



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

M E M O R A N D U M

REFERRAL  
AUGUST 3, 2023

**TO: Landmarks Preservation Commission (LPC)**  
**FROM: Reina Kapadia, Senior Planner**  
**SUBJECT: Referral for Advisory Comments – New Paint Colors for the Davis-Byrne Building at 2140 Dwight Way**

Representatives for the owner of City Landmark No. 140, the Davis-Byrne Building, at 2140 Dwight Way are seeking the LPC's comments on their proposal to paint the historic building. The Landmark is a two-story Late Victorian/Colonial Revival-style mixed-use commercial and residential building built in 1895, with a non-contributing three-story addition at the rear.

In accordance with Landmarks Preservation Ordinance/Berkeley Municipal Code (BMC) Chapter 3.24.310, proponents of alteration projects that are not subject to discretionary review by the Commission are encouraged to seek the Commission's guidance and advice.

The proposal to paint the Davis-Byrne Building is defined as "ordinary repair and maintenance" and, therefore, is not subject to City permits or discretionary LPC approval (BMC Chapter 3.24.220). Notwithstanding that, the project proponents on behalf of the tenant Insight Housing are seeking feedback from the LPC about their proposed color schemes prior to making their final color selections; three alternatives are presented for the Commission's consideration. It should be noted that a larger project scope to rehabilitate the building is under consideration by the applicant. The scope of work that has been preliminarily reviewed with staff is expected to fall within the same ministerial review process under BMC Chapter 3.24.220. When formal plans are presented, staff will make the determination and forward the project to the LPC for review should it fall beyond the definition of "ordinary repair and maintenance."

Please refer to the printed photo documentation and color elevations provided as Attachment 2 to this memorandum, prepare to receive a brief presentation and further information at the August 3, 2023 LPC meeting, and provide feedback to the project proponents.

Attachments:

1. Landmark designation record for the Davis-Byrne Building at 2138-2140 Dwight Way
2. Exterior Paint Schemes for the Davis-Byrne Building, 2140 Dwight Way

CITY OF BERKELEY  
DEPARTMENT OF HOUSING AND DEVELOPMENT

RECEIVED

10  
FEB 15 1991

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS) CURRENT PLANNING

Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

Name of Property Davis-Byrne Building Survey Code No. \_\_\_\_\_

Building YES Site \_\_\_\_\_ Open Space \_\_\_\_\_

County Alameda 4. City Berkeley

Street 2138-40 DWIGHT WAY

Vicinity (if rural) \_\_\_\_\_

Present Occupant stores, apartments, and rooms

Present Owner Estate of John Richmond

Original Owner (if known) Glennie Davis

Date of Construction 1895 11. Style Late Victorian/Colonial Revival

Architect/Builder architect: Owner  
builder: Andersen & Greig 13. Original Use stores with rooms above

Historic Value: national \_\_\_ state \_\_\_ county \_\_\_ city X neighborhood X  
none \_\_\_

Architectural Value: national \_\_\_ state \_\_\_ county \_\_\_ city X neighbor-  
hood \_\_\_ none \_\_\_

Notable Garden or Landscaping: yes \_\_\_ no X

Photographs: contemporary YES historical YES  
dates 1990 dates 1939, c. 1950  
photographer Anthony Bruce photographer Ormsby Donogh  
repository with photographer repository BAHA

Bibliography: Published Sources Berkeley Gazette, 24 MAY 1902; 29 MAY 19-2  
Public Records Edwards Transcript of Records, 10 SEP 1895, 23 SEP 1895,  
Interviews 27 MAY 1902, 1 OCT 190  
Other \_\_\_\_\_

Block Number 1823 20. Lot No. 01600 21. Lot Size: Frontage 50  
Depth 135

Current Zoning Status C-2 23. Adjacent Property Zoning Status C-2

Present Use: residential (single family \_\_\_ multiple X) office \_\_\_  
store X public \_\_\_ other \_\_\_ specify \_\_\_\_\_

Adjacent Property Use (check all that apply): residential (single  
family \_\_\_ multiple \_\_\_) office \_\_\_ store X public \_\_\_  
other \_\_\_ specify \_\_\_\_\_

