



L A N D M A R K S  
P R E S E R V A T I O N  
C O M M I S S I O N  
S T A F F R E P O R T

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REFERRAL  
MAY 5, 2022

## 2439 Durant Avenue

**Demolition Referral: Use Permit #ZP2021-0192 to demolish a two-story commercial building originally constructed in 1917.**

### I. Application Basics

#### A. Parties Involved:

- Project Applicant: Austin Springer  
Studio KDA  
1810 Sixth Street  
Berkeley, CA
- Evaluator: Caitlin Hibma, Architectural Historian  
Left Coast Architectural History  
PO Box 70415  
Richmond, CA
- Property Owner: Fortuneworld Inc., c/o Wilson Wong  
200 Creedon Circle  
Alameda, CA

**B. Staff Recommendation:** Consider the extent to which this property exhibits historical significance and then take no action to initiate further consideration. .

## II. Background

On November 8, 2021, the applicant submitted a Use Permit application to demolish the building at 2439 Durant Avenue, located in the Southside commercial area, near the U.C. Berkeley campus. The Use Permit proposes to construct a seven-story, 22-dwelling unit mixed-use building with approximately 7,799 square-feet of commercial space.

The Use Permit application is under review by the Zoning Officer, who will recommend a determination for environmental review compliance pursuant to CEQA. At this time, the proposal is expected to reach the Design Review Committee in the coming months and to complete a hearing before the Zoning Adjustments Board later this year. More information can be found on the City's website, linked below.

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Land\\_Use\\_Division/Current\\_Zoning\\_Applications.aspx](https://www.cityofberkeley.info/Planning_and_Development/Land_Use_Division/Current_Zoning_Applications.aspx)

Pursuant to Berkeley Municipal Code (BMC) 23.326.070(C), any application for a Use Permit to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review prior to consideration of the Use Permit for demolition. Given the lack of a current, City-wide comprehensive historic resource survey, the referral requirement is understood to address the potential for the loss of unidentified significant resources.

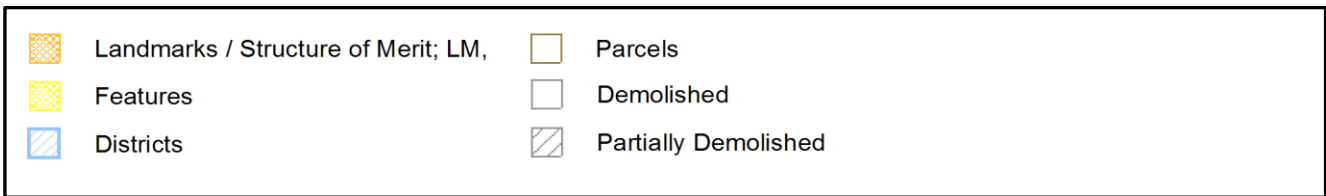
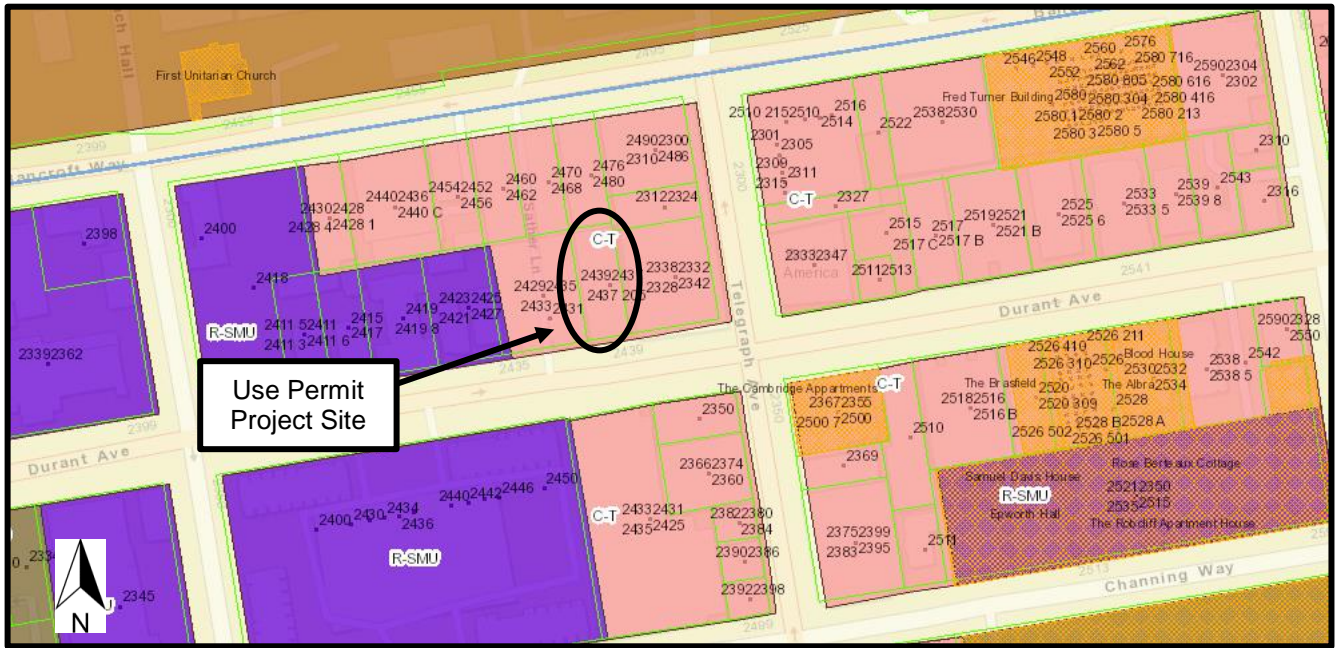
In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for COB Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align with the California Register. The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may initiate a designation or take no action based on the significance criteria, and may still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

## III. Historical Resource Status

The subject building does not appear on the National Register of Historic Places, California Register of Historical Resources, or the State Historic Resources Inventory.

Nearby City Landmarks and Structures of Merit include: the Cambridge Apartments at 2500 Durant Avenue (1914); the Brasfield at 2520 Durant Avenue (1911), and the Fred Turner Building at 2546 Bancroft Way (1940) (see Figure 1).

Figure 1: Vicinity Map showing historic resources



**Figure 3: Subject Property -- South Elevation** (Historic Resource Evaluation, 2021)



**Figure 4: Subject Property – South Elevation, pre-1949, date unknown** (Berkeley Architectural Heritage Association)



**Figure 5: Subject Property – South Elevation, 1970s** (Berkeley Architectural Heritage Association Survey Form)



#### IV. Property Description

The historic resource evaluation (HRE) for the subject property<sup>7</sup> was completed by architectural historian Caitlin Hibma in July 2021; please see Attachment 1 of this report. The following description derives from the information contained in the HRE as well as the City's land use archives and building permit records.

**Parcel Description:** The subject parcel is on the north side of the 2300-block of Durant Avenue, between Dana Street (west), and Telegraph Avenue (east). The lot is 6,500 square-feet in area. The building covers the entire lot and has no setbacks.

