

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

REFERRAL
OCTOBER 6, 2022

2821 Tenth Street

Demolition Referral: Use Permit (#ZP2022-0038) to demolish a commercial building originally completed in 1970; APN 53-1661-27-1.

I. Application Basics

A. Zoning District: Mixed Use-Residential (MU-R)

B. Parties Involved

Project Applicant: Darshan Amrit
Studio KDA
1810 Sixth Street
Berkeley, CA

Evaluator: Caitlin Hibma, Architectural Historian
Left Coast Architectural History
P.O. Box 70415
Richmond, CA

Property Owner: Cork-Mayo Investments LLC
5586 Bacon Road
Oakland, CA

C. Staff Recommendation: Consider the evaluation and then take no action.

II. Background

On March 17, 2022, the applicant submitted a Use Permit application to demolish the building at 2821 Tenth Street; construct a two-story non-residential building with office, and light manufacturing uses at 2821 Tenth Street; and construct a new four-story mixed-use building with one single-family dwelling and offices at 2820 San Pablo. No changes are proposed for the existing building at 2817 Tenth Street, which occupies the same parcel as the building at 2821 Tenth Street. At this time, the Use Permit application #ZP2022-0038 is under review by the Zoning Officer, scheduled for Design Review Committee in 2023, and anticipated to reach the Zoning Adjustments Board (ZAB) in 2023. More information about this project application can be found here:

<https://www.cityofberkeley.info/zoningapplications/>

Pursuant to Berkeley Municipal Code (BMC) Section 23.326.070, 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, but 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 Resources

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 H. J. Heinz Co. Plant, at 2900 San Pablo Avenue/1099 Ashby Avenue (1927), and the Standard Die & Specialty Company at 2701-21 Eighth Street/934 Carleton Street (1924).

Figure 1: Vicinity Map

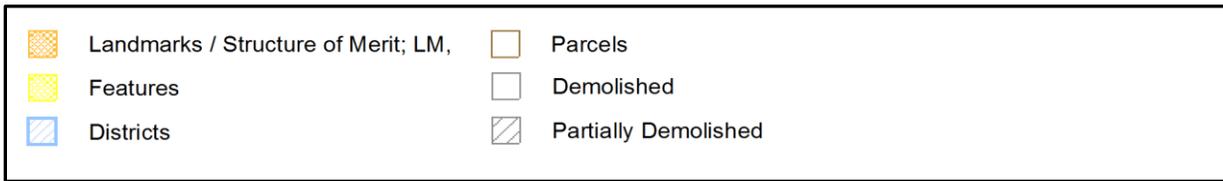
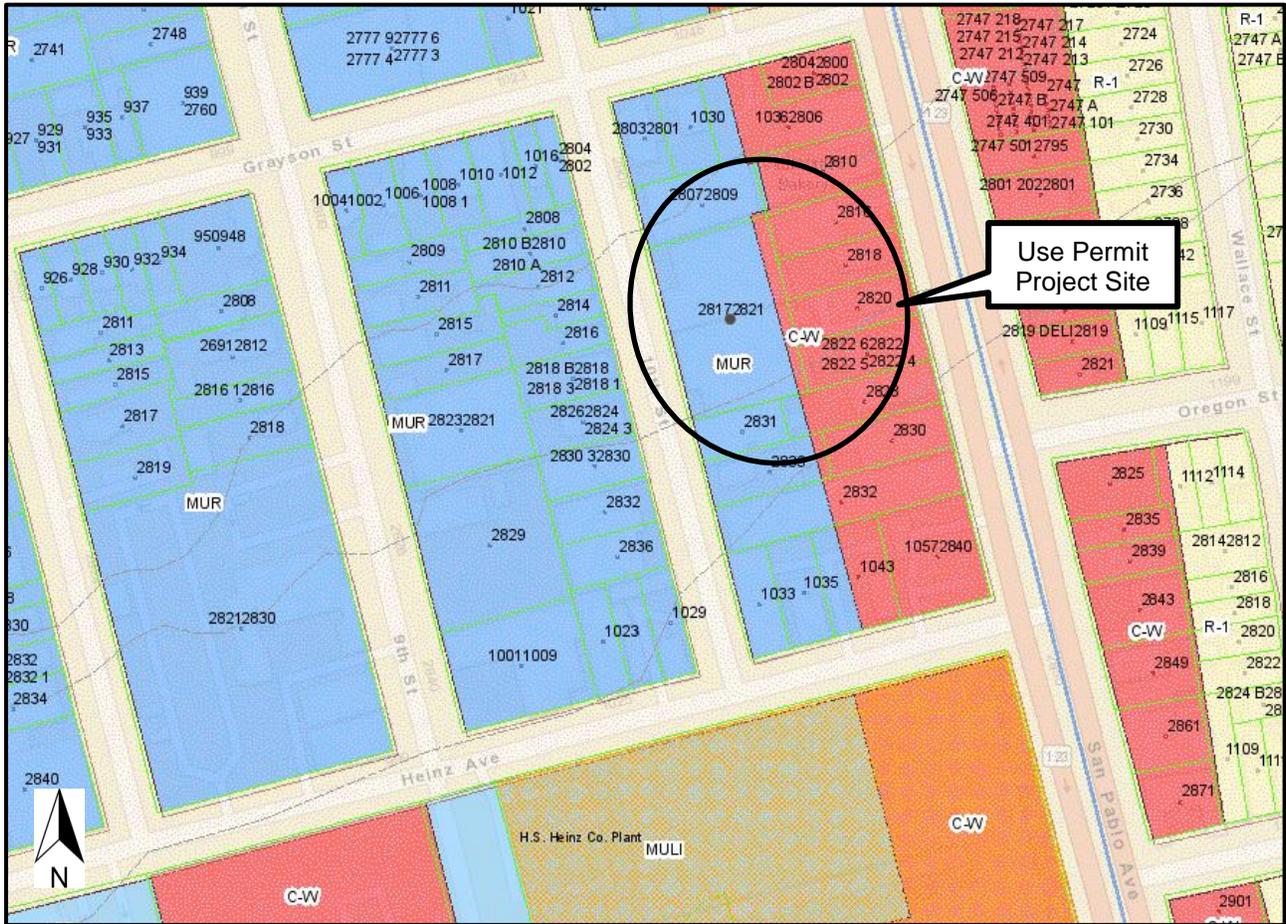