Assessed Property Value: current            5 yrs. ago            10 yrs. ago           

Present Condition of Property: exterior: excellent            good            fair            X poor             
 interior: excellent            good            fair            poor             
 grounds: excellent            good            fair            poor           

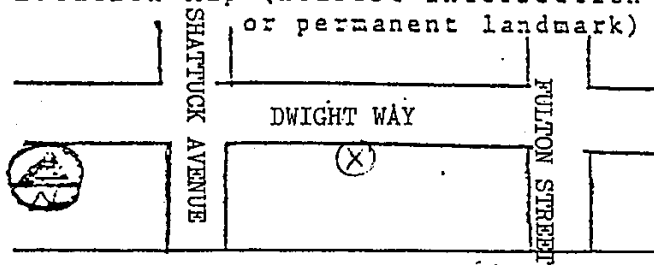
Property Endangered: yes X no            source, if yes Daily Cal; City Council

Potential New Property Uses: Homeless Shelter & low-income housing

History: Briefly describe the historical significance of this property  
 -see attached sheet-

1. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features.  
 -see attached sheet-

2. Location Map (nearest intersection or permanent landmark)



33. Photograph (Contact print from 35mm black and white photo)

see attached sheets

34. Additional Comments or Continuation of Previous Answers

35. Recorder: Name Anthony B. Bruce/BAHA Title Office Director  
 Address P.O. Box 1137 Date February 14, 1991  
Berkeley, Cal. 94701

### 30. HISTORY: 2140 DWIGHT WAY

The Davis-Byrne Building at 2140 Dwight Way is the one remaining structure that best represents the commercial architecture of the area that was once known as "Dwight Way Station". Its pristine shopfronts, overhanging bays, and bold cornice have survived intact and evoke a different Berkeley of nearly one hundred years ago.

Berkeley's first business district was at Telegraph and Bancroft, at the end of the horsecar line connecting the University with downtown Oakland. After the steam train line was opened on Shattuck Avenue in August, 1876 with four stops in what is now Berkeley—Lorin, Newbury, Dwight, and Berkeley Stations, and later Berryman Station in North Berkeley, as well—it became clear that the Bancroft and Telegraph businesses were to have competition. For several years it remained undetermined as to where Berkeley's central business section would be, as commercial centers sprang up around each of the train stops. In the early 1880s Berkeley's leading stores were located at Dwight Way Station. Soon, however, Berkeley Station—Center and Shattuck—took the lead and developed into the "Downtown Berkeley" that we know today.

Dwight Way Station, nonetheless, developed into a thriving community in the late 19th century with rows of modest wooden commercial buildings at the intersection of Dwight Way and Shattuck. Many of the Dwight Way Station buildings, including an impressive turreted two-story brick building on the northeast corner, were built by John K. Stewart, a grocer who owned one of the pioneering businesses in the area.

Much of what gave early Dwight Way Station its identity is now gone. The brick, turreted Stewart & Trowbridge Block was a visual landmark from 1891 until its remodeling in 1947 and subsequent destruction by fire in 1971. The parking lot adjacent to the Williamson Block at 2122 Dwight Way was heavily built up with wooden buildings: one of the area's earliest buildings was on the corner, and midblock was the three story Bailey Block. Across Shattuck are a few 1890s buildings that have been greatly altered, and the Victorian era stores and residences on the north side of Dwight are gone. Today Adeline and Shattuck form one long commercial strip, and the boundaries of the original "stations" have been blurred. The remaining older buildings at each location are a visual clue to the development and transportation history of Berkeley.

2140 Dwight Way was constructed in 1895 on land that had been owned for many years by Stewart. It was built by the subsequent owner, Glennie Davis, probably replacing a barn or stable built by Stewart in 1891. The building was later owned by N. B. Byrne—most likely Napoleon Bonaparte Byrne whose landmark and National Register home at 1301 Oxford was built in 1868 and destroyed in two arson fires in 1985 during its restoration. 2140 Dwight Way may be the only extant building that can be associated with this important pioneer Berkeleyan.