**Building Description:** The building appears to be two stories, but it is actually one-story with a mezzanine over the front half. The plan is rectangular, with a flat roof at the front, and a gable roof at the rear. The construction is masonry, which is only visible on a portion of the west façade. There is a faux stone veneer at the first floor of the primary façade, facing Durant Avenue, and stucco on the second floor.

There are three bays at the front. At the center bay, there is a multi-part extruded aluminum sash window, similar to sliding glass double doors, with two sliding lites, fixed lites on either side, and three transom lites across the top. The side bays feature open vestibules, with quarter-turn concrete stairs with metal railings in the outer corners, which wrap around recessed storefronts and entrances. In the left bay there is an extruded aluminum storefront window assembly over a faux-stone dado, and in the right

bay there is a pair of double-doors and a single door.

At the front facade, there is a shallow flat canopy over the first floor, with a horizontally grooved metal fascia at the edge, and small fascia plates at the corners with star-burst details. On top of the canopy is a thin metal railing. The windows at the second story conform to the three bays at the first floor, with 18-lite extruded aluminum sashes. At the outer bays, there are three-lite vertical sashes on the outer side of the main sash. Above the window there is a box cornice, with moldings below and above, and a parapet wall on top.

The evaluator describes the building's design style generically as Early Twentieth Century Commercial.

**Early Site History & Parcel Development:** Previously, a boarding house was located on the property, with the address of 2437 Durant. The boarding house was damaged by fire around 1909, and the 1911 Sanborn Map shows the parcel as vacant.

In 1917, the owner E.H. Lohmann had a one-story and mezzanine brick building constructed for use as an automobile garage. Lohmann was in the real estate loan business and had an office in Oakland. The building was designed and built by the Sommarstrom Brothers, Oakland contractors.

The Durant Avenue Garage was located in the building in 1918, with the address of 2437 Durant. It was used for parking, storage, and repair work, with a 33-car capacity (1929 Sanborn). In 1947 the garage was associated with a second, on-site address, 2439 Durant.

In 1949, the Denné School of Dance opened on the main level at 2437 Durant, while a billiard parlor and dining establishment, Cue Center, opened at 2439 Durant on the upper level.. Various real estate agents had offices in the building, likely at the lower level, in the 1950s. Kip's Restaurant was established in 1954. From 1984-1986 Kip's Restaurant was remodeled and occupied both floors. In 1993, a full-service bar was added to the second floor, and in-house brewing was added to the rear of the first floor. Live music and entertainment was permitted at the business in 1994. In 2007, the restaurant Sun Hong Kong occupied the lower floor, while Kip's occupied the upper floor. In 2012, Kips again occupied both floors.

The building has been altered from its original design, and only traces of its Early Twentieth Century style remain. Extant features include its boxy form, large window openings in a regular pattern, decorative cornice, and brick masonry construction (currently beneath stucco and a stone veneer). Windows have been replaced, openings have been reconfigured, decorative corbels have been removed, and a metal marquee has been replaced by a canopy/balconette.

The ownership and occupancy history of the subject building are available in detail in the HRE, Attachment 1, and summarized in Table 1, below.

**Table 1. Summary of Owners & Occupants for 2439 Durant Avenue**

Owner		Occupants	
Name	Tenure	Downstairs Business	Upstairs Business
E.H. Lohmann	1917- ca. 1930	Durant Avenue Garage (proprietors Ernest R. DeChenne & Ralph C. Sisson, James P. Jensen, and Louis D. Paine)	
James P. Jensen	ca. 1930-1941		
Laurent J. Layous & Farnum S. Howard	1941- ca. 1944		
Harry C. & Mildred Losey	ca. 1944-1965	Denné School of Dance	Cue Center
		Cyril Stevenson & Co., College Realty,	
Joseph R. & Adelaid DiSano	1965- ca. 1981	Smoke shop Offset printer Video arcade	Kip's restaurant
Ray Woon, John Nakasako, & Nathan Ng	ca. 1981-1990	Kip's restaurant	
Lena Chang	1990-ca. 2003	Sun Hong Kong	Kip's restaurant
Calvin Wong	ca. 2003-present	Kip's restaurant	

## V. Evaluation of Significance Criteria

**Historic Context<sup>1</sup>:** For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that the period of significance for the property would have begun with the construction of the subject building in 1917 and continued until no longer than 40 years prior to this evaluation, or 1982. The minimum 40-year threshold for historical maturity is derived from the demolition referral provisions of BMC Section 23.326.070. Owing to the subject building's design, continued use as a commercial structure, and its location in the Southside commercial neighborhood, it is associated with the historical themes of commercial and economic development.

**Significance Criteria:** The subject property is evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources (CR), and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing building is more than 50 years old and, therefore, may be considered eligible for listing on the National Register of Historic Places or the California Register of Historical Resources.

<sup>1</sup> National Register Bulletin #15, Item V: How to Evaluate a Property within its Historic Context (2002); National Register Bulletin #16A. Section III: How to Complete the National Register Registration – Period of Significance (1997).

Because it is more than 40 years old, BMC Section 23C.08.050 requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

The evaluation concentrates on possible associations with events (CR-1, BMC Sections 3.24.110(A)(2) and (B)(2)), persons (CR-2, BMC Section 3.24.110(A)(4)), architectural design (CR-3, BMC Sections 3.24.110(A)(1)(a-c) and (B)(2)(a and c)), and information/education (CR-4, BMC Section 3.24.110(A)(3)). The results of the consultant's and staff's evaluations are discussed below.

#### Events – CR Criterion 1/BMC Criterion *Historical Value*

The building at 2439 Durant Avenue is associated with the historical patterns of commercial/economic development in Berkeley. A study of its construction history, ownership, and occupancy records revealed no information linking this site to any events or singular episode of primary importance to Berkeley's history or economic development. For this reason, it does not exhibit historical significance under the local or state criteria.

#### Persons – CR Criterion 2/BMC Criterion *Cultural Value*

With respect to significant persons and potential cultural value, the consultant's research confirmed that the persons and enterprises that owned and occupied this property do not appear to have made a significant or lasting contribution to history, commercial development, or their respective fields. Similar to the findings and conclusions for the previous significance criterion, this property is not associated with a historically significance person.

#### Design – CR Criterion 3/BMC Criteria *Architectural Merit*

Exterior alterations have eroded the integrity of the original Early 20<sup>th</sup> Century Commercial design. The building was designed and built by the Sommarstrom Brothers, who were proficient local builders, but they were not master designers or builders. Today, the building could not be considered an outstanding example of its style and, therefore, it is not significant for its design.

#### Information – CR Criterion 4/BMC Criterion *Educational Force*

There have been no recent CA Historical Resource Information System investigations for the subject parcel or its environs, but previous research concluded that it was not likely to yield archeological information or other sub-surface resources related to pre-history or pre-colonial and tribal cultural resources.

