building was completed in 1976. The building’s completion appears to have been part of a wider redeveloping program for the northwest corner of the Cutter campus. In 1980, Buildings 57 and 58 were constructed immediately to the south.

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B53 is recommended ineligible for listing in the NRHP or CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

The building was constructed in 1976 and does not meet the 50-year age threshold required for properties to be considered eligible for NRHP designation. As detailed below in the application of NRHP and CRHR designation criteria, there is no information to suggest the property meets NRHP Criteria Consideration G, required for properties achieving significance within the last 50 years. Cutter Laboratories constructed Building B53 in 1976 as an ordinary laboratory building during an expansion of Cutter Laboratories/Bayer Corporation facilities in the late 1970s and 1980s. Its completion followed the close of what the West Berkeley Strategic Statement (see Historic Context above) identifies as an important period of industrialization. As a result, the building should not be considered important in the context of that event. Further, while Cutter was a demonstrably important pharmaceutical company, its main achievements date to the period between 1910 and 1955. The building was constructed more than two decades after the close of this period, and no available evidence suggests that Cutter’s subsequent history, including its operation as a Bayer subsidiary after 1974, represents an important phase in the company’s history. Research for this study did not suggest the building was significant due to any other historical associations it may possess. As such, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between the building and any individual known to have made significant historical contributions. Therefore, the building is recommended ineligible under Criteria B/2.

Architecturally, Building B53 is an ordinary laboratory building designed in a broadly Modern style and is not a good example of that or any other style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the building’s designer could not be identified, there is nothing to suggest the building represents

the work of a master. The property is, therefore, recommended ineligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B53 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B53 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Building B53 also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The building is associated with the industrialization of West Berkeley and the development of the pharmaceutical industry locally, but no available evidence suggests the building reflects any important cultural development related to those events. Furthermore, research for this study did not identify any theme under which Building B53 would be useful in educating the public. It is, therefore, recommended ineligible under Landmark Criterion 3. Building B53 also lacks historical value as defined by Landmark Criterion 4. It has not acquired significance due to its associations with the industrialization of West Berkeley or the development of Cutter Laboratories and the Bayer Corporation. As such, the building does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the property is not listed in the NRHP and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B53 is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Building B53 does not possess architectural merit and not a good example of architectural design, as it does not strongly embody the distinctive characteristics of a style. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance and does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building B53 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building B53 is located. The research conducted for this study identified six

additional designated and extant City of Berkeley Landmarks within the neighborhood where Building B53 is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B53, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930 in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, the construction of Building B53 post-dates this period in entirety. As an industrial building, the history of Building B53 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B53 is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B53, they are not consistent in their architectural style, design or construction. Building B53 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B57

Physical Description

Located in the northwest quadrant of the Bayer Campus, Building B57 is a multi-story laboratory building constructed in 1980 with Brutalist-style elements. An addition constructed sometime between 1988 and 1993 adjoined it to Building B58 (Figure 18). The original section of the building is rectangular in plan, heavy concrete construction, and flat-roofed. The rough concrete exterior is punctuated by a series of horizontally oriented windows, featuring canted sills. Triangular columns are placed at regular intervals along the exterior. A large steel tank reaching approximately three stories in height is embedded into the south elevation. The addition that connects Buildings B57 and B58 is irregular in plan, rises three to four stories, and culminates in a flat roof. Its structural system is concealed by stucco on the ground level and metal panels on the upper stories. Windows are fixed with metal sashes and occur individually and in ribbons. A projection with a segmental-arch roof extends from the building's south elevation. Aside from the aforementioned additions, no notable alterations to the building was observed during the field survey.

Figure 18 South Elevation of Building B57

Developmental History

Building B57 was constructed as a laboratory building by Cutter Laboratories in 1980. The company that would become Cutter Laboratories was founded by E.A. Cutter in 1897 as a drug store in the Southern California town of San Jacinto. Cutter soon opened a second location in Fresno that included a clinical laboratory that conducted various types of medical tests for local doctors. By 1902, Cutter devised plans for the opening of a stand-alone laboratory, selecting the San Francisco Bay Area as the most promising location for the endeavor. An office was opened in San Francisco in 1903 and laboratory facilities established in Berkeley at a site south of Grayson Street (located outside the present Bayer Campus). Cutter's San Francisco offices were destroyed during the 1906 Earthquake and Fire, and all operations were moved to the Berkeley site (Anonymous ca. 1974). Between 1910 and 1955, Cutter emerged as a leading medical supplies and pharmaceutical firm and registered several significant achievements. In addition to being the first United States-based producer of a tetanus antitoxin, the firm also was also an early manufacturer of diphtheria, tetanus, and pertussis vaccines, and the first to issue the vaccines in the combined DPT shot. During the World War II era, Cutter was among the first U.S. firms to produce blood plasma and penicillin for the war effort. The company also "revolutionized the field of intravenous solutions," with the development of the Saftiflask (a specialized flask and tubing that would not produce a fever in recipient) through which fluids and minerals could be delivered directly into the bloodstream, rather than into a muscle (Offit 2005).

Following this string of successes, in 1955, Cutter found itself mired in controversy after producing a polio vaccine with a live virus. Described as "one of the worst biological disasters in American history," the incident resulted in approximately 120,000 children being administered the faulty virus. Of these, about 40,000 contracted "abortive polio," which resulted in such symptoms as

“fever, sore throat, headache, vomiting and muscle pain” (Ruane 2020). Another 51 children were paralyzed, and five died. In a lawsuit, the company was found not to have been negligent, but was found financially responsible for the damages (Ruane 2020). The site of Buildings 57 remained vacant until just after World War II, when, historic aerial photographs show the Cutter Laboratories site and its surroundings as test barns, experimental barns, and a “hog cholera lab,”—all part of a Cutter Laboratories campus (UCSB Map and Imagery Lab 1931; NETROnline 1946; 1958; 1959; 1968). The postwar expansion of Cutter’s Berkeley campus was mirrored by the firm’s growth nationally and internationally. A company brochure produced ca. 1965 shows the company owned several subsidiaries in the U.S., Japan, Mexico, and Argentina. In addition to medical and veterinary products, the firm also owned two plastic products companies (Cutter Laboratories ca. 1965). In 1974, the Bayer Corporation acquired Cutter Laboratories as part of a program of overseas expansion. According to information provided by the Bayer Corporation, the building was completed in 1980 along with Building B58. Historic aerial photographs indicate the addition was constructed sometime between 1988 and 1993 (NETROnline 1988; 1993).

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B57 is recommended ineligible for listing in the NRHP and CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

Originally constructed in 1980, Building B57’s completion followed the close of what the West Berkeley Strategic Statement (see Historic Context above) identifies as an important period of industrialization. As a result, the building should not be considered important in the context of that event. Further, while Cutter was a demonstrably important pharmaceutical company, its main achievements date to the period between 1910 and 1955. The building was constructed more than two decades after the close of this period, and no available evidence suggests that Cutter’s subsequent history, including its operation as a Bayer subsidiary after 1974, represents an important phase in the company’s history. Research for this study did not suggest the building was significant due to any other historical associations it may possess. As such, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between the building and any individual known to have made significant historical contributions. Therefore, the building is recommended ineligible under Criteria B/2.