Figure 2: 2821 Tenth Street – Current Site Conditions, northeast elevation (Hibma; 2021)



Figure 3: 2821 Tenth Street – Current Site Conditions, east elevation (Google Maps; 2019)



IV. Property Description

The historic resource evaluation (HRE) for the subject property was completed in April 2021 by architectural historian Caitlin Hibma of Left Coast Architectural History; please see Attachment 1 of this report. The HRE provides a description of the site's history and development, the building's construction history, previous owners and occupants, and a historical and architectural context, which are summarized below.

Parcel & Building Description: The subject parcel is located on the east side of the 2800-block of Tenth Street. The approximately 26,000-sq. ft. parcel is relatively flat and features two single-story, commercial buildings. The northern building is addressed 2817 Tenth Street, and the southern building is addressed 2821 Tenth Street. The buildings cover the lot, though there is a small front setback.

2821 Tenth Street is constructed of tilt-up concrete, and the wall surface is scored concrete. The left side of the building projects out, and there is a recessed entry on the left portion of the front façade, enclosed by a metal security gate. The door is flanked by vertical plate glass windows, with wood mullions. Above the entrance security gates there is a shallowly projecting box marquee comprised of narrow vertical wood boards or vertically grooves plywood. On the front façade and to the right of the entrance are three symmetrically placed windows covered by metal security grilles. The left window is a three-part sliding window, and the center and right windows are single-lite and fixed. A wood board acts as an intermediate cornice element, running across the upper facade above the windows, and continues around the corner to the recessed portion of the building.

On the south wall of the projecting portion of 2821 Tenth Street there is a single-lite fixed window. The right side of the building is recessed. Concrete steps on the left lead to a metal door, right of the door is a loading dock with two elevated service entrances with roll-up metal doors. A corrugated canopy sits on the top of the wooden cornice element, and is as wide as the front façade on the recessed portion of the building. The canopy is suspended by tie rods from the upper façade.

The rear (east) façade of 2821 Tenth Street has a blank concrete wall surface with a narrow open shaft running up the center. The north and south façades abut adjacent buildings and are not visible.

Brief Site History: Before the current buildings were built, a few single-family dwellings and accessory buildings occupied the southern half of the current parcel (1911 and 1950 Sanborn Fire Insurance Maps). The building at 2817 Tenth Street was built in 1950, and an addition was added in 1966. The building at 2821 Tenth Street was built in 1970 by contractors Oliver & Komes for Emerald Packaging. The evaluator was not able to locate information on Oliver & Komes. Emerald Packaging was established in Berkeley in 1963 by James P. Kelley. The company specialized in developing and manufacturing produce packaging, and in 1978 developed packaging to keep lettuce fresh. In 1993 the company relocated to Union City. James P. Kelley and Emerald Packaging continued to

own the property, and leased 2817 Tenth Street to Brandle D. Freedman and his company, Meyer Sound Labs, which manufactures loudspeakers and audio equipment (business operations and deliveries for Meyer Sound take place at 2832 San Pablo Avenue and 1080 Heinz Avenue). 2821 Tenth Street was leased to James Valley and Wheelskins, Inc., which produces leather steering wheel covers. Seismic upgrades were added to the property in 1995, and skylights were added to 2817 Tenth Street in 2000.

The evaluator classifies the design of 2821 Tenth Street as utilitarian, with no distinguishable architectural style. The ownership and occupancy history of the subject property are available in detail in the HRE, Attachment 1.

