



California State Building at Lewis and Clark Exposition  
C. W. Dickey, Architect



West Berkeley Bank  
C. W. Dickey, Architect



The Work of Charles William Dickey, Architect



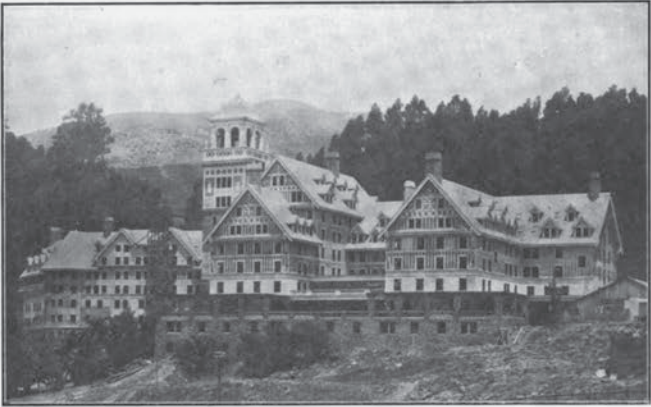
CHARLES WILLIAM DICKEY, whose architectural work is published herewith, was born in Alameda, California, in July, 1871, but his early life was spent in the Hawaiian Islands. He is a son of Senator Charles Henry Dickey, of Honolulu, T. H. His studies were pursued at the Oakland High School and in 1890 he entered the Architectural Department of the Massachusetts Institute of Technology, in Boston, Mass., from which institution he was graduated in 1894.

After working a short time in the architectural offices of H. C. Kock & Company, of Milwaukee, and Reid Bros., of San Francisco, he returned to his island home to begin his architectural career as a member of the firm of Ripley & Dickey, Honolulu.

He was at once confronted with the difficult problem of adapting modern architectural forms to tropical conditions. The task of solving this problem brought out his imagination and originality and had a great deal to do with his future development. That he caught the spirit of his environment and truthfully portrayed this spirit in all his Hawaiian work will be clearly seen by reference to the pictures here published. His simple and artistic houses with their broad lanais (porches), projecting eaves, low pitched roofs and other features fairly breathe the atmosphere of Honolulu, the Paradise of the Pacific. He has left his stamp upon the architecture of the Islands and has done more than any other man to raise it to its present high standard.

In 1903 the financial depression in Honolulu led him to try his fortunes elsewhere and he opened an office in Oakland, California, under the firm name of Dickey & Reed. Mr. Reed later withdrew from the firm to pursue his architectural studies at the Massachusetts Institute of Technology.

Mr. Dickey's success in Oakland has been phenomenal and he is now generally recognized as one of the leading architects of the city. His most notable buildings are the Claremont Hotel and the Oakland Bank of Savings. All of his work bears his personal stamp showing originality and imagination controlled by a thoroughly trained mind. Each of the buildings he has designed clearly expresses the purpose for which it is intended, and is in perfect harmony with its environment. These two points are absolutely essential to any successful architectural composition and they are never lost sight of in any of his work.



The Claremont Hotel is probably his greatest achievement. He won his appointment as architect for this great tourist hotel in competition with some of the leading architects of the Pacific Coast. The manner in which he has grasped the subject and taken advantage of every feature of the beautiful site is really remarkable. The building appears to grow out of the earth and conforms to all the undulations of the ground and the sweep of the hills. The picturesque Elizabethan style which he has adopted is most suitable to fulfill all the conditions. The hotel looks inviting and home-like and will doubtless prove one of the most successful tourist hotels of the Pacific Coast.

The Oakland Bank of Savings building is a very pure piece of classic design and represents all that is best and purest in commercial architecture. The construction and finish of this building rank it with the finest of its kind in the United States, and it will be as nearly earthquake and fire-proof as the achievement of modern skill and science will permit.