Architecturally, Building 57 is an ordinary laboratory building originally designed with elements of the Brutalist style of architecture. Whatever merit either building may have had as a representation of this style was undermined with the construction of a sizeable and stylistically incompatible addition that linked the building to Building B58. As such, Building B57 does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the building’s designer or designers could not be identified, there is nothing to suggest the building would be considered the work of a master. The building is, therefore, recommended ineligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B57 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building 57 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not so distinctive that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Building B57 also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The building is associated with the industrialization of West Berkeley and the development of the pharmaceutical industry locally, but no available evidence suggests the building reflects any important cultural development related to those events. Furthermore, research for this study did not identify any theme under which Building B57 would be useful in educating the public. It is, therefore, recommended ineligible under Landmark Criterion 3. Building 57 also lacks historical value as defined by Landmark Criterion 4. It has not acquired significant due to its associations with the industrialization of West Berkeley or the development of Cutter Laboratories and the Bayer Corporation. As such, the building does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the building is not listed in the National Register of Historic Places and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B57 is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Buildings B57 does not possess architectural merit and not a good example of architectural design and does not strongly embody distinctive characteristics. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance, and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building B57 is, therefore, ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building B57 is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Building B57 is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B57, which occupies a relatively large swath of West Berkeley, none are within its immediate

vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930 in the early portion of West Berkeley’s period of twentieth century growth (1906-1941). In contrast, Building B57 significantly post-dates that period and its construction is not contemporary with these designated Landmarks. As industrial laboratory buildings, the history of Building B57 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B57 is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B57, they are not consistent in their architectural style, design or construction. Building B57 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B83

Physical Description

Located near the intersection of Grayson and 7th streets, Building B83 is a five-story industrial loft with Moderne-style elements (Figure 19 and Figure 20). Roughly regular in plan, the building has a concrete basement foundation and a flat precast concrete-slab roof. Its exposed concrete exterior conceals a steel and reinforced concrete structural system. Fenestration consists principally of ribbons of steel industrial-sash windows with inset awning window panels. At the building’s southeast corner, a pair of large glass brick lights are framed by a projecting concrete structure and extend continuously from the second floor upward to the fifth. Located on the east elevation is a loading dock, likely non-original, with seven bays with metal roll-up doors and a flat overhang suspended by wall-mounted chains or cables. The building’s lack of ornament, glass brick feature, and concrete exterior suggest the influence of Late Moderne-style design (HRG 2018). In addition to the loading dock, alterations include a five-story rear (north) addition constructed between 1959 and 1968, the creation and subsequent filling in of a pentagonal second-story bay on the south elevation, and the replacement of some windowpanes with opaque materials.

Figure 19 East Elevation of Building B83



Figure 20 South Elevation of Building B83

Developmental History

The Colgate-Palmolive-Peet Company constructed Building B83 in 1946 to house factory, warehouse, office, and kitchen facilities. At the center of the industrial conglomerate that constructed the building was Colgate, a firm founded by William Colgate in New York City in 1806. In its early years, the company was a manufacturer of starch, soap, and candles, but in the mid-nineteenth century, under the leadership of Samuel Colgate, the company diversified into the production of perfumes, soaps, toothpaste, and, by the 1920s, laundry detergent. In 1929, the firm began an extended period of expansion. That year, Colgate acquired the Kansas City-based Peet Brothers and New York-based Palmolive companies, which had merged the year before. Renamed the Colgate-Palmolive-Peet Company, the firm began an aggressive campaign of overseas growth. Although Colgate had founded a Canadian operation in 1913, the company's international boom began in earnest in the 1930s when it opened factories in India, South America, South Africa, and the Philippines (Reference for Business 2020).

Colgate was preceded in Berkeley by Peet Brothers, which had operated in the city since 1918. Operations in Berkeley expanded after the merger, and by 1931, the conglomerate was operating a ten-acre manufacturing complex at Sixth and Carleton streets that employed 400 and produced soap products for markets in the western United States, western Canada, China, and the Philippines. As discussed above in the Historic Context, the firm's investment in the Berkeley plant mirrored a wider local trend that began in the 1930s, wherein the branch factories of large national firms represented a growing presence in Berkeley's waterfront industrial district. Colgate's East Bay plant was one of five in the United States, including facilities in Jersey City, Milwaukee, Kansas City, and Jeffersonville Indiana served other markets (Oakland Tribune 5/10/1931). In the decades following World War II, Colgate's main growth strategy centered on the acquisition of smaller competing firms

(Reference for Business 2020). It was in the context of the firm’s post-World War II-era growth that Colgate constructed Building B83 in 1946, in what was already a large manufacturing plant with several large industrial buildings and storage tanks as shown in historic aerial photographs (NETROnline 1946). Colgate’s postwar growth and the construction of Building B83 coincided with a period of steady industrial development in West Berkeley. As addressed above in the Historic Context, the number of factories in the area increased from 187 in 1947 to 263 in 1963 (City of Berkeley n.d.). Colgate constructed at least two additional buildings at its Berkeley site between 1946 and the 1960s, the extant Buildings 84 and 85 (City of Berkeley Planning Department var.).

Figure 21 Aerial View Depicting Building B83 in 1950 (Source: Bancroft Library’s Fang Family San Francisco Examiner Photographic Prints Archive 2021)



Research for this study did not definitively identify Building B83’s designer. However, a building permit for a commission by the Colgate-Palmolive-Peet Company in late 1945 may pertain to Building B83. The permit is for a five-story, 101-foot-by-105-foot building to be designed, engineered, and constructed by the Austin Company’s Oakland offices. Founded by Samuel Austin in Cleveland, Ohio, in 1878, the firm expanded quickly during World War I. The company was responsible for the design and construction of several industrial and institutional facilities, including the Gorky Automobile Plant in the Soviet Union. By the mid-twentieth century, the firm operated several subsidiaries throughout the United States and internationally (OhioLink Finding Aid Repository 2020; PCAD 2020). Among the company’s significant extant buildings is the United Airlines Maintenance Facility at San Francisco International Airport (PCAD 2020). In the 1970s, the

Austin Company's business began to decline, and the firm was purchased by the National Gypsum Company in 1984, before being sold to Kajima USA Group (OhioLink Finding Aid Repository 2020).

As designed and constructed, the building embodies many of the elements of the industrial loft type. That building type emerged in the United State at the turn of the twentieth century and is characterized by its multi-story form, reinforced concrete structural system, and ample steel industrial-sash windows (OHR 2018). The use of heavy load-bearing concrete perimeter walls in industrial buildings allowed architects to omit interior structural features and, in turn, create open indoors spaces amenable to modern production lines. Expanses of windows, typically multi-pane steel sashes, maximized the penetration of natural light into the interior. Concrete walls, floors, and roofs had the added benefit of being fireproof (Buffalo as an Architectural Museum 2020). Industrial loft buildings were constructed throughout the United States between around 1900 and the 1960s and were sometimes embellished with elements of Modern architectural traditions, such as the Art Deco-style, to which the type's vertical emphasis was particularly suited. Other Modern styles, Streamline Moderne, and Late Modern, were sometimes expressed in industrial construction, although their characteristic horizontal emphasis was less suited to the verticality of industrial lofts (OHR 2018). Despite their vertical orientation, the glass brick lights and concrete framing located at Building B83's southeast corner are particularly evocative of a melding of the characteristic use of glass brick in the Moderne style, which often featured "groupings of windows... outlined in a protruding, bezel-like flange" (HRG n.d.)