#### LPO/BMC Criteria for *Structure of Merit*

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the extant structure does not appear to be worthy of preservation as part of a neighborhood, a block, or a street frontage, or a group of buildings which include City Landmarks because:

- Although the subject building was contemporary with the Cambridge Apartments (1914), a nearby landmark, the building has little in common thematically or stylistically with the multi-unit residential building.
- The building is not a good example of Early 20th Century Commercial design

- because it has been greatly altered.
- The building possesses no historically significant connections to its neighborhood, block, frontage or a group of resources.

## VI. Recommendation

Staff recommends that the Commission consider the extent to which the building meets (or does not meet) the criteria for designation as a City Landmark or Structure of Merit, and then **Take No Action** to initiate this property.

### Attachments:

1. CA Dept. of Parks & Recreation Forms A & B for 2439 Durant Avenue; prepared by Caitlin Hibma, dated July 2021

**Prepared by:** Allison Riemer, Associate Planner, [ariemer@cityofberkeley.info](mailto:ariemer@cityofberkeley.info), 510-981-7433



L E F T C O A S T A R C H I T E C T U R A L H I S T O R Y



P.O. Box 70415, Richmond, CA. 94807 \* (415) 745-1906 \* caitlin@leftcoastarchitecturalhistory.com

12 July 2021

To Whom It May Concern:

Left Coast Architectural History has completed a Historic Resource Evaluation of the property at 2437-2439 Durant Avenue, Berkeley. The attached California Department of Parks & Recreation (DPR) 523 series forms present a physical description of the property, a record of its history, and evaluation according to California Register of Historical Resources significance and integrity criteria, and City of Berkeley Landmark and Structure of Merit criteria.

The study found that the commercial property dates to 1917 and was designed and built by the Sommarstrom Brothers, contractors. The property was originally the Durant Avenue Garage, until 1949 when it became a general commercial building housing a restaurant/bar/pool hall as the primary tenant and other small businesses sharing the building over the years.

The property does not appear to have any significant associations with historically important events, Southside Berkeley commercial developmental history, or noteworthy historical figures. Its Early 20<sup>th</sup> Century Commercial style architecture has been severely altered and does not exhibit high merit and the Sommarstrom Brothers are not considered to be master architectural designers. These points are elaborated upon in detail on the attached forms.

The evaluation concludes that the property is not historically significant at either the local or State level, has lost integrity, and therefore does not qualify as a historic resource for the purposes of the California Environmental Quality Act.

Left Coast Architectural History is happy to answer questions or provide addition assistance, as needed.

Sincerely,

A handwritten signature in cursive script that reads "Caitlin Paige Hibma".

Caitlin Hibma  
Principal/Architectural Historian  
Left Coast Architectural History

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer
	Date

**P1. Other Identifier:** n/a

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Oakland West, Calif. **Date:** 2015 **T** ; **R** ;  $\frac{1}{4}$  of  $\frac{1}{4}$  of **Sec** ; M.D. **B.M.**

c. Address: 2437-2439 Durant Avenue

City: Berkeley

Zip: 94704

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 55-1878-4

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building at 2437-2439 Durant Avenue sits on a rectangular parcel on the north side of Durant Avenue, between Dana Street and Telegraph Avenue. Topography in the area is flat. The building fills its lot with a broad concrete sidewalk bordering the front (south side). It directly abuts neighboring buildings on both sides and at the rear. There is no vegetation or other landscape features on the property.

The building appears to be two-stories high, but is actually one-story with a mezzanine or partial second story over the front half. It has a rectangular plan and is capped by a flat roof at the front and a shallow-pitched gable roof at the rear. The building is of masonry construction, which is visible on an exposed portion of the west facade.

The primary (south) facade faces Durant Avenue and is clad with faux stone veneer on the first story and stucco on the second story. The facade is organized into three bays, with shallow faux-stone-clad pilasters dividing the bays on the first story. Within each bay is a large opening that is currently boarded up. (Continued)

**\*P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)  
South facade, looking north from Durant Ave.; July 2021

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1917, orig. building permit, BAHA.

**\*P7. Owner and Address:**

**\*P8. Recorded by:** (Name, affiliation, and address)  
Caitlin Hibma/Left Coast  
Architectural History  
PO Box 70415  
Richmond, CA. 94807

**\*P9. Date Recorded:** July 2021

**P10. Survey Type:** Intensive

**\*P11. Report Citation:** None

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
HRI#

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 2437-2439 Durant Avenue, Berkeley, CA

- B1. Historic Name: Durant Avenue Garage  
 B2. Common Name: Kip's Restaurant  
 B3. Original Use: commercial/automotive  
 B4. Present Use: commercial/restaurant

\*B5. **Architectural Style:** Early 20<sup>th</sup> Century Commercial (altered)

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
 Constructed 1917. (See alterations chart on Continuation Sheets for additional construction history.)

\*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

\*B8. **Related Features:** None

B9a. Architect: None

b. Builder: Sommarstrom Brothers

\*B10. **Significance: Theme:** None

**Area:** Southside, Berkeley

**Period of Significance:** None

**Property Type:** Commercial

**Applicable Criteria:** None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Prior to the current building, there was a boarding house located on the subject property, which was addressed 2437 Durant Avenue. A 1909 building permit indicates that the boarding house was damaged by fire and repairs were intended; however, by 1911, the Sanborn Fire Insurance map shows that it had been demolished and the parcel was vacant. (BAHA, building permit 2556. Sanborn Fire Insurance map, 1911)

In January 1917, property owner E.H. Lohmann applied to build a one-story and mezzanine, brick building on the site, for use as an automobile garage. This building, which is the one that stands today, was designed and built by the Sommarstrom Brothers for a cost of \$7,500. (BAH, building permit 6144.) Oakland city directories and ads in the *Oakland Tribune* indicate that Lohmann was in the real estate loan business and had an office in the Union Saving Bank Building in Oakland. The Sommarstrom Brothers, according to *Tribune* ads, were also based in Oakland and were contractors who offered both "planning" and construction services. Newspapers note a number of residential projects they undertook around the time the subject building was constructed, including, cottages, single-family dwellings, flats, and apartment houses. (NewspaperArchive.com)

By 1918, the Durant Avenue Garage (sometimes called the Durant Garage and still addressed 2437 Durant Avenue) was located in the building. It appears to have served primarily as an automobile parking and storage garage and the later 1929 Sanborn map indicates it had a 33-car capacity. The Sanborn map also indicates that some repair activities took place at the garage and a 29 October 1921 advertisement in the *Berkeley Daily Gazette* announced that the garage was "now fully equipped to do all repair and machine work." On 16 December of the same year, the paper ran an ad noting 24-hour service and named the garage proprietors as DeChenne & Sisson.