Space will not permit the description of many of the buildings here depicted, but the California State building, at the Lewis & Clark Exposition, should be mentioned as being especially interesting to Californians. In this building are cleverly combined the perfect reproductions of the fronts of four historic California missions and the dome of a fifth. In planning these reproductions, Mr. Dickey was fortunate in securing some very fine photographs of these mission buildings taken in the early sixties, before they had been remodeled and restored, and hence the State building at Portland possessed special historic interest.

Mr. Dickey is a member of the American Institute of Architects and of the San Francisco Chapter of the same body.



2276 SHATTUCK AVE - MORSE BUILDING, BERKELEY, US

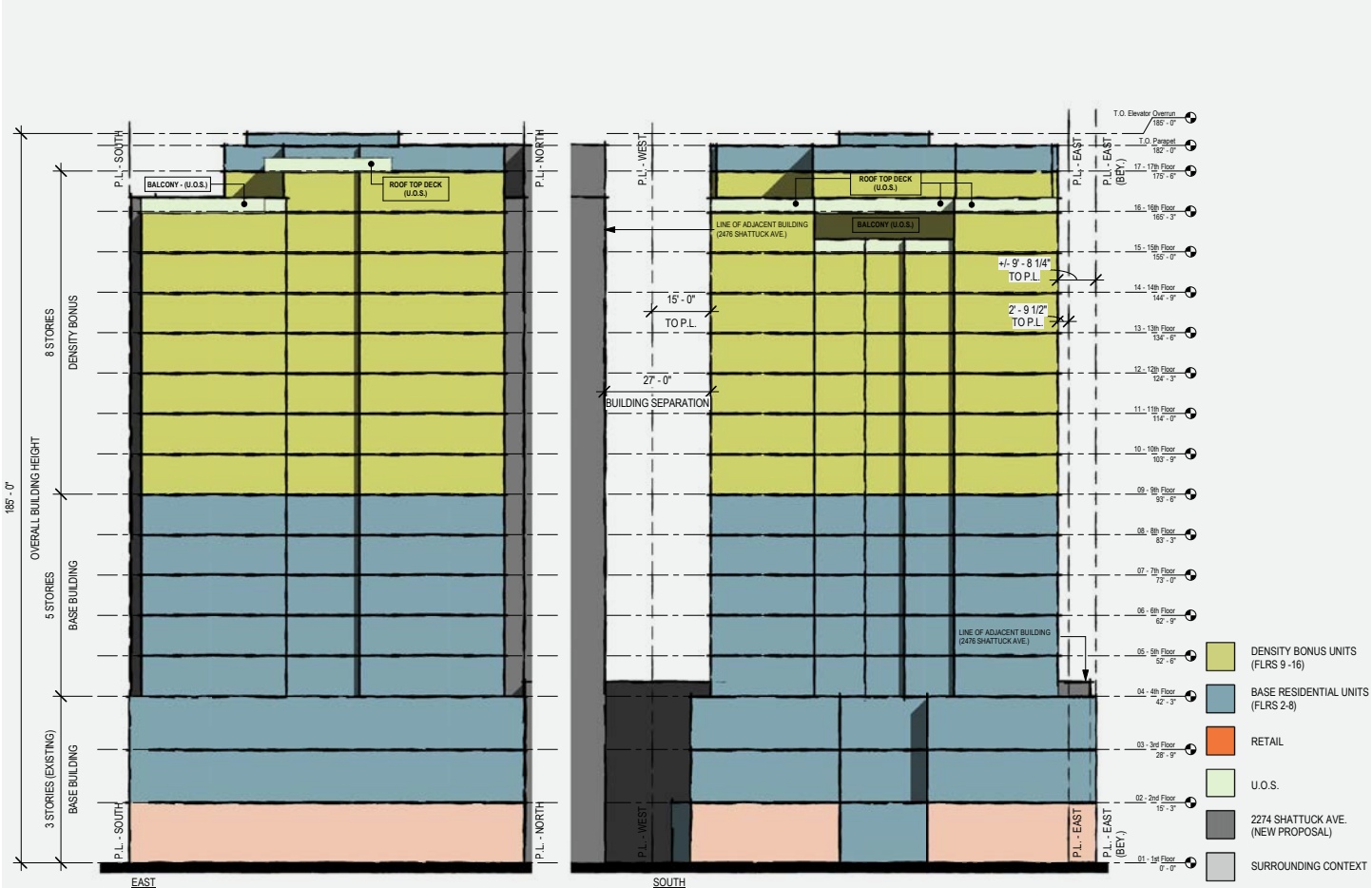
RESIDENTIAL TOWER, HISTORIC BUILDING RESTORATION

Architecture Conceptual Design

STUDIO MBJ

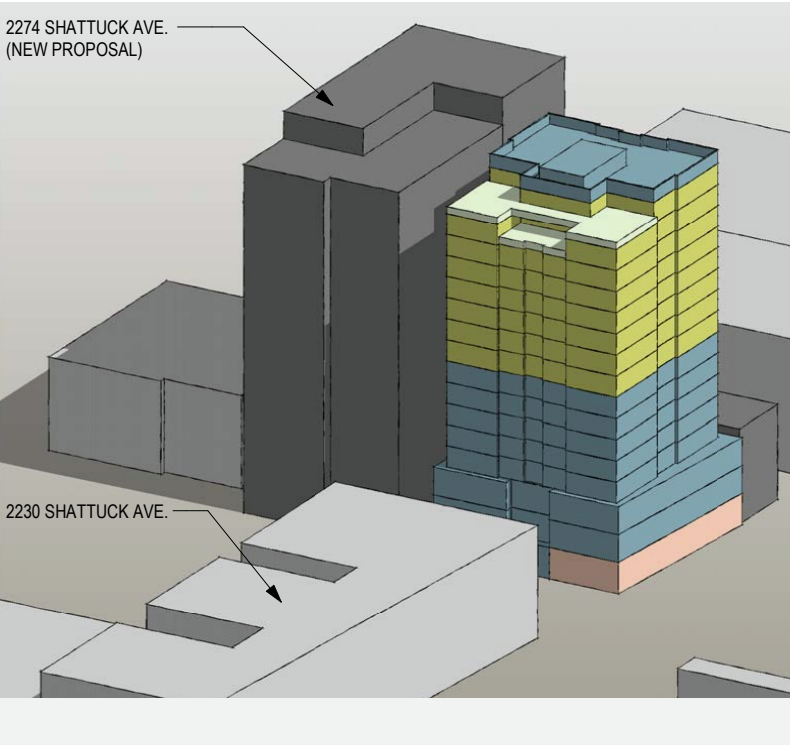
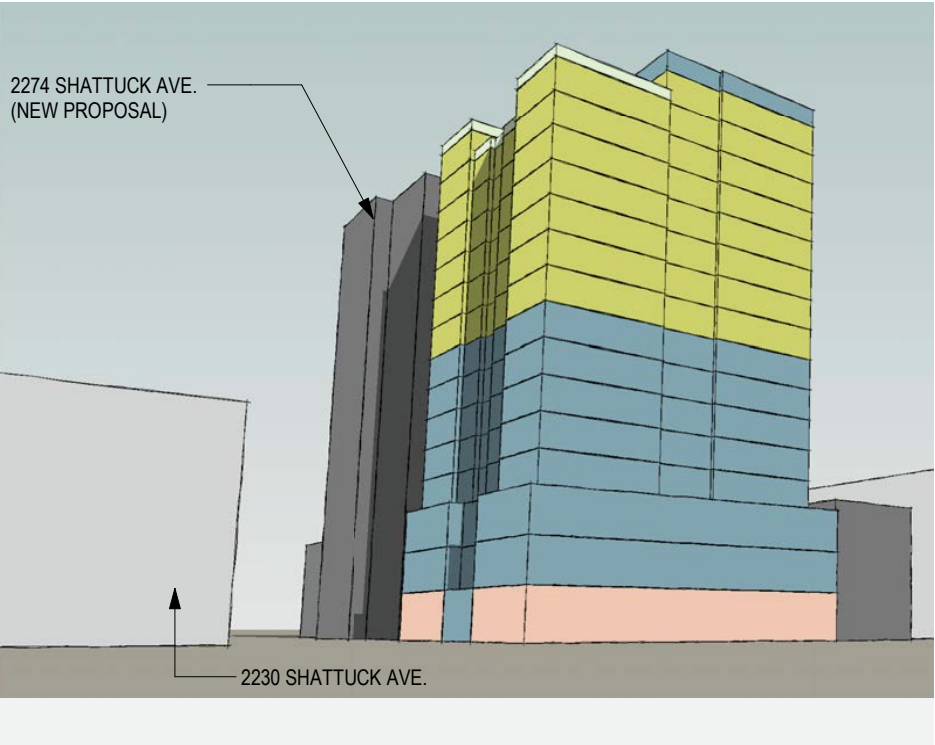
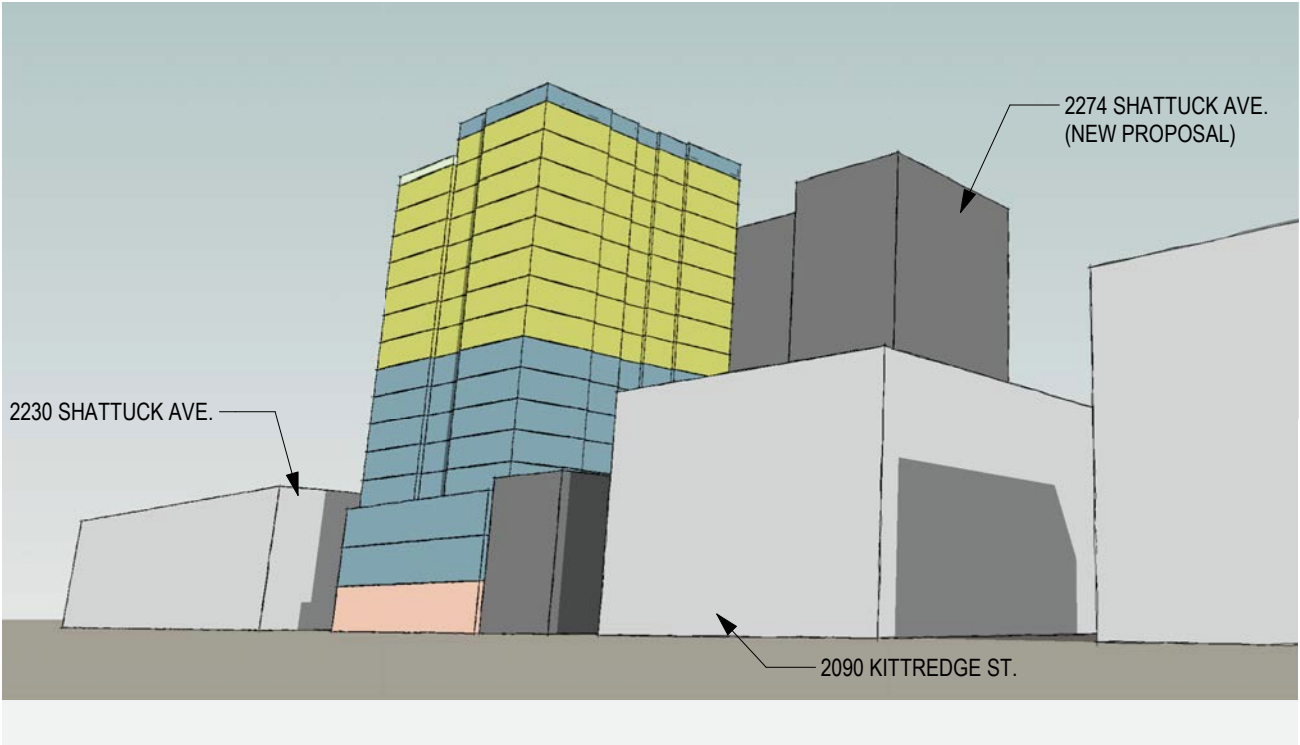
Architecture