V. Evaluation of Significance Criteria

Historic Context¹: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff suggests that the building's period of significance would have begun with the extant structure's date of completion in 1970 and continued until 1982, at least 40 years prior to this demolition referral, in accordance with BMC Section 23.326.070(C). Owing to the subject building's design, continued use for manufacturing, and its location in an industrial area of West Berkeley, it is associated with the historical theme of Berkeley's industrial development.

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

In determining the potential significance of this building, the evaluator has analyzed the property's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR) and the LPO/BMC Chapter 3.24. 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 Criteria *Historical and Cultural Value*

This building is associated with the historical pattern of industrial development in Berkeley. However, a study of its construction history, ownership and occupancy records revealed no information linking this site to any events or singular episode of

¹ 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).

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 building do not appear to have made a significant or lasting contribution to history or industrial development. 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*

The design of the building is utilitarian and lacks architectural style. For this reason, it does not exhibit architectural merit.

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)(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 it is:

- Neither a contemporary of the nearest City Landmarks and Structures of Merit, nor is it compatible with their style or design.
- Not a good example of design.
- Possesses no historically significant connections to its neighborhood, block, frontage or group of resources.

VI. Recommendation – Take No Action.

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. Parks & Recreation Forms A and B, prepared by Caitlin Hibma of Left Coast Architectural History, PO Box 70415, Richmond, CA; dated April 2021.

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433

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

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*Resource Name or #: 2817-2821 Tenth Street, Berkeley, CA

P1. Other Identifier: None

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** Alameda

***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: 2817-2821 Tenth Street

City: Berkeley

Zip: 94710

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: 53-1661-27-1

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

The building at 2817-2821 Tenth Street sits on a large rectangular parcel located on the east side of Tenth Street, between Grayson Street and Heinz Avenue. Terrain in the area is flat and the building fills the lot with a small setback at the front. Paved driveways and walkways access loading docks and entry doors that are located on recessed bays at either end of the primary facade. Small planted areas are located at certain points along the front facade, but the lot is not otherwise landscaped. The side facades (north and south) abut neighboring buildings, while the rear (east) facade is only readily visible from the backyards of adjacent properties to the east.

The building is one-story and has a roughly rectangular plan. It is topped by bow-truss and flat roofs clad with rolled roofing material. Exterior siding consists of brick and concrete. Windows are primarily steel and aluminum sash in multi-lite industrial sash, sliding, or fixed configurations. (Continued, page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial 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 #)
Primary (west) facade, looking southeast from Tenth St., April 2021.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1950/1966/1970, building permits, City of Berkeley

***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:** April 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) 2817-2821 Tenth Street, Berkeley, CA

- B1. Historic Name: None
 B2. Common Name: None
 B3. Original Use: Light-industrial
 B4. Present Use: Light-industrial

*B5. Architectural Style: Utilitarian/Midcentury Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
 First section constructed, 1950. Northern addition, 1966. Southern addition 1970. 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: H.M. O'Neil Co. (engineer of original building) b. Builder: Unknown

*B10. Significance: Theme: None Area: West Berkeley

Period of Significance: N/A Property Type: Light-industrial Applicable Criteria: N/A
 (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 at 2817-2821 Tenth Street, the site it occupies included a few single-family dwellings, a number of outbuildings, and some as-yet-undeveloped land. In August 1950, a building permit was granted for the construction of a 45' x 135' warehouse. The building was originally addressed 2821 Tenth Street, but comprised the southern half of the northern portion of the building, which is currently addressed 2817 Tenth Street. (permit #67960, 2 August 1950; City of Berkeley Planning Department, microfiche files) The warehouse was owned by Robinson & Davis. It cost \$18,000 to build and was designed by engineers H.M. O'Neil Company. No information was found in directories, newspapers, or other sources about Robinson & Davis or the business they conducted at the property.

A 1956 permit for the installation of interior partitions in the building noted that it had an industrial assembly use. By then, the owner was the Shand & Jurs Company, however. (permit #79488, 1956; City of Berkeley Planning Department, microfiche files) Shand & Jurs Co. were listed in city directories (1941) as engineers and manufacturers of equipment for the oil industry, fire protection, and plumbing. The company was established in 1922 and appears to have been based in Berkeley, although it now operates as a sub-division of a company in Illinois. (<https://www.ljtechnologies.com/sj/>) Shand & Jurs are known to have manufactured fire hydrants "from the late 1920s until World War II. They finished off their hydrants with a distinctive mushroom head, many of which can still be seen in Berkeley and the East Bay." (<http://www.firehydrant.org/pictures/shand.html>)

In 1966, an addition was made to the existing warehouse that comprised the current northern half of the northern portion of the building, completing the portion now addressed 2817 Tenth Street. The cost was \$39,000. (Permit #107090, 8 Sept. 1966; City of Berkeley Planning Department, microfiche files) (Continued, page 3)

B11. Additional Resource Attributes: (List attributes and codes)
 HP8. Industrial building