(Continued)

B11. Additional Resource Attributes: (List attributes and codes)  
 HP6. 1-3 story commercial building

\*B12. **References:**  
 (See parenthetical citations within text and on last Continuation Sheet)

B13. Remarks:

\*B14. **Evaluator:** Caitlin Hibma/Left Coast Architectural History

\*Date of Evaluation: July 2021

(This space reserved for official comments.)



aterState of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

LPC 05-05-22

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\*Resource Name or # (Assigned by recorder) 2437-2439 Durant Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: July 2021

 Continuation  Update**P3a. Description: (continued)**

Recent photos (Google Street View) show that the center bay was fenestrated with a multi-part extruded aluminum sash window that featured two sliding lites (essentially sliding glass double doors) at the center, fixed lites on either side, and three transom lites across the top. The openings in the flanking bays were open vestibules containing quarter-turn concrete stairs with metal railings in the outer corners, which wrapped around recessed storefronts and entrances. The vestibule in the left bay housed an extruded aluminum storefront window assembly over a faux-stone dado, while the vestibule in the right bay housed a pair of flush wood or metal double-doors and a single door of the same type on a section of stuccoed wall.

The first and second stories are separated by a shallow flat canopy, which spans the facade and has a horizontally grooved metal fascia at the edge. At the corners of the canopy are small fascia plates with a star-burst detail. A thin metal railing tops the canopy, making it into a balconette. The facade of the second story is not articulated with pilasters, but the window pattern conforms to the three-bay organization below. The windows are slightly recessed within their openings and consist of 18-lite extruded aluminum sashes. Portions of these sashes appear to be operable casements, while other portions are fixed. The windows in the flanking bays also have separate three-lite vertical sashes on the outer side of each main sash. They are slightly taller than the main sash, separated from it by a thick mullion, and are fitted with wire glass panes. The primary facade terminates in a flat roofline that features a box cornice with moldings below and at the top, and a parapet wall above.

The east, west, and rear (north) facades abut neighboring buildings and are not visible, aside from a small, unfenestrated and unadorned section of wall on the west facade that projects above the roof of the adjacent building.

(see following sheets for current images)

**B10. Significance: (continued)**

City directories from the 1920s connect Ernest R. DeChenne to the Durant Avenue Garage; however, the 1920 census and some later city directories and census records indicate that he was an architect or contractor/builder. A similar case is true for Ralph C. Sisson, who is connected to the Durant Avenue Garage in early 1920s Oakland city directories, but is later listed as an architect. Sisson appears in the 1962 AIA Historical Directory of American Architects but little information is given about his career in architecture, other than that he was a member of the Monterey County chapter of the AIA in 1956. It does not appear that DeChenne & Sisson's work in architecture had any influence on the Durant Avenue Garage or their early involvement in the automobile industry.

The Durant Avenue Garage still occupied the building in 1934, when a permit was issued to reinforce the present wood roof trusses. The Sommarstrom Brothers acted as the contractors again, but no property owner name was given. (BAHA, building permit 38734.) The property may have been owned at the time by James P. Jensen, whose name appears on later records and who had confirmed association with the property as early as 1930. The 1930 census indicates that James P. Jensen was a Danish-born auto supplies dealer and an Oakland city directory of the same year confirms that he was a serviceman at the Durant Avenue Garage.

On 22 December 1941, a notice in the *Berkeley Daily Gazette* announced that James Jensen intended to sell the Durant Avenue Garage business and all stock in trade and goods to Laurent J. Layous and Farnum S. Howard of King City, CA. BAHA's Ormsby Donough files confirm this, indicating that ownership of the property as well as the tenant business was also transferred from Jensen to Layous and Howard. Census records from 1940 indicate that Layous worked as a truck driver for an oil company, while Howard was a teacher. It appears that neither was actively involved in the automobile industry and their purchase of the property and tenant business may have simply been an investment. By 1944, the property appears to have been purchased by Harry C. & Mildred Losey. (BAHA survey form and Donough file) City directories indicate that Harry Losey was involved in real estate and probably purchased the property as an investment, although he later had his office in the building. BAHA's Donough files indicate that in 1944 the building was leased to Louis D. Paine for one year. Records give no indication of Paine's occupation, but it appears that the Durant Avenue Garage business continued to operate in the building for some time, with perhaps slightly more emphasis on service and repair. A 1946 newspaper advertisement indicates that the Durant Avenue Garage provided services such as painting, body and fender repairs, motor repairs, washing and polishing, lubrication, and tune ups. (*Berkeley Daily Gazette*, 4 March 1946)

In 1947, Harry C. Losey obtained a building permit (permit #58779) to re-roof the garage and, the same year, an ad in the *Oakland Tribune* identified the Durant Avenue Garage at the subject address. However, by 1949, a new business had moved into the building. A 14 December 1949 advertisement in the *Berkeley Daily Gazette* announced the grand opening of the Denné School of Dance (or Denné School of Ballroom Dance) at 2437 Durant Avenue. The dance school remained at the property through at least 1954 according to subsequent newspaper advertisements.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #

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HRI#

Trinomial

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\*Resource Name or # (Assigned by recorder) 2437-2439 Durant Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: July 2021

 Continuation Update**B10. Significance: (continued)**

Also in 1949, Losey obtained a building permit for alterations to serve a billiard parlor use. (permit #65800, BAHA survey form and Donough file.) This indicates that a second business and space to house it was introduced to the building. Supporting this, as early as 1949, the address 2439 Durant Avenue began to be associated with the property and appears to have been assigned to a second business known as the Cue Center. A 15 December 1949 ad in the *Berkeley Daily Gazette* announced the grand opening of this pocket billiards, snooker, and carom game hall and soda fountain. By the following year, the Cue Center also advertised itself as the “most modern and up-to-date place to eat” as well as having a dinner menu that was “the best and most economical in town.” (*Berkeley Daily Gazette*, 4 May and 21 June 1950) In 1950, the Sanborn Fire Insurance map showed a shop on the ground floor of the building and a restaurant on the mezzanine. Although it was still addressed as only 2437 Durant Avenue, it is assumed that the dance studio was located in the large downstairs space, and that the secondary address of 2439 referred to the Cue Center on the mezzanine level.

On 3 March 1952, the *Daily Gazette* advertised desk space to rent on the ground floor of the building. Harry Losey's name was given as the contact. Later that year, and in years following, it appears that various real estate agents, including Losey, worked in office space located in the building. The *Berkeley Daily Gazette* places Cyril Stevenson & Co., realtors, at 2439 Durant Avenue in June 1952, while College Realty Co., with the names of both Arline Anderson and Harry Losey associated, was located at the address from at least 1953 through 1955.

In 1954, Kip's Restaurant, the current tenant business on the mezzanine level of the building, was established. A memorandum related to a later zoning permit provided background on the business, which stated that it was established in 1954 and had “a long tradition of providing mesquite grilled hamburgers, pizza, and beer to people in the Berkeley area... the clientele consist[ed] of students, professors, and business people, who worked in the immediate vicinity. The same memorandum indicated that the restaurant at one time (pre-1984) occupied both floors of the building, with the “back area” used for dining, beer and wine, and pool tables. (City of Berkeley records, Zoning Use permit #2737)

In 1957, there appears to have been a fire at the building. Although no newspaper reports were found, Harry Losey, who still owned the property, applied for a building permit in December 1957 to undertake \$2,500 worth of fire repairs, including damaged plate glass storefront windows. (BAHA Donough file, City of Berkeley property card.)