In 1961 and 1962, a ten-month strike idled the Berkeley plant. According to an article published in the September 15, 1961 edition of the Oakland Tribune, more than 400 "production and maintenance workers" affiliated with Warehouse Local 6 of the International Longshoremen's and Warehousemen's Union voted to strike due to a dispute over wages and fringe "benefits." About two months into the walk-out, union members began picketing the company's home factory in Jersey City (Oakland Tribune 11/8/1961). Negotiations with management opened in early November 1961, but the two sides failed to come to an agreement until a July 1962 accord mediated by the Federal Mediation and Conciliation Service guaranteed an immediate 20 cent per hour pay raise and incremental raises through 1964 (Oakland Tribune 11/13/1961; 7/28/1962). Despite the considerable length of the strike, research for this study did not find evidence it was important to economic history or the history of the labor movement in Berkeley or elsewhere.

Colgate continued its growth in the 1960s and 1970s with a strategy based on the diversification of its products. These included new lines of dishwashing detergent, toothpaste, and food wraps. In the 1970s, the company entered the hospital and industrial supplies markets (Reference for Business 2020). Growth in the postwar years was sufficient to justify the expansion of Building B83. A comparison of historic aerial photographs shows the building was augmented with a five-story rear addition between 1959 and 1968 (Netronline 1959; 1968). By 1981, however, Colgate stopped producing soap and household products, leading the company to shutter its Berkeley soap manufacturing plant. Building B83 and other buildings in the facility were left vacant, and several were eventually demolished, as revealed in historic aerial photographs (NETROnline var.). The Bayer Corporation purchased the vacant property in or around 1999 and has since redeveloped some sites within the former Colgate property as part of the Bayer South Properties section of its Berkeley campus (Holtz 1999). Building B83 is currently vacant.

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B83 is recommended ineligible for listing in the NRHP and CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

The building was constructed as part of the Colgate-Palmolive-Peet Company manufacturing plant, centered on the intersection of 6th and Carleton streets. Its initial construction occurred during the final decades of what the West Berkeley Historic Context Statement identifies as intensive industrial development in the area. However, research for this study uncovered no evidence that Building B83 was important in the context of the industrialization of Berkeley. It was, rather, one among many factory buildings constructed near the city's industrial waterfront. The plant was also the site of a prolonged strike in 1961 and 1962., but research for this study found no evidence this event had a significant influence on the economic history of Berkeley, California, or the United States. Nor did this study find evidence that Building B83 was important in any other historical context. Thus, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between Building B83 and any individual known to have made significant historical contributions. Moreover, because Building B83 was constructed at a time when Colgate-Palmolive-Peet was an industrial conglomerate with facilities spread globally, it would be unlikely that the building would be considered a significant achievement of any individual not identified during research for this study. Therefore, the building is recommended ineligible under Criteria B/2.

Architecturally, Building B83 is an industrial loft building with embellishments suggesting the influence of Late Moderne-style design. Elements of the style present on the building include the concrete exterior, lack of ornament, and the glass brick feature with concrete bezel-like framing. While these features reflect a degree of consciousness stylization, the building as a whole it is not of such quality that it embodies the distinctive characteristics of a type, period, or method of construction, or possesses high artistic values. Further the building's integrity has been affected by the large five story addition completed in the 1960s. The building's designer could not be identified, and there is nothing to suggest the building would exemplify the work of any master designer. The property is, therefore, recommended ineligible for listing under Criteria C/3.

There is also no evidence indicating the building has the potential to be eligible under NRHP Criterion D and CRHR Criterion 4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B83 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B83 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a

region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Building B83 also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The building is associated with the industrialization of West Berkeley, but no available evidence suggests the building reflects any important cultural development related to that event, such as the development of business culture or formation of working-class communities. Research for this study identified no theme under which Building B83 would be useful in educating the public. It is, therefore, recommended ineligible under Landmark Criterion 3. Building B83 also lacks historical value as defined by Landmark Criterion 4. It is a daylight factory building constructed during what the West Berkeley Historical Context Statement identifies as a period of intensive industrial development in the area. However, research for this study suggested it was an ordinary factory among several comprising the Colgate-Palmolive Peet Brothers plant and found no evidence the building played an important role in the industrialization of West Berkeley or in any other important historical event. As such, it does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States. Finally, the property is not listed in the National Register of Historic Places and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B83 is recommended eligible for listing as a City of Berkeley Structure of Merit under Criterion 2C as a good example of an industrial loft building with architectural detailing suggestive of the transition between the Streamline Moderne and Late Moderne styles of architecture. Specifically, the conspicuous use of glass brick lights is a typical feature for the Streamline Moderne style that was not widely adopted in Late-Modern iterations. Other features of the building are characteristic solely of the Late Moderne style or of both Streamline Moderne and Late Moderne. These include the building's lack of ornament, concrete exterior, and bezel-like concrete framing surrounding the glass brick elements. Although the verticality of the five-story glass brick light is atypical of either style, the feature appears as good adaptation of Moderne-style architecture to multi-story form characteristic of the industrial loft. As such, Building B83 appears to meet the requirements of Criterion 2C

Building B83 is recommended ineligible under all other Structure of Merit significance criteria (1, 2-A1, 2-A2, 2B, 2D). The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Building B83 does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance, and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building B83 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building B83 is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Building B83 is located: Niehaus House (1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant (1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B83, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930 in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, Building B83 was constructed following this period of growth in 1946, and its construction is not considered contemporary with these designated Landmarks. As an industrial office building, the history of Building B83 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B83 is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B83, they are not consistent in their architectural style, design or construction. Building B83 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B84

Physical Description

Located at the southwest corner of 7th and Carleton streets, Building B84 is a two-story industrial building with elements suggesting the influence of Modern-style design (Figure 22 and Figure 23). It is rectangular in plan, sits on a concrete foundation, and is capped with a flat roof that appears in aerial imagery to have an asphalt coating. The exterior walls are of smooth exposed concrete and exhibit scoring or seams, which may correspond to the building's structural elements. The south elevation loading dock is lined with warehouse bays accessed via metal doors with multi-pane lights. Several pedestrian entrances are also located on the south elevation. Fenestration includes broad multi-pane metal windows on the upper floor of the east elevation and, on the north and south elevations, vertical columns of alternating sections of steel-sash windows and louvered metal vents. Extending from above and beneath the east-elevation windows are heavy precast concrete overhangs stylized with deep notches that align with the windows' muntins. The horizontal emphasis of the east-elevation of the windows and the stylization of the overhangs suggests the modest influence of Modern-style design. The character of the west elevation differs from that of the rest of the building. For the most part, it lacks the smooth concrete surfaces found elsewhere and features a series of semi-octagonal bays filled with brick. These features are presumed to be non-original. Additional features include metal ductwork that passes between the roof and the north-elevation vents and a metal-frame shelter bridging the distance between the subject building and Building B85 to the south. The building extends to the property lines along 7th and Carleton streets and has no landscaped areas.