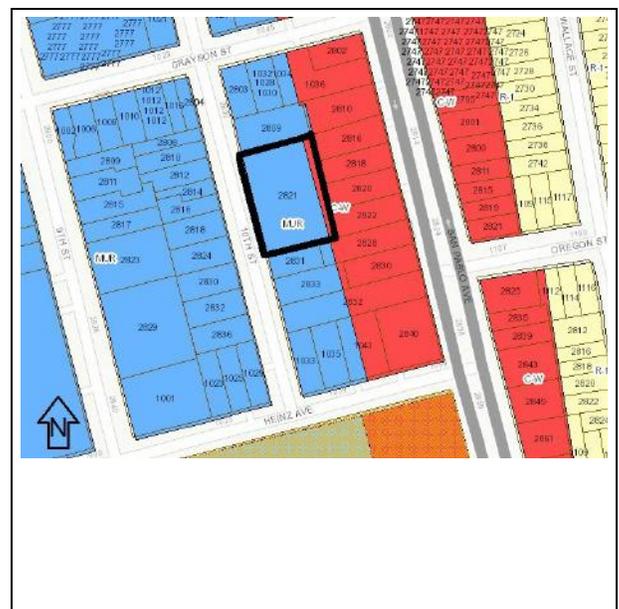
*B12. References:
 (See parenthetical citations within text and on last Continuation Sheet)

B13. Remarks:

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

*Date of Evaluation: April 2021

(This space reserved for official comments.)



<p>aterState of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET</p>	<p>Primary # HRI# Trinomial</p>
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*Recorded by: Caitlin Hibma/Left Coast Architectural History *Date: April 2021 Continuation Update

P3a. Description: (continued)

Primary (West) Facade

The primary facade faces west onto Tenth Street and can be understood as four articulated bays built in three stages. Left to right, there is the recessed 1966 addition, the projecting original 1950 section, and the 1970 addition, which projects on the left and is recessed on the right.

The 1966 addition features a further recessed and elevated loading dock on the left. The walls in the loading dock area are clad with stucco and there is a service entrance with a metal roll up door and a flush metal entry door under an overhanging box canopy. To the right the wall is clad with brick and is featureless except for a louvered vent at the center and a wide fascia board at the flat roofline.

The original 1950 portion of the building projects forward and features a structural brick exterior wall surface. A large, steel, industrial sash window is located on the north-facing wall. The west-facing wall features a large service entrance with a roll-up metal door on the left. On the right is an entrance assembly consisting of a fully-glazed aluminum-frame entry door and a horizontally oriented multi-lite aluminum sash industrial window. The roofline of this portion of the building is flat and adorned only with a wide flat fascia board.

The right half of the facade represents the 1970 addition. The wall surfaces are scored concrete. On the projecting left side of this portion of the building, there is a recessed entrance on the left that is enclosed by a metal security gate. A flush wood or metal door flanked by a series of vertical plate glass windows, separated by thick wood mullions, is located within the vestibule. Above the vestibule is a shallowly projecting box marquee made of narrow vertical wood boards or vertically grooved plywood. To the right of the entrance there are three symmetrically placed windows covered by metal security grilles. The leftmost window has a three-part, sliding, aluminum or vinyls sash, while the other two have single-lite fixed sashes. A wood board runs across the upper facade above the windows, serving as an intermediate cornice element. The top of the facade is otherwise unadorned and the roofline is flat.

A small single-lite fixed window is located on the south-facing wall of the projecting left side of the 1970 portion of the building. The recessed right side of the 1970 addition features a flush metal door accessed by a concrete stoop on the left and a loading dock on the right, featuring two elevated service entrances with roll-up metal doors. All three doors are sheltered by a corrugated canopy that is located at the same level as the intermediate cornice and is suspended by tie rods from the upper facade. The top of the facade is otherwise unadorned and the roofline is flat.

North & South Facades

The north and south facades abut adjacent buildings and are not readily visible. No portion of the north facade appears visible. Small sections of the south facade that are visible are unfenestrated and unadorned. The rooflines of both facades are flat.

Rear (East) Facade

The rear facade faces the backyards of adjacent properties to the east. The left side, consisting of the 1970 tilt-up concrete portion of the building, has a blank concrete wall surface with a narrow open shaft running up the center. There are no windows on this portion of the building, which terminates in a flat unadorned roofline. To the right, the 1950 portion of the building has a brick wall surface and features two symmetrically placed windows on either side of the facade. The windows are large, steel, industrial sashes. This portion of the facade terminates in a flat unadorned roofline. The far right side of the rear facade, consisting of the 1966 addition, abuts an adjacent building and is not visible.

(See following sheets for current images)

B10. Significance: (continued)

No owner name was provided on records for the addition project and Shand & Jurs. Co. is not listed in the next available city directory, published in 1967. It may be that Emerald Packaging, the next known owner/tenant, which was established in 1963, was already occupying the building by this time.