A real estate transaction noted in the BAHA Donough file, indicate that the property changed hands in April 1965, with Joseph R. & Adelaid DiSano becoming the new owners. Kip's Restaurant and pool hall continued as the primary tenant business and a smoke shop was also located in the building around this time. In 1977, a zoning permit application was made for an offset printing business operated by Iscender Cingoz and Bernard Petterson to take the place of the smoke shop. (City of Berkeley, Application for Zoning Permit #167)

In 1981, a video game arcade was proposed, likely to take the place of the printing shop. (City of Berkeley, UP #9969) Then in 1984-1986, a major remodeling was proposed for Kip's Restaurant, which included expansion to both floors of the building; ground floor remodeling and relocation and improvement of the pizza kitchen, reconfiguration of dining space, improvements to fire safety, handicap access, and the installation of a new bar. At that time, the owners of the property were Ray Woon, John Nakasako, and Nathan Ng. (BAHA Survey form)

In 1990, it appears that ownership and/or operation of Kip's Restaurant was taken over by Lena Chang. (City of Berkeley, UP#9969 and ZP#A406) In 1993, a full service bar was added to the second floor of the building and the rear of the first floor was converted for in-house brewing, making Kip's a brew pub. (City of Berkeley, UP#A2149) Beginning in 1994 and continuing into the early 2000s, numerous permit applications were made for live music, DJ and dance club entertainment, and other “cabaret” activities on the premises. In some cases, requests for extended hours were made, which were not necessarily supported by local police, due to the high number of crime and disorderly conduct cases they responded to at bars near the U.C. Berkeley campus.

Around 2003, Calvin Wong's name began to be associated with ownership and/or operation of Kip's Restaurant. (City of Berkeley, Mod#03-70000029) And, despite Kip's having expanded into the first floor previously, at least as early as 2007, a Chinese restaurant known as Sun Hong Kong came to occupy the building's lower floor. (City of Berkeley, DR #07-30000090) In 2012, *The Daily Californian* reported that Kip's was planning to expand back into the downstairs space, displacing Sun Hong Kong. (<https://www.dailycal.org/2012/05/07/kips-to-expand-and-offer-new-dinner-menu-options/>)

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\*Date: July 2021

 Continuation Update**B10. Significance: (continued)***Ownership & Occupancy*

Date	Owner	Date	Downstairs Business	Date	Upstairs Business
1917 – ca.1930	E.H. Lohmann	1918 – 1949	Durant Avenue Garage (various proprietors, including DeChenne & Sission, James P. Jensen, and Louis D. Paine)		
ca. 1930 – 1941	James P. Jensen				
1941 – ca. 1944	Laurent J. Layous & Farnum S. Howard				
ca.1944 – 1965	Harry C. & Mildred Losey	1949 - ca.1954	Denné School of Dance	1949 - 1954	Cue Center
		ca.1952 – ca.1955	College Realty Co. & Cyril Stevenson & Co., realtors		
1965 – ca.1981	Joseph R. & Adelaid DiSano	Pre-1977 ca.1977 ca. 1981	Smoke shop Offset printer Video arcade	1954 - present	Kip's Restaurant
ca.1981 – 1990	Ray Woon, John Nakasako, & Nathan Ng				
1990 – ca.2003	Lena Chang?	ca.2007 - recent	Sun Hong Kong restaurant		
ca.2003 - ?	Calvin Wong?				

**Designer/Builder**

The Sommarstrom Brothers constructed the building at 2437-2439 Durant Avenue. According to *Oakland Tribune* ads, the firm was based in Oakland and were contractors who offered both “planning” and construction services, which implies that they provided design services for the building and that no architect was involved with the project. Contract award and construction notices in *Building & Engineering News* confirm that there was no architect involved.

Vital records indicate that the Sommerstrom brothers – Axel, Edward, Matts Felix, and Hugo – were from Finland. The three younger brothers; Edward, Matts Felix, and Hugo; all immigrated in 1903, settling in Alameda County and employing themselves in the carpentry trade. Axel, the eldest, who had started a family in Finland, joined his brothers in 1908, bringing his family over a few years later. Over the years, the brothers are primarily listed as carpenters, contractors, and house builders in city directories, although Matts Felix had some involvement in ship building and, by the 1930s, Hugo Sommarstrom was the owner of a planing mill. In most cases the Sommarstrom Brothers firm is listed as a project contractor; however, in a few cases that mostly appear to have been residential projects, Axel Sommarstrom was listed on his own, while in at least one other case Edward and Matts Felix were listed specifically.

Trade periodical *Building & Engineering News* shows that in 1917, the Sommarstrom Bothers maintained an office at 24<sup>th</sup> and Telegraph in Oakland. Most of their projects appear to have been in Oakland, although some were in surrounding municipalities. Most did not involve an architect, although in a number of cases the Sommarstroms worked with the architecture firm of Richardson & Burrell, suggesting an ongoing cooperation. In addition to building the garage at 2437-2439 Durant Avenue in 1917, the Sommarstrom Brothers also undertook construction of:

- Alterations at 2520 Channing Way, Berkely (no longer extant)
- 1-story brick garage at 29<sup>th</sup> Street and Broadway, Oakland (possibly extant at 2860 Broadway)
- 2-story frame apartment house on the southwest corner of E16<sup>th</sup> Street (now Foothill Blvd.) and 3<sup>rd</sup> Avenue, Oakland , with Richardson & Burrell architects (possibly extant at 1545 3<sup>rd</sup> Ave.)
- Stirling Paint Co. factory, 1-story brick building, in Emeryville
- 5-story brick and steel apartment house on Grand Ave., Oakland, with Richardson & Burrell architects
- 1-story brick garage for Buick Agency on Brook St., Oakland (Edward and Matts Felix only)
- 1-story brick garage on southwest corner of 26<sup>th</sup> Street and Valdez, Oakland (extant)
- 1.5-story frame residence in Piedmont (Axel only)

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 Continuation  Update**B10. Significance: (continued)**

- Alterations to residence at 5509 Manila Ave., Oakland (extant)
- 2-story dwelling near Spruce St. and McKinley Ave., Oak (Axel only)
- Delta Kappa Epsilon fraternity house, brick and terra cotta, 2302 Piedmont Ave., with architect Clay N. Burrell

Newspapers also note a number of residential projects that the Sommarstrom Brothers undertook around the time that the subject building was constructed, including, cottages, single-family dwellings, flats, and apartment houses. (NewspaperArchive.com)

**Architectural Style**

The building at 2437-2439 Durant Avenue was originally designed in the Early 20<sup>th</sup> Century Commercial style. It has been heavily altered and retains only vestiges of that aesthetic.

The Early 20<sup>th</sup> Century Commercial style was popular from just before the turn of the twentieth century until around 1920. These buildings were often three or more stories high and had boxy forms with flat fronts, flat roofs, and flat rooflines. They were often built of brick masonry, sometimes with steel frames. Large windows, often with three-part, "Chicago" style configurations, were common. Ornament was minimal, but usually consisted of a modest cornice and applied plaster cartouches, festoons, and garlands. (San Francisco Planning Department, "Preservation Bulletin No. 18: Residential and Commercial Architectural periods and styles in San Francisco.")