Coincidentally, twice in 1902 the Davis-Byrne Building on Dwight was damaged by fire. Both fires seemed to be arson and were apparently directed at two Chinese businesses in the building next door at 2150 Dwight Way (which has since been demolished). Gee Quong Woo, owner of the building, gave up in December of that year and sold his building. Meanwhile, the Davis-Byrne building at 2140 Dwight Way, which suffered extensive damage in the second blaze, was repaired for the substantial sum of \$2,567. The architect/builder Byrne commissioned for the remodeling was George L. Mohr who, in 1905, designed the Williamson Block nearby at 2120 Dwight and three City of Berkeley landmarks: the Bonita Apartments (1905), 1940 University Avenue; the Such Building (1906), 2140 Oxford Street; and the Acheson Physicians Building (1908), 2131 University Avenue.

The Davis-Byrne Building at 2140 Dwight Way, as it stands today, is one of the most intact examples of a two-story late nineteenth century wooden commercial building surviving in Berkeley. Nothing seems to have been changed, not even its two wood-framed shopfronts, which are complete with original door hardware. It is not clear how extensively

### 30. *continued*

the original 1890s design of the building may have been altered during the 1902 fire repair, but the marquee-like covering at the entrance to the second floor flats and the "archway" leading to the driveway both exhibit 19th century bracket designs. The tall windows on the second floor are also typical of the 1890s.

There are two or three other 19th century commercial structures remaining at Dwight Way Station (on the west side of Shattuck), but each has been altered extensively. In 1903 the Key System interurban and streetcar system was established and many new buildings were built along Shattuck as a direct result. Most of the older buildings at Dwight and Shattuck are from this time. The Davis-Byrne Building is the one surviving building that best represents the life and times of early Dwight Way Station during its peak period.