Urbanism



16-Story Option									
Project Address:		2267 Shattuck Ave							
Project Code:		LKR18							
Date:		12/29/2022							
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded down)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
82,300	77.34	77.00	15%	11.55	12.00	50.0%	38.50	39.00	116
Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed						%VLI	%DB
			2B (3 Occ.)	2B (4 Occ.)	3B (6 Occ.)				
5,200	basement	5,200	0	0	0	Total Square Footage:		5%	20.0%
5,000	first**	4,305	0	0	0	Proposed Units:		6%	22.5%
10,300	second**	9,823	1	5	2	Average Unit Size:		7%	25.0%
10,300	third**	9,823	1	5	2			8%	27.5%
10,300	fourth	7,903	1	5	2			9%	30.0%
10,300	fifth	7,903	1	5	2			10%	32.5%
10,300	sixth	7,903	1	5	2			11%	35.0%
10,300	seventh	7,903	1	5	2			12%	38.7%
10,300	eighth	7,903	1	5	2			14%	46.3%
	ninth	7,903	1	5	2			15%	50.0%
	tenth	7,903	1	5	2				
	eleventh	7,903	1	5	2				
	twelfth	7,903	1	5	2				
	thirteenth	7,903	1	5	2				
	fourteenth	7,903	1	5	2				
	fifteenth	7,215	1	4	2				
	sixteenth	5,333	1	4	0				
82,300	TOTAL	123,432				Total			
		Units	15	73	28				
		Beds	45	292	168				
		Beds / SF	267						
	Commercial SF	5,781				*Does not include basement square footage			
	TOTAL GFA	129,213	Target Square Footage		123,450	**Existing structure			

UNIT MIX:	SF	# OF UNITS
2 BED / 1 BATH (3 OCCUPANT):	654 SF	14
	666 SF	1
TOTAL:		15
2 BED / 2 BATH (4 OCCUPANT):	720 SF	28
	776 SF	30
	814 SF	14
	827 SF	1
TOTAL:		73
3 BED / 2 BATH (6 OCCUPANT):	959 SF	26
	963 SF	2
TOTAL:		28
UNIT TOTAL:		116
DENISTY BONUS:		
50% DB = 15% VLI (Very Low Income) Units		
77 BASE UNITS X 15% = 12 VLI Units Required		
VLI UNIT MIX:		
2 BED / 1 BATH:		4
2 BED / 2 BATH:		4
3 BED / 2 BATH:		4
TOTAL VLI UNITS:		12





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OPTION A



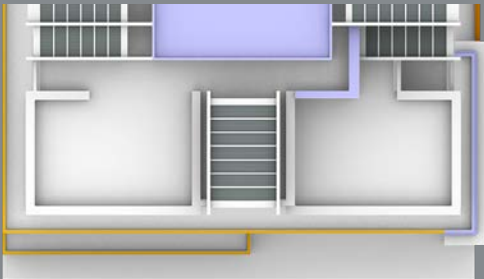
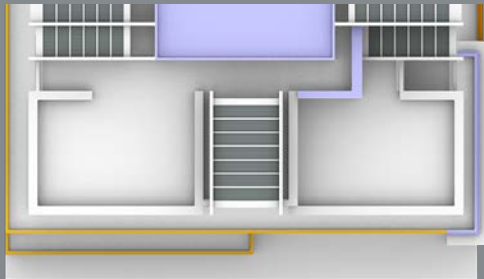
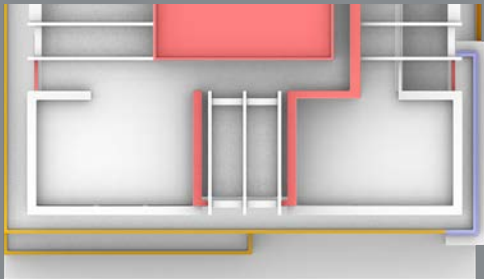
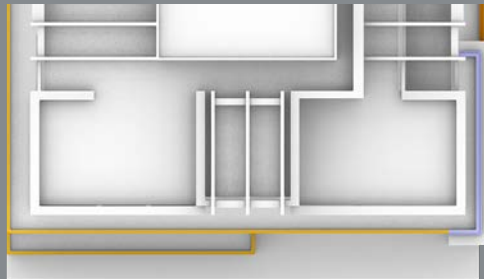
OPTION B1