The building at 2437-2439 Durant Avenue originally exhibited this style in its boxy massing with flat front, roof, and roofline; brick construction; large multi-lite windows with decorative lite division and muntin patterns; simply molded projecting cornice; and decorative festoon-like plaster corbels that descended from it. It also had an ornate metal marquee over the primary vehicular entrance, which was not necessarily typical of the Early 20<sup>th</sup> Century Commercial style, but was appropriate to the aesthetics of the 1910s and denoted a commercial use and even advertised the business housed in the building.

Today, only the building's boxy form, large window openings in a regular pattern, and cornice remain as features indicative of the building's original style. The brick masonry construction is concealed by applied stone veneer and stucco; uniquely configured windows have been replaced with more modern assemblies; storefront windows have been removed and openings reconfigured in a way that confuses the original symmetry and typical entry/fenestration configurations of the facade; decorative corbels have been removed; and the marquee has been replaced with a canopy/balconette that is more evocative of the Streamline Moderne style.

**Alterations**

The following building permits and other records are on file with the City of Berkeley Department of Planning & Development and Berkeley Architectural Heritage Association and provide documentation of alterations that the property has undergone throughout its history:

Date	Permit #	Description of Work
1/22/1917	6144	To build one story and mezzanine brick building to be occupied as garage. Owner: E.H. Lohmann. Designer/Builder: Sommarstrom Bros.
9/14/1934	38734	Reinforce the present wood trusses in the Durant Garage. Owner: Not listed. Builder: Sommarstrom Bros.
10/3/1934	38806	Reroof building.
7/19/49	65800	Alterations to billiard parlor (not specified).
1/30/52	70802	Erect wall to divide existing area.
No date	78953	New door. Cover wall with Best Wall.
1/13/53	72538	Alter front of soda fountain for fire exit.
12/9/57	83600	Fire repairs at restaurant, including front plate glass.
12/17/65	105089	Add wainscoting, wallpaper, and beamed ceiling in restaurant.
2/1/66	No permit #	General renovation.
2/2/67	108162	Replace partition.
2/7/69	113476	Enlarge restaurant.

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 Continuation Update**B10. Significance: (continued)**

3/30/87	0378	Add dining space, add bar and storage.
2007	07-3000090	Recovering of box awnings over first story openings, primary facade. O: Calvin Wong. T: Sun Hong King Restaurant (1 <sup>st</sup> ), Kip's (2 <sup>nd</sup> )

Comparing historic images with the building's current appearance indicates that significant changes were made between the original design and the current iteration. Those that are not delineated in building permit records include:

- Recladding of first story with faux stone veneer and second story with stucco. Entire facade was originally brick-clad.
- Infill of vehicular entrance in center bay of first story with aluminum sash sliding door/storefront window, and removal/reconfiguration of plate glass fenestration in flanking bays to create recessed vestibules containing storefronts/entrances and stairways to second story.
- Removal of ornate metal marquee over central entrance and installation of shallow, flat canopy/balconette that spans the facade above the first story. In the interim (ca.1977 per BAHA survey form), possible installation and later removal of a large box awning or pent roof spanning the facade above first story.
- Replacement of second story windows. Originally metal sash industrial windows with vertically-oriented casement lites with X-muntin square lites across the top; now standard grid metal sash industrial windows with some casement operation.
- Removal of decorative corbels extending down from cornice between upper story windows.

**California Register Evaluation**

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 2437-2439 Durant Avenue:

Criterion 1 (Event): *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

Research revealed no specific events of historical importance that occurred at 2437-2439 Durant Avenue. The property was an automotive garage from the time of its construction to 1949 and has since housed a number and variety of businesses, although a restaurant/bar/pool hall has typically been the primarily tenant business. While some were long-standing and well-known businesses, none is known to have been associated with any specific achievements, inventions, or developments in their respective industries that would make the property significant by association.

In addition to the assessment of specific events, the property does not appear to be significant within broader patterns of local or regional history. In general, Downtown Berkeley, particularly in the area south of the U.C. Berkeley campus is characterized by a variety of uses consisting primarily of commercial and some large multi-unit residential properties. It has become increasingly commercial over time, evolving from a neighborhood of single-family houses and flats to one of apartment buildings and commercial properties. The subject property is one of numerous commercial properties in the area and conforms to the evolution of the area into a high-density commercial district during the early twentieth-century, but is not an outstanding or unusual element within Berkeley's commercial downtown, which was a element of urban development in cities nationwide.

The property does not appear to be eligible for individual listing in the California Register under Criterion 1.

Criterion 2 (Persons): *Associated with the lives of persons important to local, California or national history.*

The property at 2437-2439 Durant Avenue has been occupied by a number of businesses since its construction. Names associated with the period when it was the Durant Avenue Garage period include building owners and/or garage proprietors E.H. Lohmann, James P. Jensen, Laurent J. Layous and Farnum S. Howard, Ernest R. DeChenne and Ralph C. Sisson, and Louis D. Paine. Other than being local property owners and business proprietors, none of these men appear to rank as significant historical figures, either in their work associated with the building or otherwise. Harry C. Losey, who owned the building once it became a restaurant and the location of other small businesses, was a local realtor and had an office in the building for a time, but also does not appear to be historically significant. Later owners appear to have been investors and not actively involved with the businesses located in the building. The names of business proprietors that are known do not reveal any people of historical significance.

The property does not appear to be eligible for individual listing in the California Register under Criterion 2.

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Criterion 3 (Architecture): *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

The property at 2437-2439 Durant Avenue was designed in the Early 20<sup>th</sup> Century Commercial style, but has been altered and no longer expresses the style strongly. In its original guise, it possessed the style's characteristic boxy massing with flat front, roof, and roofline; brick construction; large multi-lite windows with decorative lite division and muntin patterns; molded projecting cornice; and decorative festoon-like plaster corbels that descended from it. It also had a distinctive metal marquee over the main entrance. Unaltered, it could have been considered a good example of its style; however, it has lost integrity.

The building was designed and built by the Sommarstrom Brothers, who were contractors that also provided design services. No formally trained architect was involved with the project. The Sommarstrom Brothers built many buildings in Oakland and other East Bay communities, which were of a variety of uses, styles, and construction types. They appear to have been proficient local builders, with basic design skills, but do not rise to the level of master designers or builders.