Figure 22 West Elevation of Building B85



Figure 23 West Elevation of Building B85



Developmental History

The Colgate-Palmolive-Peet Company constructed Building B84 in 1960. At the center of the Colgate-Palmolive-Peet industrial conglomerate that constructed the building was Smith and Colgate, a firm founded by Francis Smith and William Colgate in New York City in 1806. In its early years, the company was a manufacturer of starch, soap and candles, but in the mid-nineteenth century, under the leadership of Samuel Colgate, the company, renamed Colgate and Company, diversified into the production of perfumes, soaps, toothpaste, and, by the 1920s, laundry detergent. In 1929, the firm began an extended period of expansion. That year, Colgate acquired the Kansas City-based Peet Brothers and New York-based Palmolive companies, which had merged the year before. Renamed the Colgate-Palmolive-Peet Company, the firm began an aggressive campaign of overseas growth. Although Colgate had founded a Canadian operation in 1913, the company's international boom began in earnest in the 1930s, when it opened factories in India, South America, South Africa, and the Philippines (Reference for Business 2020).

Colgate was preceded in Berkeley by Peet Brothers, which had operated in the city since 1918. By 1931, the conglomerate was operating a 10-acre manufacturing complex at 6th and Carleton streets that employed 400 and produced soap products for markets in the western United States, western Canada, China, and the Philippines. As discussed above in the Historic Context, the firm's investment in the Berkeley plant mirrored a wider local trend that began in the 1930s, wherein the branch factories of large national firms represented a growing presence in Berkeley's waterfront industrial district. Colgate's East Bay plant was one of five in the United States, including facilities in Jersey City, Milwaukee, Kansas City, and Jeffersonville. Indiana served other markets (Oakland Tribune 5/10/1931). In the decades following World War II, Colgate's main growth strategy centered on the acquisition of smaller competing firms (Reference for Business 2020). It was in the context of the firm's post-World War II-era growth that Colgate constructed Building B84 in 1960. By the time the building was constructed, the plant was already extensively developed with what appear in historic aerial photographs and Sanborn maps to be several large factory buildings and storage facilities (NETROnline 1946; 1958; 1959; ProQuest 1950). Colgate's postwar growth and the construction of Building B84 coincided with a period of steady industrial development in West Berkeley. As addressed above in the Historic Context, the number of factories in the area increased from 187 in 1947 to 263 in 1963 (City of Berkeley n.d.). Colgate constructed at least two additional buildings in Berkeley between 1946 and the 1960s, the neighboring Buildings 83 and 85 (City of Berkeley Planning Department var.).

In 1961 and 1962, a 10-month strike idled the Berkeley plant. According to an article published in the September 15, 1961 edition of the Oakland Tribune, more than 400 "production and maintenance workers" affiliated with Warehouse Local 6 of the International Longshoremen's and Warehousemen's Union voted to strike due to a dispute over wages and fringe "benefits." About two months into the walk-out, union members began picketing the company's home factory in Jersey City (Oakland Tribune 11/8/1961). Negotiations with management opened in early November 1961, but the two sides failed to come to an agreement until a July 1962 accord mediated by the Federal Mediation and Conciliation Service guaranteed an immediate 20 cent per hour pay raise and incremental raises through 1964 (Oakland Tribune 11/13/1961; 7/28/1962). Despite the considerable length of the strike, research for this study did not find evidence it was important to economic history or the history of the labor movement in Berkeley or elsewhere.

Colgate continued its growth in the 1960s and 1970s with a strategy based on the diversification of its products. These included new lines of dishwashing detergent, toothpaste, and food wraps. In the 1970s, the company entered the hospital and industrial supplies markets (Reference for Business

2020). By 1981, however, Colgate stopped producing soap and household products, leading the company to shutter its Berkeley soap manufacturing plant (Holtz 1999). Building B84 and other Colgate buildings were shuttered, and many eventually, as revealed in historic aerial photographs (NETROnline var.). The Bayer Corporation purchased the vacant property in or around 1999 and has since redeveloped some sites within the former Colgate plant as part of the Bayer South Properties section of its Berkeley campus (Holtz 1999).

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B84 is recommended ineligible for listing in the NRHP of CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

Building B84 was constructed as part of the Colgate-Palmolive-Peet Company manufacturing plant, centered at the intersection of 6th and Carleton streets. Its initial construction occurred during the final decades of the industrialization of the surrounding section of West Berkeley. Industrial development characterized West Berkeley in the twentieth century and was important to the broader history of the city of Berkeley. However, research for this study suggests Building B84 is an ordinary warehouse-type building and uncovered no evidence that it was important in the context of the industrialization of Berkeley. The Colgate plant was also the site of a prolonged strike in 1961 and 1962. However, research for this study found no evidence this event had a significant influence on the economic history of Berkeley, California, or the United States. Nor did this study find evidence the building was important in any other historical event. Thus, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between the building and any individual known to have made significant historical contributions. Moreover, because Building B84 was constructed at a time when Colgate-Palmolive-Peet was an industrial conglomerate commanding a large international market share, it would be unlikely that the building, which appears to be an ordinary warehouse, would be considered a significant achievement of any individual not identified during research for this study. Therefore, the building is recommended ineligible under Criteria B/2.

Architecturally, Building B84 is an undistinguished warehouse-type building with modest embellishments suggesting the influence of Modern design. Modern-style features are concentrated on the east elevation, where precast concrete overhangs extend above and beneath the upper-story windows. While these features appear to reflect a degree of consciousness stylization, the building as a whole is an unremarkable example of its type and style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the building's designer could not be identified, there is nothing to suggest the building would exemplify the work of any master designer. The property is, therefore, recommended ineligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B84 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B84 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C. Building B84 also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The building is associated with the industrialization of West Berkeley. However, it is an ordinary warehouse-type building, and no available evidence suggests the building reflects any important cultural development related to industrial development Berkeley or to any other event that might confer significance under Landmark Criterion 2. Furthermore, research for this study found no theme under which Building B84 would provide public educational value. It is, therefore, recommended ineligible under Landmark Criterion 3. Building B84 also lacks historical value as defined by Landmark Criterion 4. It is an ordinary warehouse-type building constructed during the latter decades of intensive industrial development in the area. As such, it is not particularly representative of industrialization of West Berkeley. Further, available sources did not suggest the building was important to economic or labor history due to any associations with the strike of 1961-1962. As such, it does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States such that it should be designated under Landmark Criterion 4. Finally, the property is not listed in the National Register of Historic Places and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B84 is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Building B84 does not possess architectural merit. While it features modest embellishments suggesting the influence of Modern design, the building as a whole is an unremarkable example of its type and style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance, and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building B84 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building B84 is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Building B84 is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing

Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B84, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930, in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, the construction of Building B84 significantly post-dates that period, and its construction is not contemporary with these designated Landmarks. As an industrial warehouse building, the history of Building B84 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B84 is less distinctive. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B84, they are not consistent in their architectural style, design or construction. Building B84 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Building B85

Physical Description

Located southwest of the intersection of 7th and Carleton streets, Building B85 is a one-story building with no discernible architectural style (Figure 24). It is rectangular in plan, sits on a concrete foundation, and is capped with a flat roof clad in composition sheeting. Its exterior consists of precast concrete panels, vertical wood panels, and fiberglass panels. Entrances are on the east and west elevations and feature a solid wood door, metal double doors, and two large vehicle bays. Aluminum-framed clerestory windows are located on the west elevation, while clerestory windows of undetermined type and materials open to the north. The vehicle bays are located on the west elevation and face a large work yard and parking lot on the property's interior. A metal canopy extends from the north elevation, connecting the building to the adjacent Building B84. Signage mounted to the west elevation reads "EMPLOYEE," while unpainted areas directly beneath suggest similar signage was once affixed to wall spelling "STORE." There are no apparent alterations to the building. Outside the building footprint, the property is entirely paved.