OPTION B2



OPTION C





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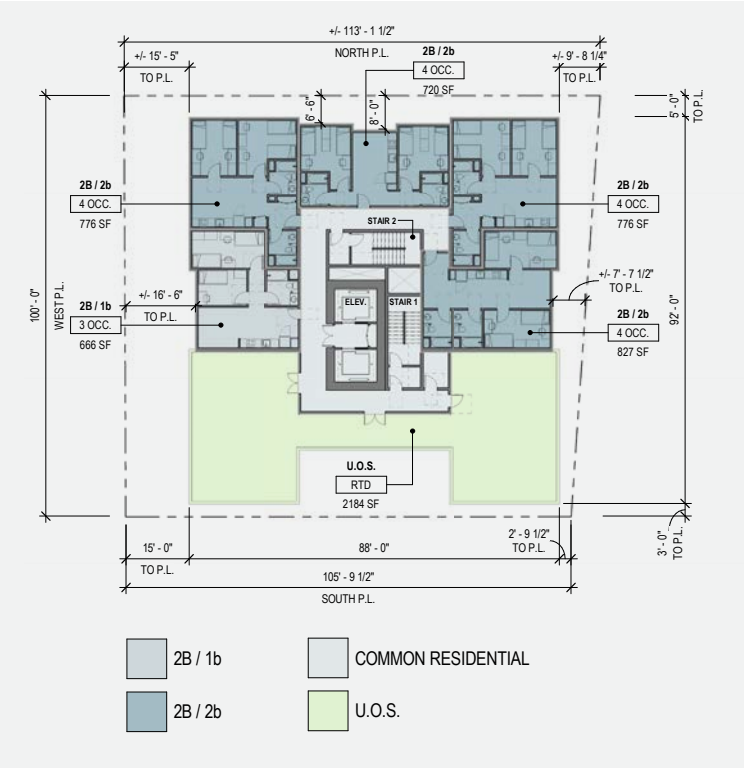