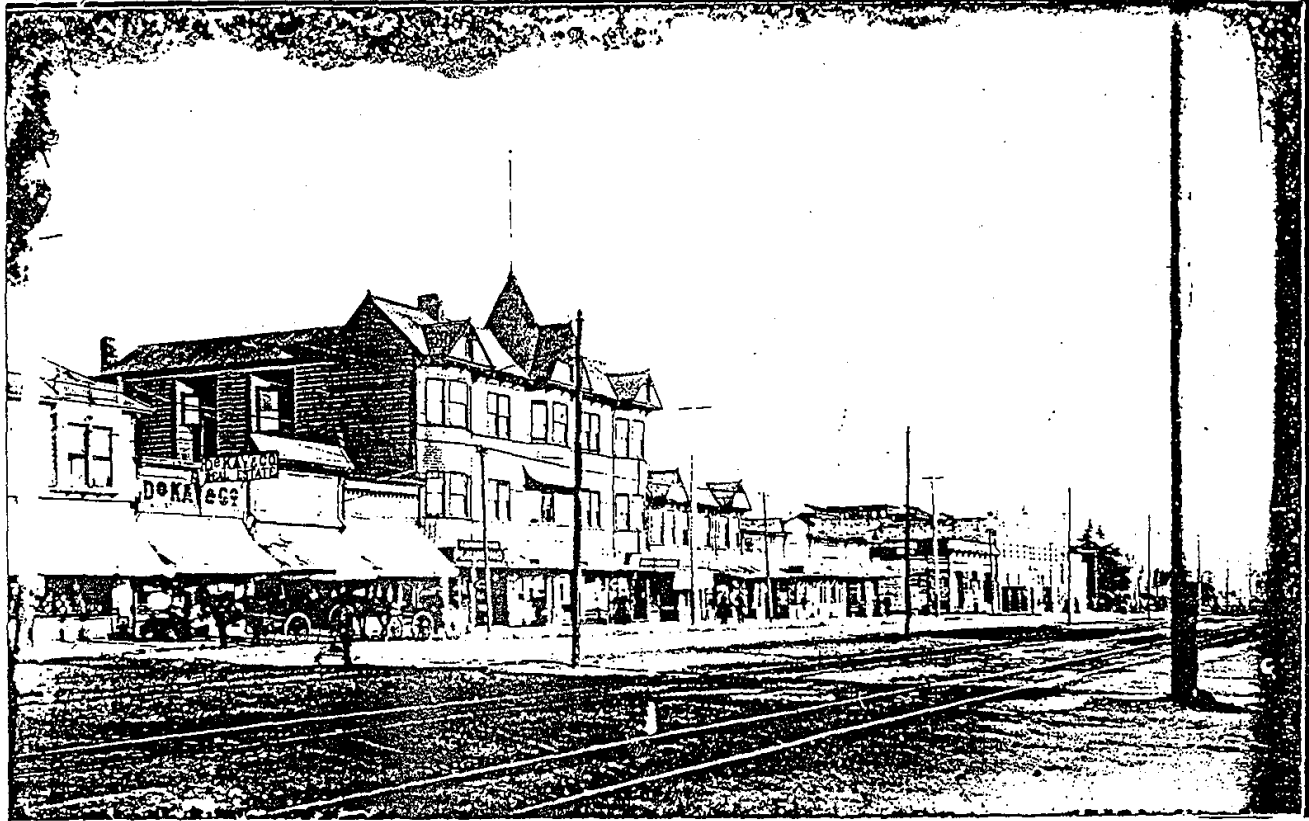
### 31. ARCHITECTURE: 2140 DWIGHT WAY

The Davis-Byrne Building is a two-story wood-frame commercial building with living rooms above. Like the Williams Building at 2128 Dwight Way, the second floor features four slanted bays across the front. There is more flat wall space between them than in the other building and the bays are connected only by molding at the baseline. Instead of individual roofs over each bay, they are all topped by the parapet wall which moves out from the flat plane of the wall by following the outside slant of the two outside bays. It then runs flush with the outermost wall of the bays, creating a shadow effect between the bays. The plain double-hung sash in the bays are vertically oriented, reflecting the window style of 1895, the original date of the building. Horizontal panels with their edges outlined with molding fill the spaces below the windows. A series of similar panels run the length of the parapet wall, beneath a dentilled cornice. Above that is a heavier cornice supported by widely-spaced curved brackets.

The ground floor is symmetrically arranged: an entry to the second floor is flanked by two shopfronts. Four narrow piers, treated like simplified columns divide these spaces. This building is very much intact and contains some features, which on similar buildings would have long since been removed or replaced. To compensate for the sloping grade of Dwight Way, the building rests on a level *wooden* base (the shop entrance is one step up at the lower level). The shopfronts have center entries with two-part display windows angled in toward the entrance. Entrance doors are double, each with tall, narrow lights and highly ornate "Eastlake" hardware. Bulkheads are wooden and embellished with panelling to match that on the second story. Above each shopfront is a frieze of vertical clerestory windows.

The entrance to the second floor is inset and reached by a flight of stairs beginning about a foot or two in from the front wall of the building. The walls of the stairway are finished in board-and-batten panelling. A most unusual feature of the building is the small gable roof over this entry. It is supported by two scroll-sawn "Victorian" brackets and topped with a small finial. Between the top of the roof and the bottom of the second story is an elongated continuation of the shop clerestories, to light the upper reaches of the stairwell. The driveway to the rear of the building is to the west and is not contained within the structure, as with the Williams Building. A lintel supported by two arched brackets ornamented the driveway entrance, but only a remnant of this "arch" now remains.