Figure 24 West Elevation of Building B85



Developmental History

The Colgate-Palmolive-Peet Company constructed Building B85 in 1960. Remnants of signage mounted on the west elevation indicate the building once served as an employee store.

At the center of the Colgate-Palmolive-Peet industrial conglomerate that constructed the building was Smith and Colgate, a firm founded by Francis Smith and William Colgate in New York City in 1806. In its early years, the company was a manufacturer of starch, soap and candles, but in the mid-nineteenth century, under the leadership of Samuel Colgate, the company, renamed Colgate and Company, diversified into the production of perfumes, soaps, toothpaste, and, by the 1920s, laundry detergent. In 1929, the firm began an extended period of expansion. That year, Colgate acquired the Kansas City-based Peet Brothers and New York-based Palmolive companies, which had merged the year before. Renamed the Colgate-Palmolive-Peet Company, the firm began an aggressive campaign of overseas growth. Although Colgate had founded a Canadian operation in 1913, the company's international boom began in earnest in the 1930s, when it opened factories in India, South America, South Africa, and the Philippines (Reference for Business 2020).

Colgate was preceded in Berkeley by Peet Brothers, whose branch factory had operated there since 1918. By 1931, the conglomerate was operating a ten-acre manufacturing complex at 6th and Carleton streets that employed 400 and produced soap products for markets in the western United States, western Canada, China, and the Philippines. As discussed above in the Historic Context, the firm's investment in the Berkeley plant mirrored a wider local trend that began in the 1930s, wherein the branch factories of large national firms represented a growing presence in Berkeley's waterfront industrial district. Colgate's East Bay plant was one of five in the United States, including facilities in Jersey City, Milwaukee, Kansas City, and Jeffersonville Indiana served other markets

(Oakland Tribune 5/10/1931). In the decades following World War II, Colgate's main growth strategy centered on the acquisition of smaller competing firms (Reference for Business 2020). In the context of the firm's post-World War II-era growth, Colgate constructed Building B84 in 1960. By the time the building was constructed, the plant was already extensively developed with several large factory buildings and storage facilities as noted by historical aerial photographs (NETROnline 1946; 1958; 1959; ProQuest 1950). Colgate's postwar growth and the construction of Building B83 coincided with a period of steady industrial development in West Berkeley. As addressed above in the Historic Context, the number of factories in the area increased from 187 in 1947 to 263 in 1963 (City of Berkeley n.d.). Colgate constructed at least two additional buildings in Berkeley between 1946 and the 1960s, the neighboring Buildings 83 and 84 (City of Berkeley Planning Department var.).

In 1961 and 1962, a 10-month strike idled the Berkeley plant. According to an article published in the September 15, 1961 edition of the Oakland Tribune, more than 400 "production and maintenance workers" affiliated with Warehouse Local 6 of the International Longshoremen's and Warehousemen's Union voted to strike due to a dispute over wages and fringe "benefits." About two months into the walk-out, union members began picketing the company's home factory in Jersey City (Oakland Tribune 11/8/1961). Negotiations with management opened in early November 1961, but the two sides failed to come to an agreement until a July 1962 accord mediated by the Federal Mediation and Conciliation Service guaranteed an immediate 20 cent per hour pay raise and incremental raises through 1964 (Oakland Tribune 11/13/1961; 7/28/1962). Despite the considerable length of the strike, research for this study did not find evidence it was important to economic history or the history of the labor movement in Berkeley or elsewhere.

Colgate continued its growth in the 1960s and 1970s with a strategy based on the diversification of its products. These included new lines of dishwashing detergent, toothpaste, and food wraps. In the 1970s, the company entered the hospital and industrial supplies markets (Reference for Business 2020). Growth in the postwar years was sufficient to justify the expansion of Building B83. A comparison of historic aerial photographs shows that the building was augmented with a five-story rear addition between 1959 and 1968 (Netronline 1959; 1968). By 1981, however, Colgate stopped producing soap and household products, leading the company to shutter its Berkeley soap manufacturing plant (Holtz 1999). Building B85 and other Colgate buildings were shuttered, and several were eventually demolished, as revealed in historic aerial photographs (NETROnline var.). Bayer purchased the vacant property in or around 1999 and has since redeveloped some sites within the former Colgate plant (Holtz 1999).

Historical Evaluation

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Building B85 is recommended in eligible for listing in the NRHP and CRHR under any applicable significance criteria (A/1, B/2, C/3, D/4).

Building B85 was constructed as part of the Colgate-Palmolive-Peet Company manufacturing plant, centered on the intersection of 6th and Carleton streets. The building's initial construction occurred during the final decades of the industrialization of the surrounding section of West Berkeley. As discussed above, industrial development characterized West Berkeley in the twentieth century and was important to city's broader history. However, research for this study suggests Building B85 is an ordinary ancillary building and uncovered no evidence that it was important in the context of the industrialization of Berkeley. The plant was also the site of a prolonged strike in 1961 and 1962, but no evidence suggests this event had a significant influence on economic or labor history in Berkeley,

California, or the United States. Nor did this study find evidence the building was important in any other historical event. Thus, the building is recommended ineligible under Criteria A/1.

Research for this study also failed to find strong associations between the building and any individual known to have made significant historical contributions. Moreover, because Building B85 was constructed at a time when Colgate-Palmolive-Peet was an industrial conglomerate with facilities spread globally, it would be unlikely that the building, which appears to have served originally as an employee story, would be considered a significant achievement of any individual not identified during research for this study. Therefore, the building is recommended ineligible under Criteria B/2.

Architecturally, Building B85 is an undistinguished ancillary building with no discernible style. It is of a ubiquitous type and does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the building's designer could not be identified, there is nothing to suggest the building would exemplify the work of any master designer. The property is, therefore, recommended ineligible for listing under Criteria C/3.

The archival and background research effort performed for this study provided no evidence the building may be eligible under Criteria D/4 for its potential to yield information important to our understanding of human history or prehistory.

CITY OF BERKELEY LANDMARK

Building B85 is recommended ineligible for listing as a City of Berkeley Landmark under any applicable significance criteria (A-1A, 1B, 1C, 2,3,4,5).

As detailed above, the research and site visit conducted for this study indicate Building B85 lacks architectural merit or distinction. There is no evidence it is the first, last, only or most significant architectural property of its type in the region. Nor is there evidence it should be considered a prototype of or outstanding example of periods, styles, architectural movements or construction or worth preserving for the exceptional values it adds as part of the neighborhood fabric. Although the building's designer was unable to be identified, the building's architectural detailing is not distinctive such that it would likely be considered a notable example or the best surviving work in a region of an architect, designer or master builder. It is therefore recommended ineligible for City of Berkeley Landmark designation under Criterion A-1A, 1B and 1C.