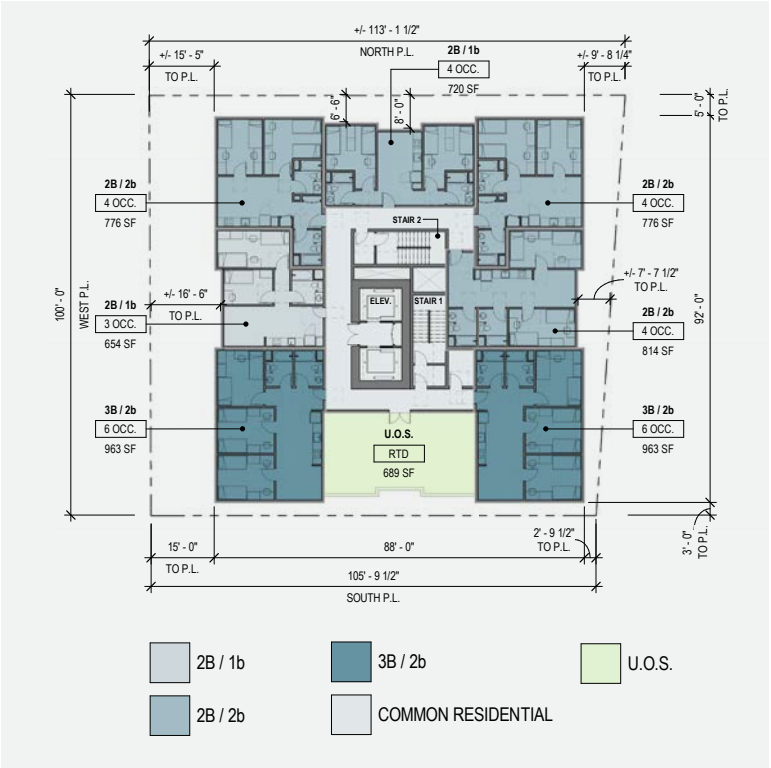
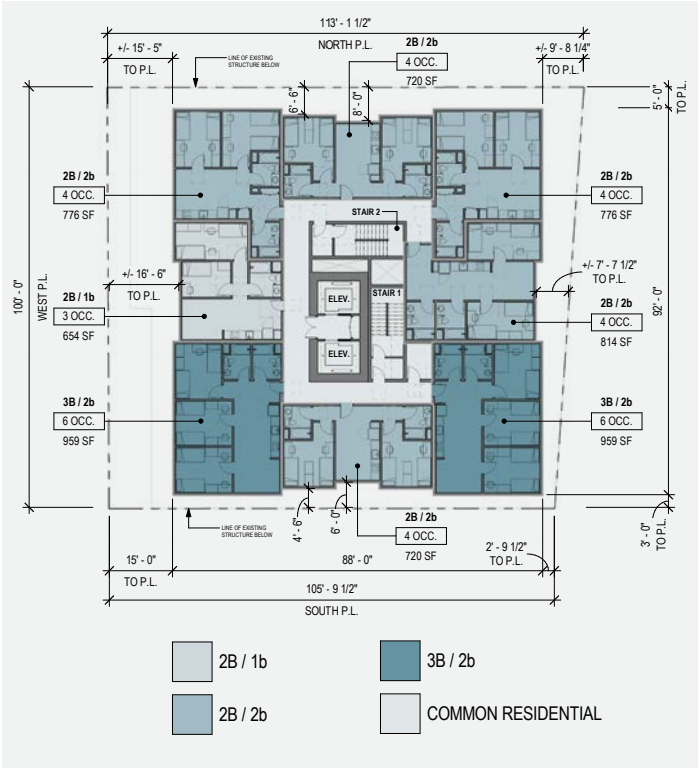
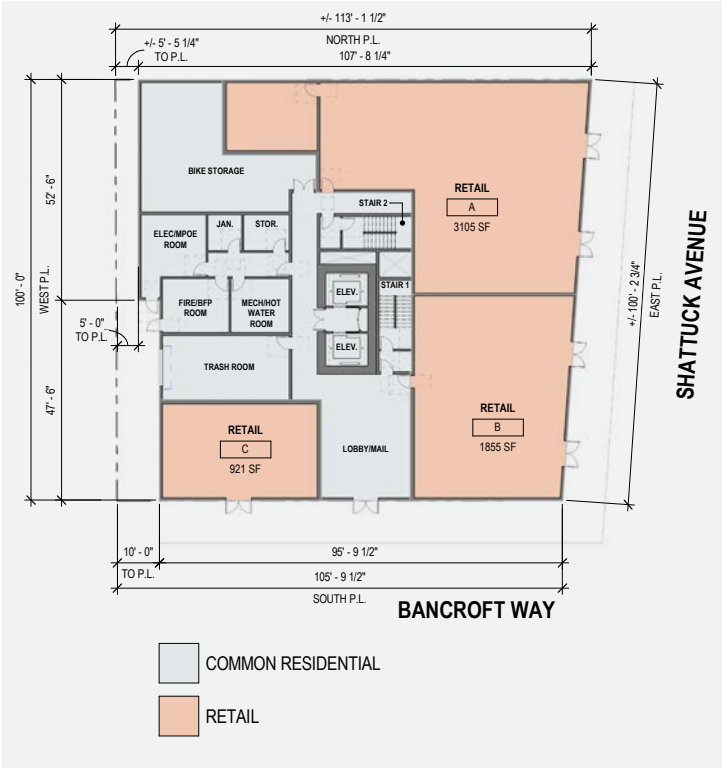