In May 1970, contractors Oliver & Komes were hired to construct a new tilt-up concrete warehouse that housed offices at the front. This building comprised the entire southern portion of the current building, now addressed 2821 Tenth Street. The project cost \$100,000 and was commissioned by Emerald Packaging. (permit #001, 10 April 1970; City of Berkeley Planning Department, microfiche files)

Emerald Packaging was established in Berkeley in 1963, possibly at the subject property, by James P. Kelley and three business partners. Kelley eventually bought these partners out and was joined in business by his three children. The company specialized in manufacturing produce packaging and it is noted that it began packaging carrots in 1972 and in 1978 developed packaging to keep lettuce fresh. In addition to developing and manufacturing packaging, the company was also equally active

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B10. Significance: (continued)
 in printing the packaging. They pioneered the use of environmentally friendly inks in the late 1980s. (Emerald Packaging, <https://www.empack.com/timeline/>)

In 1971, Planning Department records relating to an improperly draining sump pump and fire safety violations, note that William M. Temple was the president of Emerald Packaging at the time. (City of Berkeley Planning Department, microfiche files) In 1975, a permit was filed for repair to a fire-damaged bow truss roof, which indicates the business suffered a fire, although no mention of the event was found in newspapers or other sources. (3 March 1975, no #; City of Berkeley Planning Department, microfiche files) The same year that fire repairs were made, and perhaps in reaction, a fire-resistant ink storage room with block walls, a metal deck, and a concrete roof was added, presumably within the larger building. (27 June 1975; City of Berkeley Planning Department, microfiche files) Later in 1981, a steel rolling fire door was installed in a brick wall that was cut to accommodate the opening. This fire door appears to have been installed on the interior, between sections of the building. (1981, #0527817237; City of Berkeley Planning Department, microfiche files) It is noted that in 1983, the company's factory size was more than doubled, though no significant building additions were made to the property. (Emerald Packaging, <https://www.empack.com/timeline/>) In 1990, hazardous materials concerns were addressed with the removal of an underground tank and the permit for the work indicates that Emerald Packaging was still the tenant business; however, by 1993, the company had relocated to Union City.

James P. Kelley and Emerald Packaging retained ownership of the subject property and in 1994 began leasing the northern portion of the building, 2817 Tenth Street, to Brandle D. Freedman and his company Meyer Sound Labs, which manufactured loudspeakers and audio equipment for the sound recording industry. Meanwhile the southern portion of the building, 2821 Tenth Street, was leased to James Valley and his company Wheelskins, Inc., which dealt in the light manufacturing and distribution of leather steering wheel covers. (Leasing notice and permits 10 Feb 1994, ZP #Z0584, 6/10/94 – ZP #Z0946, City of Berkeley Planning Department, microfiche files. Emerald Packaging, <https://www.empack.com/timeline/>) The year that these two companies began occupying the property, the building was formally re-addressed; the entire building known as 2821 Tenth Street became 2817 and 2821 Tenth Street to better identify the two businesses located there. (City of Berkeley Planning Department, microfiche files)

More recent work on the property includes seismic upgrades in 1995 and tenant improvements for Meyer Sound Labs, which included adding an office mezzanine, skylights, and restrooms at 2817 Tenth Street in 2000. (Permit ZP #Z1729, 27 March 1995; permit ZC #00-0841, 23 Aug. 2000; City of Berkeley Planning Department, microfiche files) The Kelley family continues to own the property today and both Meyer Sound Labs and Wheelskins, Inc. continue to occupy their respective portions of the building.

Engineers/Builders

There were no architects involved with the design of any portion of the subject building. The H.M. O'Neil Company was the engineering firm responsible for designing the first section of the building (right half of 2817 Tenth Street) in 1950. Hugh M. O'Neil was born in North Dakota in 1911 and began his engineering practice in 1944, although he is listed as a civil engineer in earlier city directories, likely employed by someone else. Other examples of O'Neil's work are unknown. The company continues today as Owen O'Neil Associates, presumably operated by Hugh O'Neil's son. (<http://owenoneil.com/>)

The architect, engineer, or builder for the 1966 addition (left half of 2817 Tenth Street) is not named on records for the project, and is therefore unknown.

The concrete tilt-up southern portion of the building, 2821 Tenth Street, was built 1970 by contractors Oliver & Komes, who are not listed in the available 1969 city directory. No other information was found about the company.

Architectural Style

The northern portion of the building, built in 1950 and enlarged in 1966, is a utilitarian light-industrial building, but has subtle Mid-Century Modern aesthetics. The tilt-up concrete southern portion of the building, built in 1970, is purely utilitarian with no distinguishable architectural style.

As its name implies, the Midcentury Modern style was prevalent in the mid-20th century, particularly in the decades following World War II. It was influenced most strongly by the International and Streamline Modern styles, seen in its clean-lined geometry and horizontal emphasis, but adopted a more casual and approachable demeanor and was applied to a variety of property types. They style is characterized by cantilevered overhangs, projecting eaves, canted windows, projecting boxes that en-frame the upper stories, stucco siding, the use of bright or contrasting colors, spandrel glass, large expanses of windows, flat or shed roof forms, stacked brick veneer, asymmetrical facades, and occasionally vertical wood siding.