The property does not appear to be eligible for individual listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 2437-2439 Durant Avenue is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

**Berkeley Landmark Evaluation**

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 2437-2439 Durant Avenue according to local significance criteria:

**1. Architectural Merit:**

*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The property at 2437-2439 Durant Avenue is not the first, last, only, or most significant commercial, or automobile-related property in Downtown Berkeley. It could have been considered a good example of the Early 20<sup>th</sup> Century Commercial style, but has been altered. It was designed and built by the Sommarstrom Brothers, who were contractors with basic design skills. They built numerous buildings throughout the East Bay, but are not considered masters of their trade such that their design influence would make this property significant through association with them. The building, as it appears today, does not add exceptional value to the commercial neighborhood fabric of Southside, Berkeley. Thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

**2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City**

The property was used as an automobile garage from the time it was built to 1949 and housed other businesses since then, with either Cue Center or Kip's restaurant, bar, and pool hall as the primary tenant. As a commercial property, economic growth would be the most applicable category of influence for the property, but beyond general contribution to business and commerce in Berkeley, the property has not been the generator of any noteworthy local economic development. The later restaurant businesses are known to have been popular with students from the nearby U.C. Berkeley campus; however, many businesses in the campus-adjacent Southside neighborhood can claim the same popularity and the subject property does not stand out specifically as a site of any important local social or cultural developments. The property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

**3. Educational value: Structures worth preserving for their usefulness as an educational force**

The property at 2437-2439 Durant Avenue does not appear to have any use as an educational tool. It is a typical example of a

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commercial building of which many others exist. It was originally, and for many years, used for automobile storage, service, and repair activities, but that use is no longer evident due to physical alterations that the building has undergone. The property is also not noteworthy or outstanding as an example of its restaurant other commercial functions in the later 20th century. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 2437-2439 Durant Avenue does not embody or express local history in any significant way. It was a single, small component of Berkeley's commercial and economic functions, but was not unusual or outstanding within that context. Neither the construction of the property, nor its use over time, were directly influenced by social, cultural, economic, political, religious, or military events or developments in the area beyond a general congregating of commercial uses in the Southside neighborhood, near the U.C. Berkeley campus, and along adjacent Telegraph Avenue. People associated with the property do not appear to have been historically significant and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

*5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.*

The property at 2437-2439 Durant Avenue is not listed in the National Register of Historic Places and therefore it does not qualify as a Berkeley Landmark under this criterion.

*Berkeley Structure of Merit*

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation 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.*

As assessed under Berkeley Landmark criteria, 2437-2439 Durant Avenue is not of great architectural merit or cultural, educational, or historic value. It is a common and unremarkable element of Berkeley's commercial development, and is one of multiple properties of a similar context in the Southside neighborhood. Visual observation and contextual familiarity with properties in the vicinity does not indicate any physically or thematically cohesive historic grouping within which 2437-2439 Durant Avenue would play a meaningful role. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

## Specific Criteria

*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.*

There are numerous Berkeley Landmarks in Berkeley's Southside neighborhood. Within a one-block radius of the the subject property there are 8, including:

- Berkeley City Club: 2315 Durant Avenue, 1929-30, Moorish/Gothic community/social building
- The Brasfield/Beau Sky Hotel: 2520 Durant Avenue, 1911, Classical Revival commercial building
- Cambridge Apartments: 2500 Durant Avenue, 1914, Renaissance Revival residential building
- First Unitarian Church: 2401 Bancroft Way, 1898, First Bay Tradition religious building
- Fred Turner Building: 2546 Bancroft Way, 1940, Neo-Arts & Crafts commercial building [Currently undergoing alteration]
- Marsh House: 2308 Durant Avenue, 1891, Queen Anne residence
- McCreary-Greer House: 2318 Durant Avenue, 1901, Classical Revival residence
- Samuel G. Davis House: 2547 Channing Way, 1899, First Bay Tradition residence
- 

Having been built in 1917, the subject property is roughly contemporaneous (within a 10 year period) with only one of the Landmarks listed above; the Cambridge Apartments, which were built three years before the subject property. The subject building has little in common thematically or stylistically with the large multi-unit residential building. The subject building was built just at the beginning of America's involvement in World War I, but does not appear to have any significant association with

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that event or any local events that may have been related.

*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.*

The subject property shares a similar size, scale, and construction material with a few nearby Landmarks; however, this is not particularly noteworthy in a downtown commercial area that features a densely developed and extremely varied environment of numerous buildings in a broad range of sizes and construction types. None of the nearby Landmark buildings have commonalities otherwise that would bring them together as a grouping with the subject property.

*c. The structure is a good example of architectural design.*

The property at 2437-2439 Durant Avenue was designed in the Early 20<sup>th</sup> Century Commercial style and was a good, but not an outstanding, example of that style originally and has since been altered such that its original architectural character is not evident. As such, it does not express its original aesthetic and is not 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.*

The property demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a common element that fits the context Berkeley's commercial development over time and is not noteworthy within that context.

**Integrity**

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The property at 2437-2439 Durant Avenue does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required. It should be noted, however, that the building has undergone major alterations since its construction, which have changed its physical and visual character. The primary facade, which is the only facade readily visible to the street and most representational of the building's character, has been remodeled such that original materials, fenestration, organization, and ornamentation have been lost or obscured. The physical character of the building, which was indicative of its age, original aesthetics, and even use has been changed such that integrity is considered to be lost.

**Conclusion**

Based on the above analysis, the property at 2437-2439 Durant Avenue does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource for the purposes of the California Environmental Quality Act (CEQA).

**Sources**

Specific sources are found in parenthetical citations within the text. Repositories and general sources consulted include:

AIA Historical Directory of American Architects; <https://aiahistoricaldirectory.atlassian.net/wiki/home>

Berkeley Architectural Heritage Association

City of Berkeley Planning & Development Department

Internet Archive

NETR Online, Historic Aerials

NewspaperArchive.com

Sanborn Fire Insurance Map archives via ProQuest and Historic Information Gatherers

University of California Riverside, California Digital Newspaper Collection

University of California Santa Barbara Library, aerial photographs collection

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Image of portion of front (south) facade of Durant Avenue Garage; date unknown, before alteration. (BAHA)

BRICK GARAGE  
(169) N **DURANT** AVE 100 W Tele-  
graph Ave., Berkeley. One-story  
brick garage.  
Owner.....E. H. Lohmann, Union  
Savings Bank Bldg., Okd.  
Architect...None.  
Contractor..Sommarstrom Bros., 2417  
Telegraph Ave., Oakland.  
COST, \$7500

Construction notice, Building & Engineering News, 31 January 1917.