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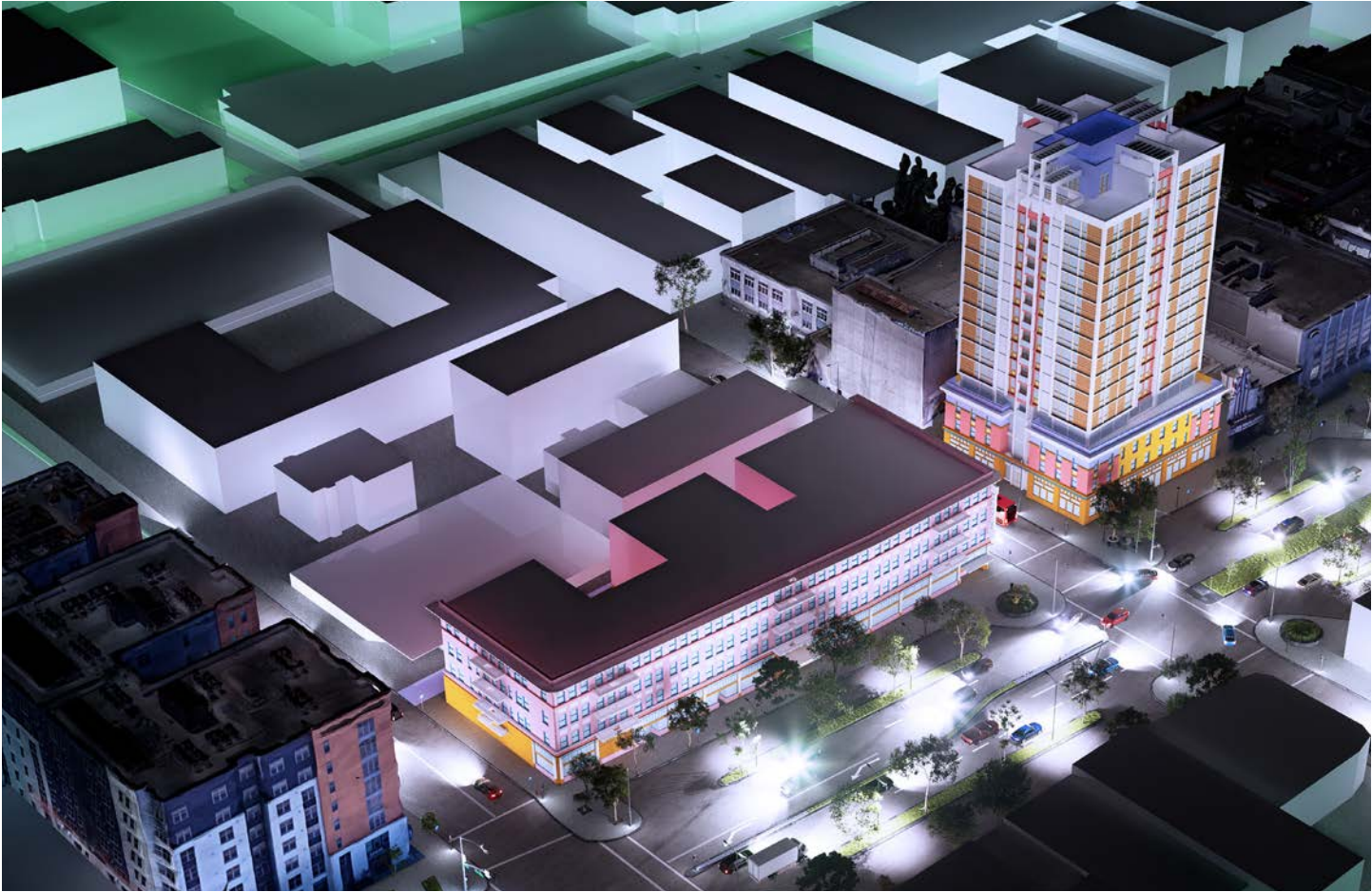
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