Building B85 also lacks cultural value sufficient for eligibility under Landmark Criterion 2, which pertains to the cultural value of sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of Berkeley. The building is associated with the industrialization of West Berkeley and was in use during the Colgate strike of 1961-1962. However, it is an ordinary industrial building, and no available evidence suggests the building reflects any important cultural development related to industrial development in Berkeley or to any other event that might confer significance under Landmark Criterion 2. Furthermore, research for this study found no theme under which Building B85 might provide public educational value. It is, therefore, recommended ineligible under Landmark Criterion 3. Building B85 also lacks historical value as defined by Landmark Criterion 4. It is a minor industrial building constructed at Colgate's Berkeley plant during the latter decades of intensive industrial development in the area. As such, it is not particularly representative of industrialization of West Berkeley. Further, available sources did not suggest the building was historically significant due to any associations with the strike of 1961-1962. As such, it does not embody and express the social, cultural, economic, political, religious or military history of Berkeley, Alameda County, California, or the United States

such that it should be designated under Landmark Criterion 4. Finally, the property is not listed in the National Register of Historic Places and therefore does not meet the requirements of Landmark Criterion 5.

CITY OF BERKELEY STRUCTURE OF MERIT

Building B85 is recommended ineligible for listing as a City of Berkeley Structure of Merit under any significance criteria (1, 2-A1, 2-A2, 2B, 2C, 2D).

The research conducted for this study and presented above in support of its ineligibility for listing in the NRHP, CRHR, and as a City of Berkeley Landmark indicates that Building B85 does not possess architectural merit. As a utilitarian shed, it is not a good example of architectural design and does not strongly embody distinctive characteristics of any architectural style. Additionally, the building does not possess cultural, educational or historic interest or value. It is not associated with a historic period or event of significance, and it does not appear to have historical significance to the city and/or its neighborhood, block, street frontage or group of buildings where it is located. Building B85 is therefore ineligible for listing as a City of Berkeley Structure of Merit under Criteria 1, 2-A2, 2C and 2D.

There are no existing designated City of Berkeley Landmarks in the block, street frontage or in the group of buildings where Building B85 is located. The research conducted for this study identified six additional designated and extant City of Berkeley Landmarks within the neighborhood where Building B56 is located: Niehaus House(1889), Grace Baptist Church (1901), Kawneer Manufacturing Company (1913), Standard Die and Specialty Company (1924), H.S. Heinz Co. Plant (1927), and Durkee Famous Food Plant(1916).

While the Landmarks listed above are located generally within the same neighborhood as Building B85, which occupies a relatively large swath of West Berkeley, none are within its immediate vicinity. The Niehaus House was constructed prior to 1906. All other above-noted Landmarks were constructed prior to 1930 in the early portion of West Berkeley's period of twentieth century growth (1906-1941). In contrast, the construction of Building B85 significantly post-dates that period, and its construction is not contemporary with that of these designated Landmarks. As a utilitarian ancillary building, the history of Building B85 is consistent in its general function with that of the Landmarks located in its surroundings. However, in terms of the compatibility of its size, scale, style, materials or design with said Landmarks, Building B85 is less distinctive in terms of size and scale. Many of the Landmarks are large scale in nature, occupying entire city blocks and/or featuring several stories. As design and construction of these Landmarks predate that of Building B85, they are not consistent in their architectural style, design or construction. Building B85 is therefore additionally recommended ineligible for listing as a City of Berkeley Structure of Merit under Criteria 2-A1 and 2B.

Buildings Subject to Reconnaissance Survey

Table 3 Buildings Subject to Reconnaissance Survey

| Photograph | Building Name | Year Built | Details |
|--|--------------------------------------|----------------------|---|
|  | <p>Building B44 and Building B59</p> | <p>1930 and 1992</p> | <p>Building B44 is a one-story industrial building with no discernible architectural style. It possesses a regular footprint, reinforced structural brick walls, and pent roof. Windows include steel-sash clerestories on north elevation. Attached scaffolding supports several pipelines and the stuccoed north-elevation wall may be non-original. Building B44 appears to be one of the oldest on site and although altered and lacking a discernable style, it should be evaluated should future demolition or alteration be proposed.</p> <p>Building B59 is attached to the west elevation of Building B44. It is a two-story industrial building constructed in no discernible style. It features a rectangular plan and flat roof. Exterior wall cladding consists of standing-seam metal. Entrances on the north elevation include standard solid wood doors and a warehouse bay with a paneled door. The window types could not be determined.</p> <p>Building B59 was constructed in 1992 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2032.</p> |

| Photograph | Building Name | Year Built | Details |
|--|----------------------|--------------------|--|
|  | Building B46 | 1964 | <p>Building B46 is a one-story industrial building with no discernible style. It possesses an irregular plan, flat roof, and stucco and concrete-block exterior walls. The extension on east elevation is gabled and entrances on south elevation include glazed wood single and double doors.</p> <p>Building B46 exhibits no architectural distinction and does not appear architecturally significant.</p> |
|  | Building B47 and B54 | 1966/1968 and 1979 | <p>Building B47 is a two-story building constructed in no discernible style. It possesses an irregular plan, flat roof and stucco or concrete exterior walls. The west-elevation entrance features glazed metal double doors and windows are multi-pane metal sashes, which open with vertically sliding or awning configurations. Building B57 is a comparatively small north-elevation addition with gable roof and standing-seam metal cladding.</p> <p>Building B47 and B54 exhibits no architectural distinction does not appear architecturally significant.</p> |

| Photograph | Building Name | Year Built | Details |
|--|---------------|--------------------|---|
|  | Building B58 | 1980 and 1988-1993 | <p>Building B58 is a two-story building constructed with elements of the Brutalist style. It possesses an irregular plan, flat roof and exterior surfaces that include structural concrete and paneling of an undetermined material. The recessed main entrance is located in a west-elevation addition and features glazed metal doors embedded in a window wall. The building is adjoined to Building B57 by an addition completed sometime between 1988 and 1993.</p> <p>Building B57 exhibits no architectural distinction does not appear architecturally significant.</p> |
|  | Building B60 | 1995 | <p>Building B60 is a two- to three-story industrial building with no discernible style. It possesses an irregular footprint, stucco and corrugated metal wall cladding, and complex roof with flat, segmental arch, and hipped sections. Windows occur in horizontal bands of fixed sashes.</p> <p>Building B60 was constructed in 1995 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2035.</p> |

| Photograph | Building Name | Year Built | Details |
|--|------------------------|---------------|--|
|  | Building B61 | 1995 | <p>Building B61 is a one-story industrial building with no discernible style. It features an irregular footprint, flat roof, and metal wall cladding. North elevation entrance consists of wood double doors with rectangular lights. The building appears prefabricated.</p> <p>Building 61 was constructed in 1995 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2035.</p> |
|  | Buildings B62 and B62A | 1995 and 2006 | <p>Building B62 is a one-story industrial building housing an ammonia plant. It features an L-plan, flat roof, and standing-seam metal exterior wall cladding. The south-elevation entrance consists of solid wood or metal double doors. A horizontal band of fixed metal-sash windows opens from the south elevation. Located immediately to the east, Building B62A shares its counterpart's basic characteristics.</p> <p>Building B62 and B62A were constructed in 1995 and 2006 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2035 and 2046 respectively.</p> |