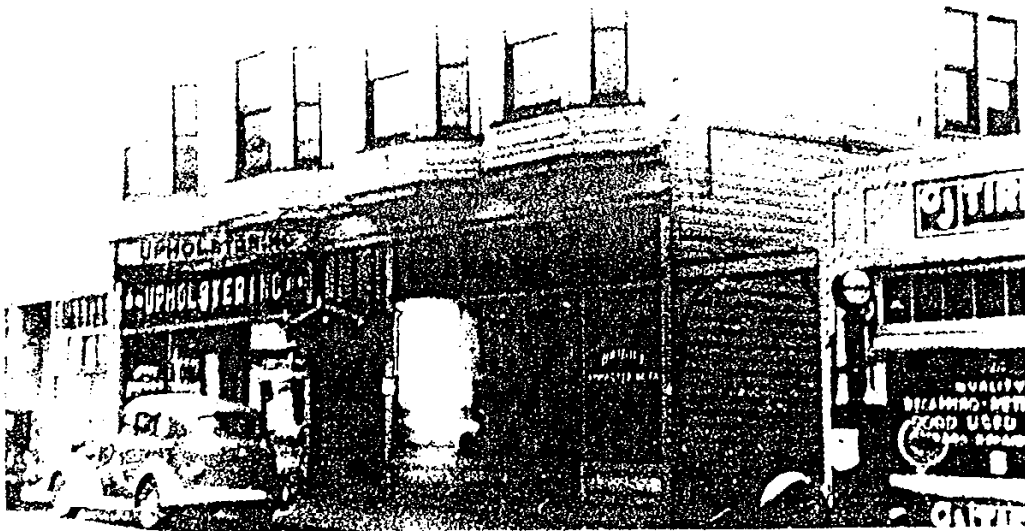
It is not known to what extent the building was altered in 1902 to repair fire damage. One could suppose that it had a "false front" parapet wall, and that the bay windows may have been added in 1902 to give the building an "up-to-date" colonial look.



East side of SHATTUCK between Dwight and Blake. Original 1870s Stewart Building at the left; Bailey Block in center. Photo: c. 1906.



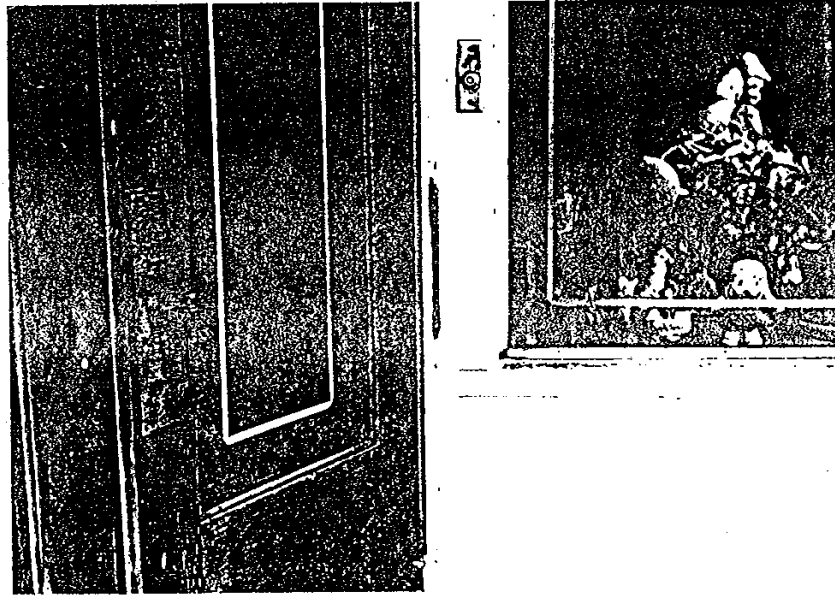
Davis-Byrne Building at 2140 DWIGHT WAY, Dec., 1990