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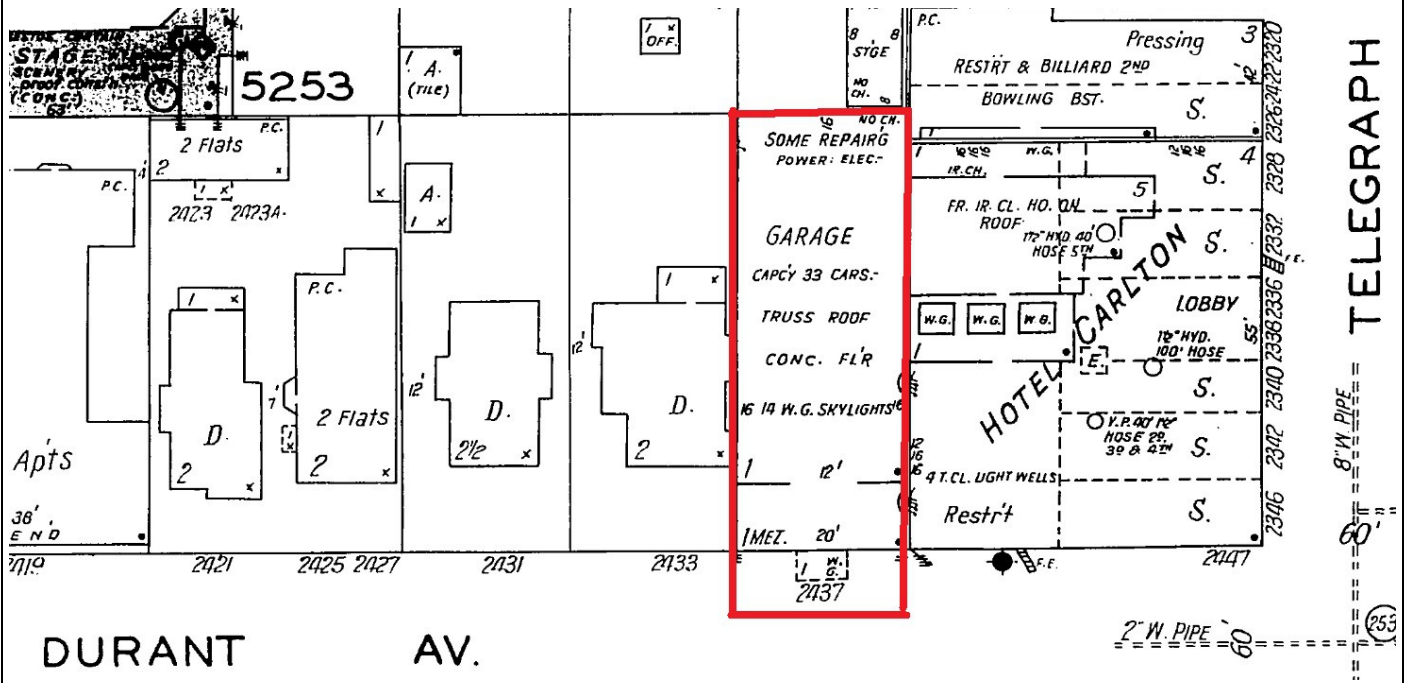
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Update

**Contract Awarded.**  
BERKELEY, ALAMEDA CO., CAL.—  
Garage, 1 story and base, brick, \$7,500.  
Architect, none. Owner, E. H. Loh-  
mann, Union Savings Bank Bldg., Oak-  
land. Contractors, **Sommarstrom Bros.**,  
2417 Telegraph avenue, Oakland. Con-  
tract price, \$7,500.

Contract award notice, Building & Engineering News, 31 January 1917.



Sanborn Fire Insurance Map, 1929. Subject property outlined in red.(HIG)

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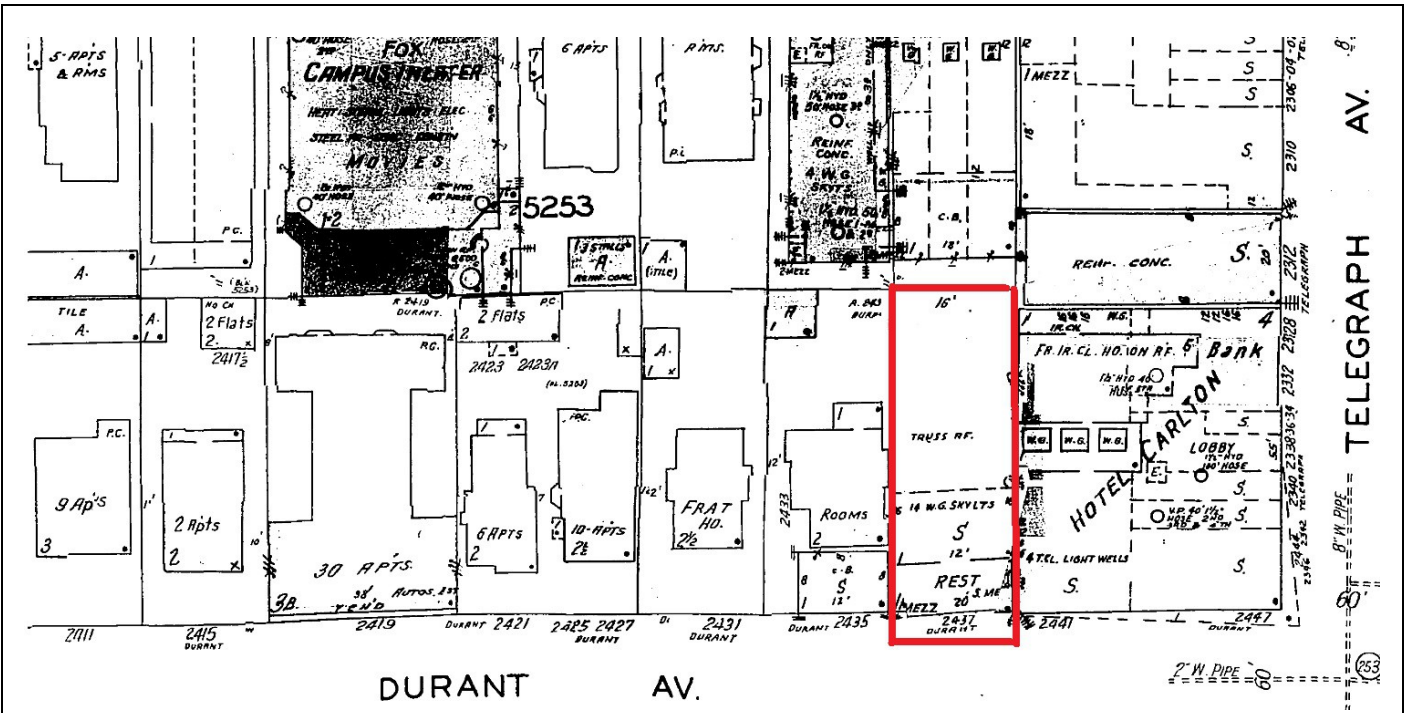
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DURANT AV.  
Sanborn Fire Insurance Map, 1950. Subject property outlined in red. (HIG)



Kip's restaurant, 1970s, showing box awning/pent roof on front of building. (BAHA Survey Form)

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Update

**Current Images:**



*Primary facade, looking north from Durant Avenue.*



*Primary facade, looking northeast from Durant Avenue.*

**Current Photos:**



*Primary facade, first story, looking northeast.*



*Detail of canopy/balconette.*

**Current Photos:**



*Detail of cornice.*



*North block face of Durant Avenue, looking northwest. Subject property at center.*

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\*Resource Name or # (Assigned by recorder) 2437-2439 Durant Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: July 2021

Continuation

Update

**Current Photos:**



North block face of Durant Avenue, looking northeast. Subject property right of center.



South block face of Durant Avenue, opposite subject property, looking south.