| Photograph | Building Name | Year Built | Details |
|--|---------------|------------|---|
|  | Building B63 | 1995 | <p>Building B63 is a two-story industrial building with no discernible style. It possesses a regular plan, flat roof, and standing seam metal wall cladding. The main elevation faces north and features entrance and ribbon windows of undetermined type. Three large bays on south elevation are secured by a metal roll-up door and two metal grates. Building B63 was constructed in 1995 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2035.</p> |
|  | Building B64 | 2000 | <p>Building B64 is a three-story office building with no discernible style. It possesses an irregular plan and complex roof consisting of flat and segmental arch sections. Wall cladding consists of panels of undetermined materials and windows are fixed sashes in various configurations; some upper-story windows include overhanging screens. The recessed main entrance is on west elevation. Building B64 was constructed in 2000 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2040.</p> |

| Photograph | Building Name | Year Built | Details |
|--|---------------|------------|--|
|  | Building B66 | 2005 | <p>Building B66 is a multi-story industrial building constructed in no discernible style. It sits on a roughly regular footprint and is topped with a flat, multi-level roof. Wall cladding consists of metal paneling. Entrances include warehouse-style bays with metal roll-up doors. Windows are placed sparingly.</p> <p>Building B66 was constructed in 2005 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2045.</p> |
|  | Building B67 | ca. 2020 | <p>Building B67 is a one-story industrial/office building is designed in a contemporary architectural style. It possesses a regular plan and flat roof. Wall cladding is a combination of corrugated metal and paneling of an undetermined material. The south-elevation entrance features a solid wood or metal door with rectangular glazing. Fenestration includes a window wall that wraps around parts of the south and east elevation.</p> <p>Building B67 was completed within the recent past and will not pass the 40-year age threshold within the DA period, which generally triggers the need for historical resources evaluation in Berkeley.</p> |

| Photograph | Building Name | Year Built | Details |
|--|---------------|------------|--|
|  | Building B80 | 2002 | <p>Building B80 is a three-story industrial/office building designed in a contemporary architectural style. It features an irregular plan and a complex roof that is alternately flat and barrel-arched with rolled composition and metal cladding. Wall cladding consists primarily of metal panels and windows display two-pane fixed metal sashes and are sheltered with brise soleil on the upper floors. Metal railing traces portions of the parapet.</p> <p>Building B80 was constructed in 2002 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2042.</p> |
|  | Building B81 | 2004 | <p>Building B81 is a three-story office/industrial building designed in a contemporary style. It possesses a roughly regular plan and a complex roof that is alternately flat, pent, and segmental arched with a combination of composition and metal cladding. Fixed-sash windows are placed irregularly on the upper stories. An elevated covered walkway connects the building to Building B80.</p> <p>Building B80 was constructed in 2004 and should be considered for historical resources eligibility prior to any future demolition or alteration occurring after 2044.</p> |

| Photograph | Building Name | Year Built | Details |
|--|---------------|------------|--|
|  | Building B82 | 1918 | <p>Building B82 is a large highly altered industrial building, likely originally constructed as a factory or foundry. It possesses an irregular plan and roof that consists of a gabled section with roof monitors and a pyramidal section with a cupola. Exterior is a combination of original brick and non-original standing seam metal. Ground-level windows are mostly segmental-arched with multi-pane metal sashes. Upper-story windows are rectangular with multi-pane steel sashes.</p> <p>Although Building B82 has been substantially altered, given its age, the building should be evaluated for potential historical and/or architectural significance prior to any projects involving its alteration or demolition.</p> |
| No photo available. | Building B87 | 2015 | <p>Building B87 is a relatively small industrial building with regular plan, gabled roof, and what appears to be metal roof and exterior wall cladding.</p> <p>Building B87 was completed within the recent past and will not pass the 40-year age threshold within the DA period, which generally triggers the need for historical resources evaluation in Berkeley.</p> |
|  | Building B88 | 2014 | <p>Building B88 is a five-story office building designed in a contemporary architectural style. Roughly regular in plan, with a flat roof and stucco and metal panel wall cladding. Windows are fixed metal sashes, including large, multi-story bank with brise soleil located at the southwest corner.</p> <p>Building B88 was completed within the recent past and will not pass the 40-year age threshold within the DA period, which generally triggers the need for historical resources evaluation in Berkeley.</p> |

BAYER CAMPUS DISTRICT EVALUATION

National Register Bulletin 15 defines a district as that which possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects unified historically or aesthetically by plan or physical development (U.S. Department of the Interior 1995). Developed piecemeal by multiple property owners and over several decades, the Bayer Campus does not appear to possess a concentration of buildings unified by history or aesthetics. Buildings on the campus vary in their date of construction, architectural style and design aesthetic and possess associations with numerous companies, many of which do not appear significant in the context of West Berkeley's industrialization. In addition, most buildings on the campus were constructed by or came under the ownership of Cutter/Bayer since the second half of the twentieth century and have not collectively acquired significance since that time. Based on the intensive and reconnaissance survey, the Bayer Campus does not appear to constitute a historic district at this time.

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Findings and Conclusions

Built Environment Historical Resources

The proposed project involves the extension of the existing DA for a period of 30 years to support the continued operations at the Bayer campus, a 46.3-acre property currently containing 35 buildings constructed between 1918 through 1920. It includes known project activities such as the demolition and renovation of 12 existing buildings, as well as conceptual elements such as future construction and potential demolition or alteration. Known project elements were assessed as part of this study at the project level while conceptual elements were assessed at the program level.

Eleven of the 12 buildings proposed to be demolished or altered were constructed prior to 1980 and therefore were evaluated as part of this study to determine if they qualify as historical resources under CEQA. (Building B80, which is proposed to be expanded, was constructed in 2002 and therefore does not currently meet the age threshold for historical resources eligibility). Of the 11 evaluated buildings, Building B83 was recommended eligible for listing in the CRHR and as a City of Berkeley Landmarks. It therefore qualifies as a historical resource as defined by §15064.5(a)(1) of the CEQA Guidelines. The remaining 10 buildings were found ineligible for the NRHP, CRHR, or local designation and therefore are not considered historical resources.

Pursuant to §15064.5(b) of the CEQA Guidelines, a significant effect on the environment would occur if a project causes a substantial adverse change, or materially impairs, the significance of a historical resource. Material impairment occurs when a project demolishes or alters in an adverse manner those physical characteristics which convey a resources historical significance and justify its eligibility for the CRHR or a local register (§15064.5(b) of the CEQA Guidelines). Building B83 is proposed to be renovated; however, plans are currently conceptual and there is insufficient information at this time to assess whether the future renovation would materially impair the building. Pursuant to §15064.5(b)(3) of the CEQA Guidelines, projects which comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards"; Weeks and Grimmer 1995) generally are considered mitigated to a level of less than significant. As detailed below, the architectural history mitigation measure is recommended for Building B83 to ensure its future renovation is completed in a manner that is consistent with the Standards, thereby avoiding impacts to a historical resource.

The remaining 10 buildings subject to intensive-level evaluation were not found to qualify as historical resources, and therefore their proposed demolition or alteration would not constitute a significant impact to historical resources. Further, the research and survey conducted as part of this study does not suggest a historic district to be present in the project site that could be affected by future development activities under the DA.