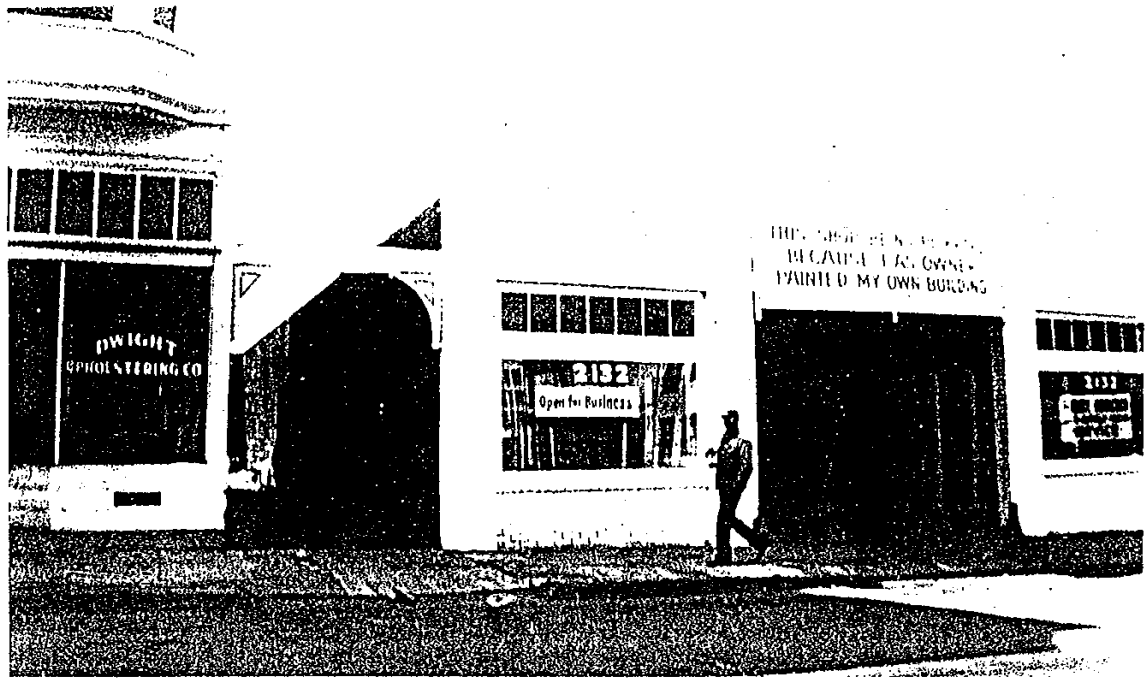
Davis-Byrne Building; 1939 Donogh photo



2100 block of DWIGHT WAY in December 1990  
Davis- Byrne Building, 2140 Dwight Way shown at the left.



Davis-Byrne Building, 2140 Dwight Way, Dec. 1990  
detail showing shop entrance door and hardware



Davis-Byrne Building, 2140 DWIGHT WAY c. 1950  
showing "archway" and neighboring building to the west



Davis-Byrne Building, 2140 DWIGHT WAY; 1939 Bonora photo  
showing west elevation, "archway", and neighboring building to west

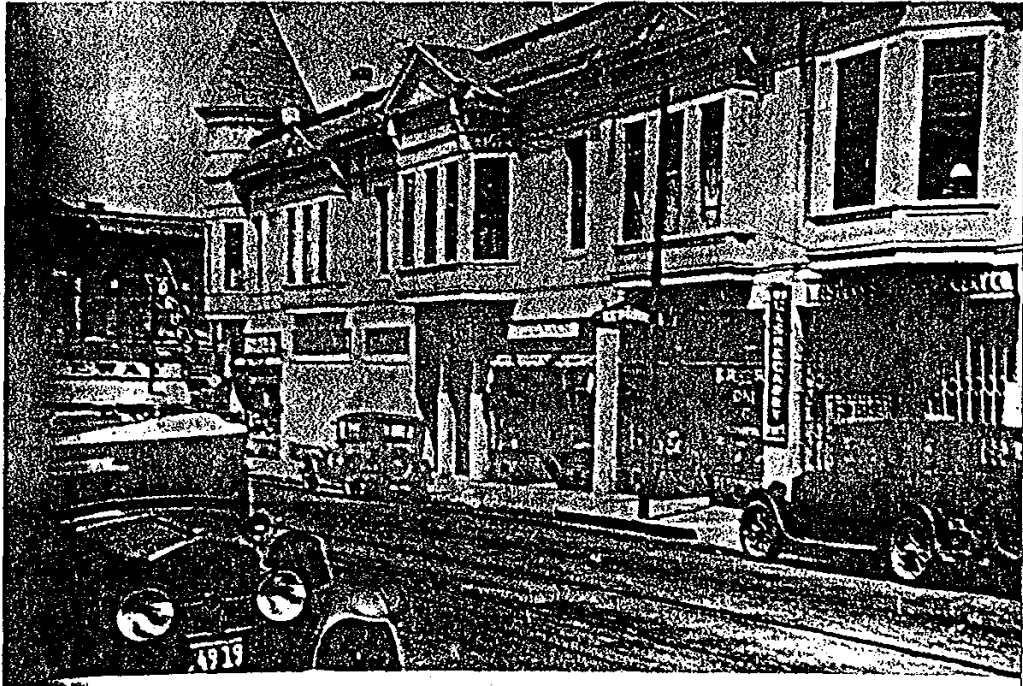


Gee Quong Woo Building at 2150 DWIGHT WAY; 1939 Donogh photo  
adjacent to the Davis-Byrne Building



c. 1950 photo of site of Woo Building, 2150 DWIGHT WAY  
Davis-Byrne Building visible at the right