Built in 1950, the portion of the building at 2817 Tenth Street that exhibits subtle reference to the Midcentury Modern style, was built at the height of the style's popularity. As a light-industrial building – a property type not prone to expressive architectural styling – the simple Modernistic lines of the style are in keeping. The building exhibits the style in its boxy forms, asymmetrical

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*Recorded by: Caitlin Hibma/Left Coast Architectural History *Date: April 2021 Continuation Update

B10. Significance: (continued)
 facade, flat roof, the box canopy overhanging the loading dock, and the visual horizontal emphasis created by the flat fascia boards at the roofline, although these may be a later addition. In the brick construction and exterior wall material, multi-lite and multi-operation metal-sash windows, service entrances with roll-up doors, loading dock, and lack of ornamentation otherwise, the building is purely utilitarian, embracing function over architectural aesthetics. Similarly, the concrete wall surfaces, small aluminum sash windows, service entrances and loading docks, corrugated metal canopy, and lack of overt ornamentation on the 1970 tilt-up southern portion of the building is also meant for functionality and is without distinct style.

Alterations

The following building permits and other records are on file with the City of Berkeley Department of Planning & Development. They provide documentation of exterior alterations that the property has undergone throughout it's history [clarifying comments by author in brackets]:

Date	Permit #	Description of Work
08/02/50	67970	Warehouse built, 45' x 135' building area. \$18,000. Engineer: H.M. O'Neil Co. Owner: Robinson & Davis [originally addressed 2821 Tenth Street, but comprises current right side of portion of building addressed 2817 Tenth Street]
04/10/56	79488	Install interior partitions in existing building. 2821 10 th , industrial assembly use. Owner: Shand & Jurs Co.
09/08/66	107090	Addition to warehouse, \$39,000 [left side of portion of building currently addressed 2817 Tenth Street]
04/10/70	?	Construction of new tilt-up concrete warehouse with office at front of building. \$100,000. For Emerald Packaging by Oliver & Komes, contractors. [Building currently addressed 2821 Tenth St.]
03/03/75	?	Repair fire damaged wood bow string truss roof. Owner: Emerald Packaging
06/27/75	?	Ink storage room addition, block walls, metal deck, concrete roof. Owner: Emerald Packaging [Addition of interior room]
1981	527817237	Install 8'x8' steel rolling fire door on brick wall, cut wall for door. [At 2821 Tenth Street. May have been for opening between buildings 2817 and 2821.]
04/06/90	?	Hazardous materials leak in baffled underground tank at 2821 Tenth Street; underground tank removed. Owner/tenant: Emerald Packaging
03/27/95	ZP #Z1729	Seismic upgrade to workshop at 2821 Tenth Street. Owner: Jim Kelley
08/23/00	ZC #00-0841	Tenant Improvements at 2817 Tenth Street for Meyer Sound; add mezzanine for offices, skylights, restrooms. Owner: James P. & Rosaleen Kelley
1999/2000	?	Demolish a well on "former Emerald Packaging facility" property.

Alterations observed from a circa 1970 photo (Emerald Packaging, <https://www.empack.com/timeline/>) and older Google Street View images, but which are not documented in building permit records, include:

- Removal of flat, individual letter, "Emerald Packaging" signage that filled much of the wall area at the center of the 2817 Tenth Street facade.
- Possible removal of a flat canopy over the door and window on the right side of 2817 Tenth Street facade.
- Possible addition of wide fascia board at roofline of 2817 Tenth Street portion of building.
- Large vertical wood slat screens over windows and surrounding wall area (spanning from low wall to intermediate cornice) on west facade of 2821 Tenth Street removed in early 2016 and replaced with smaller metal security grilles.

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 2817-2821 Tenth Street:

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.*

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B10. Significance: (continued)
 No specific events of historical importance are known to have occurred at the property. The property was developed with the current light-industrial structures late in the history of the neighborhood and had been previously developed with small residences that fit an earlier pattern of development in the area. The mid and late-20th century saw increasing commercial and light industrial redevelopment happening in the immediate neighborhood, but considering the distinct industrial character of much of West Berkeley that began as early as the 1870s, this later redevelopment is not a noteworthy occurrence. The businesses housed at the property included a manufacturer of fire, plumbing, and oil industry equipment; a produce packaging manufacturer; a sound system equipment manufacturer; and the maker of steering wheel covers. None of these industries are particularly significant to Berkeley's industrial or economic history and none of the companies claim any significant achievements in their fields that would be considered historic events or developments.

The property does not appear to be eligible for 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 has been owned and occupied by commercial entities rather than individuals for most of its history, although the heads of those companies are known in some cases. None of the known individuals appear to rank as significant historical figures. Their work as local business proprietors appears typical and undistinguished within Berkeley's commercial and industrial context.

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

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 2817-2821 Tenth Street is utilitarian with no strong expression of architectural style other than some reference to Midcentury Modern aesthetics on the earlier northern portion of the building. These Midcentury Modern characteristics are few and very basic and the building does not stand out as an exceptional example of the style. There are countless other examples of utilitarian light-industrial buildings locally and regionally that provide comparable and better examples.