Given the 30-year life span and programmatic approach of the DA, there is potential for additional properties to be altered and demolished under the terms of the DA. As detailed above, there are buildings that were not evaluated as they are not currently planned to be demolished or altered. Many of these buildings have also not exceeded the 40-year threshold used to evaluate buildings for historical resources issues. Should future project activities be proposed under the DA that would demolish or alter a building over 40 years old at the time of the project, this activity could have the potential to significantly impact a yet-to-be identified historical resources. The following mitigation measures are recommended to identify historical resources and avoid impacts to the greatest

extent feasible. With adherence to these measures to identify and treat historical resources such as Building B83, Rincon recommends a finding of ***less than significant impact to historical resources with mitigation incorporated*** under CEQA

Built Environment Historical Resources Mitigation Measures

Architectural History Evaluation

For any future project proposed demolition or alterations to a building or structure 40 years of age or older at the time of or permit application, the project applicant shall retain a qualified architectural historian to prepare an historical resources evaluation. The qualified architectural historian or historian shall meet the Secretary of the Interior's PQS in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices recommended by the State Office of Historic Preservation to identify any potential historical resources in the proposed project site. Under the guidelines, properties shall be evaluated within their historic context and documented in a technical report and on Department of Parks and Recreation Series 523 forms. The report will be submitted to the City for review prior to any permit issuance. If no historic resources are identified, no further analysis is warranted. If historic resources are identified by the Architectural History Evaluation, the project shall be required to implement architectural history mitigation measure.

Architectural History Mitigation

For projects involving Building B83 or historical resources identified through the process described in architectural history evaluation measure, impacts shall be reduced to a less than significant level by ensuring proposed project activities comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). During the project planning phase (prior to any construction activities), input shall be sought from a qualified architectural historian or historic architect meeting the *Secretary of the Interior's Professional Qualifications Standards* to ensure project compliance with the Standards for Rehabilitation. This input will ensure the avoidance of any direct/indirect physical changes to historical resources. The findings and recommendations of the architectural historian or historic architect shall be documented in a Standards Project Review Memorandum at the schematic design phase. This memorandum shall analyze all project components for compliance with the Standards for Rehabilitation. Project components to be analyzed shall include direct and indirect changes to historical resources and their setting. Should design modifications be necessary to bring projects into compliance with the Standards for Rehabilitation, the memorandum will document those recommendations, which shall be incorporated into updates project designs to ensure compliance with the Standards. The report will be submitted to the City for review and approval prior to issuance of a building permit..

Archaeological Resources

The cultural resources records search identified 12 previously recorded cultural resources within a 0.25-mile radius of the project site. Of the recorded resources in the records search radius, one is a prehistoric archaeological resource containing habitation debris *Confidential information removed from public review*. The SLF search conducted by the NAHC returned positive results, and the Amah Mutsun Tribal Band of Mission San Juan Bautista recommended cultural sensitivity training for all crews involved in ground disturbance, as well as archaeological and Native American monitoring.

Although the project site has experienced extensive urban development, the results of the records search and Native American outreach indicate *Confidential information removed from public review*.

Due to the sensitivity of the area, ground disturbance at the project site has the potential to impact archaeological resources over the 30-year life of the DA. Therefore, Rincon recommends a series of programmatic measures to identify and mitigate potential impacts to archaeological resources as work is conducted throughout the duration of the DA. These recommended measures are presented below. With adherence to these recommendations, Rincon recommends a finding of ***less than significant impact to archaeological resources with mitigation incorporated*** under CEQA. The project is also required to adhere to regulations regarding the unanticipated discovery of cultural resources and human remains, detailed below.

Archaeological Mitigation Measures

Cultural Resources Desktop Analysis

To avoid impacts to cultural resources prior to any future project facilitated by the DA that would involve demolition, new construction, grading, or underground work such as utility installation, a cultural resources desktop analysis shall be conducted. The desktop analysis shall include but not be limited to a review of the project description and level of proposed ground disturbance, a review of a recent cultural resources records search through CHRIS, and a review of available historic maps and aerial photography. The desktop analysis shall identify the need for the implementation of additional mitigation measures. If any resources could be adversely affected by construction, feasible measures will be taken to prevent adverse impacts on the resource, as determined by the qualified cultural resource specialist. Additional measures will be applied if avoidance is not feasible.

Phase I Archaeological Resources Study

For any future projects facilitated by the DA involving ground disturbance, a Phase I cultural resources study shall be performed by a qualified professional meeting the SOI's PQS for archaeology (National Park Service 1983). If an area has been subject to a Phase I cultural resources study in the last five years, this measure would not be required. If a project would solely involve the refurbishment of an existing building and no ground disturbance would occur, this measure would not be required. A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the NWIC and an SLF search with the NAHC. The Phase I technical report documenting the study shall include recommendations that must be implemented prior to and/or during construction to avoid or reduce impacts on archaeological resources. The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. Implementation of the recommendations included in the Phase I technical report shall be required throughout all ground disturbing activities.

Extended Phase I Testing

If recommended by the Desktop Analysis or Phase I study, the project applicant shall retain a qualified archaeologist to conduct an XPI study to determine the presence/absence and extent of archaeological resources at the project site. XPI testing shall comprise a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of

archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required.

All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of any grading, demolition, or construction permits. Recommendations therein shall be implemented for all ground disturbance activities.

Archaeological Site Avoidance

Any identified archaeological sites shall be avoided by project-related construction activities where feasible. A barrier (temporary fencing) and flagging shall demarcate the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts.

Phase II Site Evaluation

If the results of any Phase I and/or XPI indicate the presence of archaeological resources that cannot be avoided by the project and that have not been adequately evaluated for CRHR listing at the project site, the qualified archaeologist will conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources.

A Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the sites, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.

If the archeologist and, if applicable, a Native American monitor or other interested tribal representative determines it appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures. Lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. Recommendations in the Phase II report shall be implemented for all ground disturbance activities.

Phase III Data Recovery

Should the results of the Phase II site evaluation yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI standards for archaeology

according to a research design reviewed and approved by the City prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. Methods of artifact disposition may include reburial or curation.

As applicable, the final Phase III Data Recovery reports should be submitted to the City prior to issuance of any grading or construction permit. Recommendations therein shall be implemented throughout all ground disturbance activities.

Worker's Environmental Awareness Program

Prior to any ground disturbing activities, the project applicant shall retain an SOI qualified archaeologist to conduct a Worker's Environmental Awareness Program (WEAP) training. The WEAP training shall be focused on archaeological sensitivity and shall be provided to all construction personnel prior to the commencement of any ground-disturbing activities. The WEAP training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.

Archaeological and Native American Monitoring

If recommended by the Desktop Analysis, Phase I, XPI, Phase II, or Phase III studies, the project applicant shall retain a qualified archaeologist and local Native American monitor to observe project-related, ground-disturbing activities. Native American monitoring shall be provided by a locally affiliated tribal member. Monitors will have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for listing in the CRHR. Archaeological or Native American monitoring or both may be reduced or halted at the discretion of the monitors, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or findings that are negative during the first 60 percent of ground disturbance. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location at the project site and when ground disturbance will extend to depths not previously reached (unless those depths are in bedrock). Following the completion of monitoring, a report documenting the monitoring effort shall be prepared and submitted to the lead agency and the NWIC.

Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, whether or not an archaeological or Native American monitor is present, work within 60 feet shall be halted, and the project applicant shall immediately retain an archaeologist meeting the SOI's Professional Qualification Standards for archaeology (National Park Service 1983) to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to historical or unique archaeological resources. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and

approval. Recommendations therein shall be implemented throughout the remainder of ground disturbance activities.

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Appendix A

Records Search Results

Appendix B

Native American Outreach

Appendix C

DPR Forms