Stewart & Trowbridge Block (1891) at Dwight Way & Shattuck  
Barker Building is visible in the distance  
1939 Donogh photo





# City of Berkeley



Landmarks Preservation Commission  
Martin Luther King, Jr.  
Civic Center Building  
2180 Milvia Street  
Berkeley, California 94704  
Telecommunications Device for the Deaf (415) 644-6915  
  
(415) 644-6570

C I T Y   O F   B E R K E L E Y  
N O T I C E   O F   D E C I S I O N

FOR MEETING OF: February 25, 1991

PROPERTY ADDRESS: 2134-2140 Dwight Way

Also Known As: Davis-Byrne Building

OWNER OF PROPERTY: John Richmond

1611 Bonita, Apt. 2                      Berkeley,                      CA 94709

APPLICANT: Landmarks Preservation Commission

2180 Milvia Street                      Berkeley,                      CA 94704

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to APPROVE the application to designate 2134-2140 Dwight Way, the Davis-Byrne Building (1897) a City of Berkeley landmark because it is the one remaining unaltered structure which best represents the commercial architecture of the area which was once known as "Dwight Way Station", its pristine colonial revival shopfronts, overhanging bays, and cornice having survived intact evoking a Berkeley of one hundred years ago; associated with George L. Mohr who is attributed with the redesign and remodeling of the building after a fire in 1902; associated with Napoleon Bonaparte Byrne, later owner, who is well-known locally as the first postmaster general of Berkeley and as an early settler who brought the first blacks (his freed slaves) to Berkeley; locally significant, it may be eligible for the National Register.

NOW, THEREFORE, BE it Resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the Council of the City of Berkeley.

Motion Carried: Ayes: Bright, Cerny, Grove, Jones, Kusmierski, Marsh; Nay: -; Abstain: McGlibery, Gordon; Absent: -.

DATE NOTICE MAILED: 3-1-91      THE APPEAL PERIOD EXPIRES AT 5 PM: 3-16-91  
FILE APPEAL WITH CITY CLERK BY THIS DATE

cc: City Clerk  
Codes and Inspection  
Applicant  
Property Owner

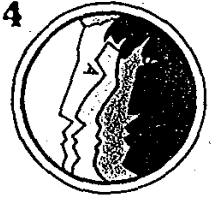
ATTEST:

Xandra Grube, Secretary



# City of Berkeley

92222464



Landmarks Preservation Commission  
Martin Luther King, Jr. Building  
Civic Center Building  
2180 Milvia Street  
Berkeley, California 94704  
Telecommunications Device for the Deaf (415) 644-6915

(415) 644-6570

**RECORDING REQUESTED PER:**

City of Berkeley Landmarks Preservation  
Ordinance No. 4694-N.S. (Section 4.1)

**AND WHEN RECORDED MAIL TO:**

Xandra Grube, Secretary  
Landmarks Preservation Commission  
City of Berkeley - Zoning Division  
2180 Milvia Street  
Berkeley, CA 94704

**REQUEST MADE TO:**

Alameda County Recorder  
1225 Fallon Street  
Oakland, California 94612

As required by the City of Berkeley Landmarks Preservation Ordinance, it is requested that the Alameda County Recorder record, on the deed of the property located at 2134-2140 Dwight Way, Berkeley, California, the information provided on the reverse of this page.

After this document has been recorded on the trust deed, please return to this office a copy showing the official seal of the County Recorder affixed upon it.

Thank you for your assistance and cooperation.

Sincerely,

VIVIAN KAHN, AICP  
Chief of Current Planning

RECORDED IN OFFICIAL RECORDS  
OF ALAMEDA COUNTY, CALIF.  
AT 8:30 A.M.