No architects were involved with the design of the building. The initial portion of building to be constructed was designed by engineering firm H.M. O'Neil Company, about which little is known. The company likely did other work in the area, but examples of projects are unknown, and H.M. O'Neil does not appear to qualify as a master engineer. A later section of the building was constructed by contractors Oliver & Komes, but nothing is known about this company and they do not appear to qualify as masters. The simplicity and utilitarianism of the building itself is indication that the focus was on construction for function, rather than expression of any high-style design.

The property does not appear to be eligible for 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 2817-2821 Tenth Street 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 600-630 Bancroft Way 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 2817-2821 Tenth Street is not the first, last, only, or most significant mid-century light industrial building in the

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B10. Significance: (continued)

area. It is utilitarian with no strong expression of architectural style other than some reference to Midcentury Modern aesthetics on the earlier northern portion of the building. The simplicity and utilitarianism of the building itself is indication that the focus was on construction for function, rather than expression of any high-style design. Its designer/builders are little known and do not appear to qualify as masters in their fields. There are countless other examples of utilitarian light-industrial buildings in the neighborhood that provide comparable and better examples. Subsequently, 2817-2821 Tenth Street does not qualify 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 has served as a light-industrial facility from the time it was built to the present and has housed four known manufacturing companies. As a light-industrial property, economic developments would be the applicable category of cultural value to assign the property. However, the property is one of many light-industrial facilities located in the immediate neighborhood, and West Berkeley is known for having had a very early industrial history. Any number of other nearby light-industrial properties could likely serve as earlier and better examples of industrial-related economic development in Berkeley than the subject property. 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 2817-2821 Tenth Street does not appear to have any use as an educational tool. It is a common and late example of a light-industrial property in West Berkeley, of which many others exist. The manufacturing activities conducted in the building throughout its history have been common and not especially influential to Berkeley's economy. The property does not have any potential to convey lessons on history, as it is not associated with important events or people. 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 2817-2821 Tenth Street reflects the general organic growth of West Berkeley, which included both residential and industrial uses, and often, residential properties redeveloped as industrial. It does not have any strong associations outside of these development patterns in the area. Neither the construction of the building, nor its later history, were specifically influenced by social, cultural, economic, political, religious, or military events or developments in the area. Its owners and occupying businesses do not appear to have been historically significant or have any noteworthy accomplishments to their names 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 2817-2821 Tenth Street 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, 2817-2821 Tenth Street is not of great architectural merit or cultural, educational, or historic value. It is a common and unremarkable element of West Berkeley's industrial development. Visual observation of buildings around the property does not indicate any cohesive or thematically representative grouping within which it 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

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B10. Significance: (continued)
frontage, or group of buildings.

Within a one-block radius of the the subject property there is one designated Berkeley Landmark; the H.S. Heinz Co. Factory at 2900 San Pablo Avenue (1927-1928). The Heinz Factory was built more than 20 years before the subject building and is a massive industrial factory in the Mediterranean Revival style. The large factory and relatively small light-industrial building share no traits other than general manufacturing activities. The property at 2817-2821 Tenth Avenue is also not associated with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of the West Berkeley neighborhood, which took place 80 to 100 years before construction of the subject building.

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.

As noted, one designated Landmark is located in close proximity to 2817-2821 Tenth Street. The H.S. Heinz Co. Factory is much larger (covering the equivalent of two city blocks), designed in an ornate iteration of the Mediterranean Revival style, and has a steel frame and masonry curtain wall structure. The factory and subject light-industrial building have few to no physical characteristics in common.

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

The property at 2817-2821 Tenth Street is utilitarian with no strong expression of architectural style other than some reference to Midcentury Modern aesthetics on the earlier northern portion of the building. These Midcentury Modern characteristics are few and very basic and the building does not stand out as an exceptional example of the style.

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 at 2817-2821 Tenth Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a late element of West Berkeley industrial development and buildings around the property do not indicate any cohesive or thematically representative grouping within which the subject property would play a meaningful role.

Integrity

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The property at 2817-2821 Tenth Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required. However, it should be noted that the building has undergone alteration over time, evolving from a single small warehouse to a building that essentially quadruples the size of the original building and was constructed in parts, sometimes with little relation to one another, over the course of 20 years.

Conclusion

Based on the above analysis, the property at 2817-2821 Tenth Street 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 under the California Environmental Quality Act (CEQA).