JUL 9 1992

PATRICK O'CONNELL  
COUNTY RECORDER

Date Mailed:

D.H.





## DAVIS-BYRNE BUILDING

2140 Dwight Way, Berkeley, CA 94704

## *EXTERIOR PAINT SCHEMES*



*Existing Exterior Paint Colors*



*Dwight Way Looking South*



*Dwight Way Looking Southwest*



*Dwight Way Looking East*



*Dwight Way Looking Northwest*



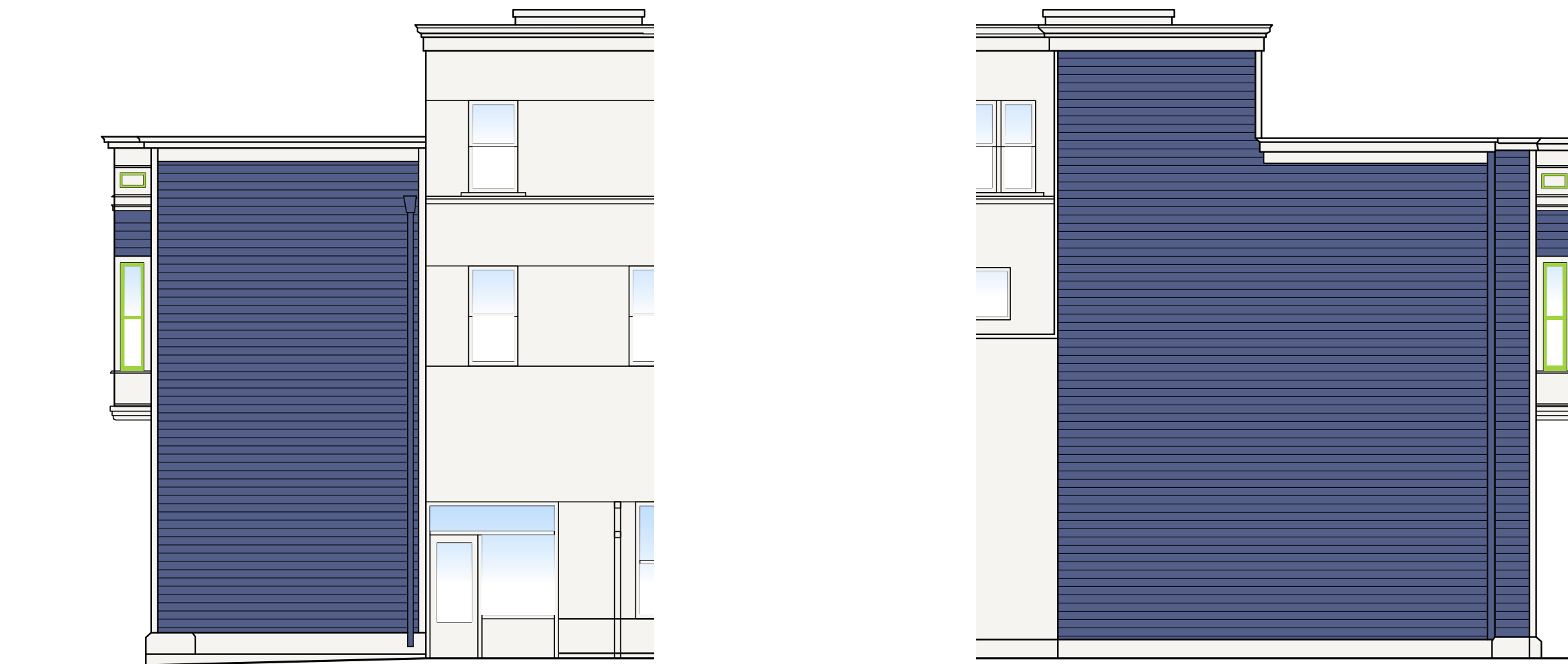
*HABS Historical Photo*



*Exterior Paint Colors - Pre 1991*



*North Elevation  
Option #1*



*West & East Elevations  
Option #1*



*North Elevation  
Option #2*



*West & East Elevations  
Option #2*



*New Exterior Paint Colors  
Option #3*



*West & East Elevations  
Option #3*