Sources

Specific sources may be found in parenthetical citations within text. Repositories and general sources consulted include:

- 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 HIG
- San Francisco Chronicle current and historical archive via NewsBank
- University of California Riverside, California Digital Newspaper Collection
- University of California Santa Barbara Library, aerial photographs collection

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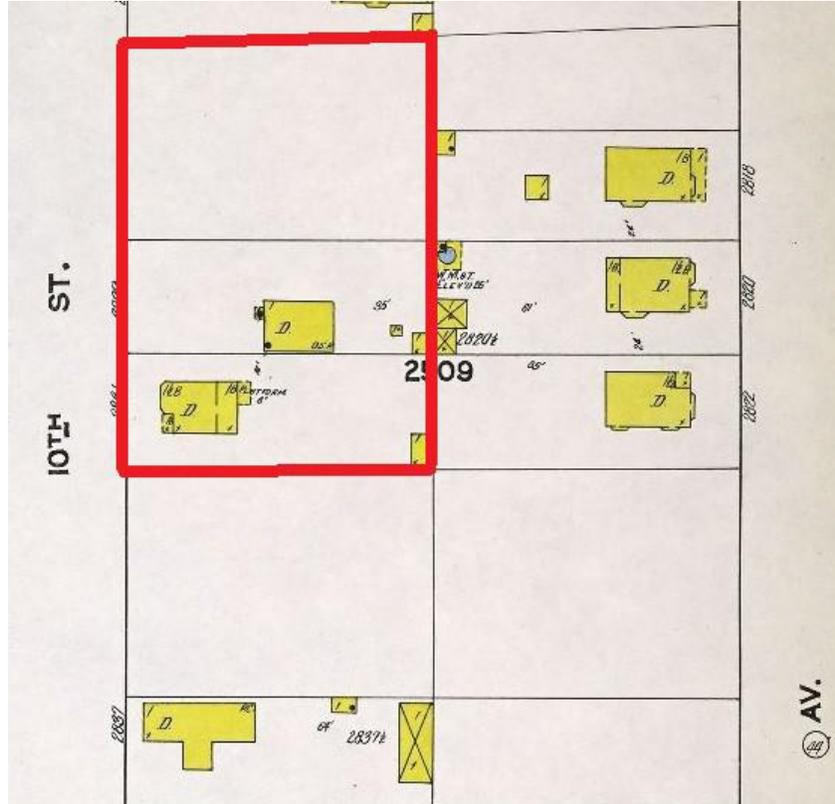
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Update

Historic Images:



Sanborn Fire Insurance Map, 1911. Current extent of subject property outlined.



Aerial photograph, 1931. Area currently occupied by subject property circled. (U.C. Santa Barbara Library)

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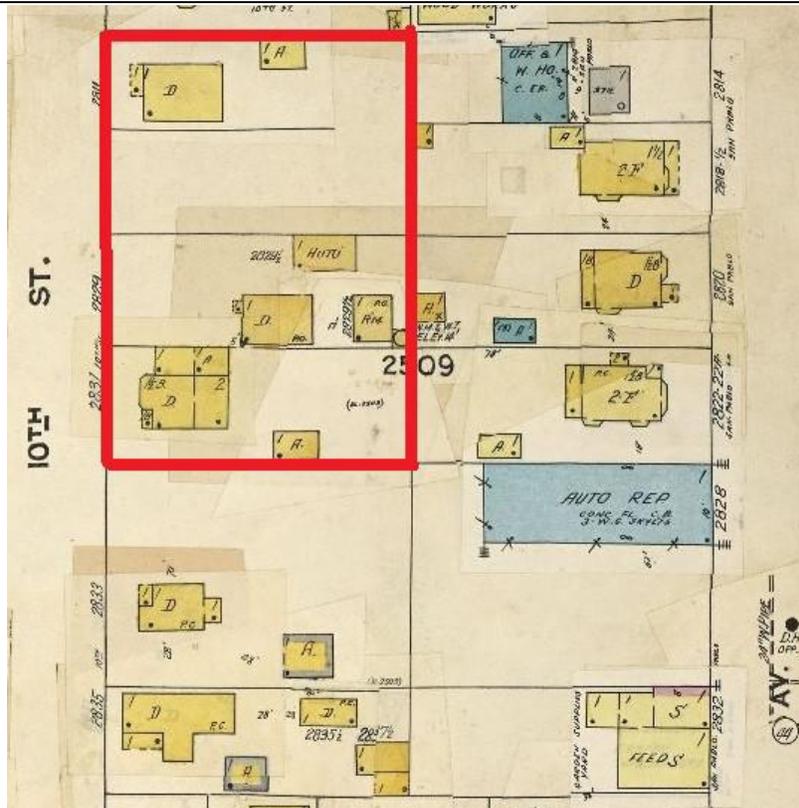
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Sanborn Fire Insurance Map, 1950. Current extent of subject property outlined.



Aerial photograph, 1965. Original 1950 portion of subject property identified by arrow. (U.C. Santa Barbara Library)

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Update

Current Photographs:



Primary facade, northern-most bay, representing 1966 addition; looking east from Tenth Street.



Primary facade, second bay from left/north, representing original 1950 portion of building; looking southeast from Tenth Street.

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Primary facade, second bay from left/north, representing original 1950 portion of building; looking northeast from Tenth Street.



Primary facade, looking northeast from Tenth Street.

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Primary facade, third bay from left or left half of 1970 addition; looking northeast from Tenth Street.



Detail of 2821 Tenth Street entrance.

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Primary facade, southern-most bay or right half of 1970 addition; looking east from Tenth Street.



Rear (east) facade from San Pablo Avenue. 1970 addition at left, original 1950 building at right.