

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

FOR COMMISSION ACTION  
NOVEMBER 7, 2024

## 2231 McKinley Avenue – Chan-Lee Residence

Landmark application #LMIN2024-0005 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1903 – APN 057-2018-023-00.

### I. Application Basics

A. Land Use Designations: Restricted Two-Family Residential (R-2)

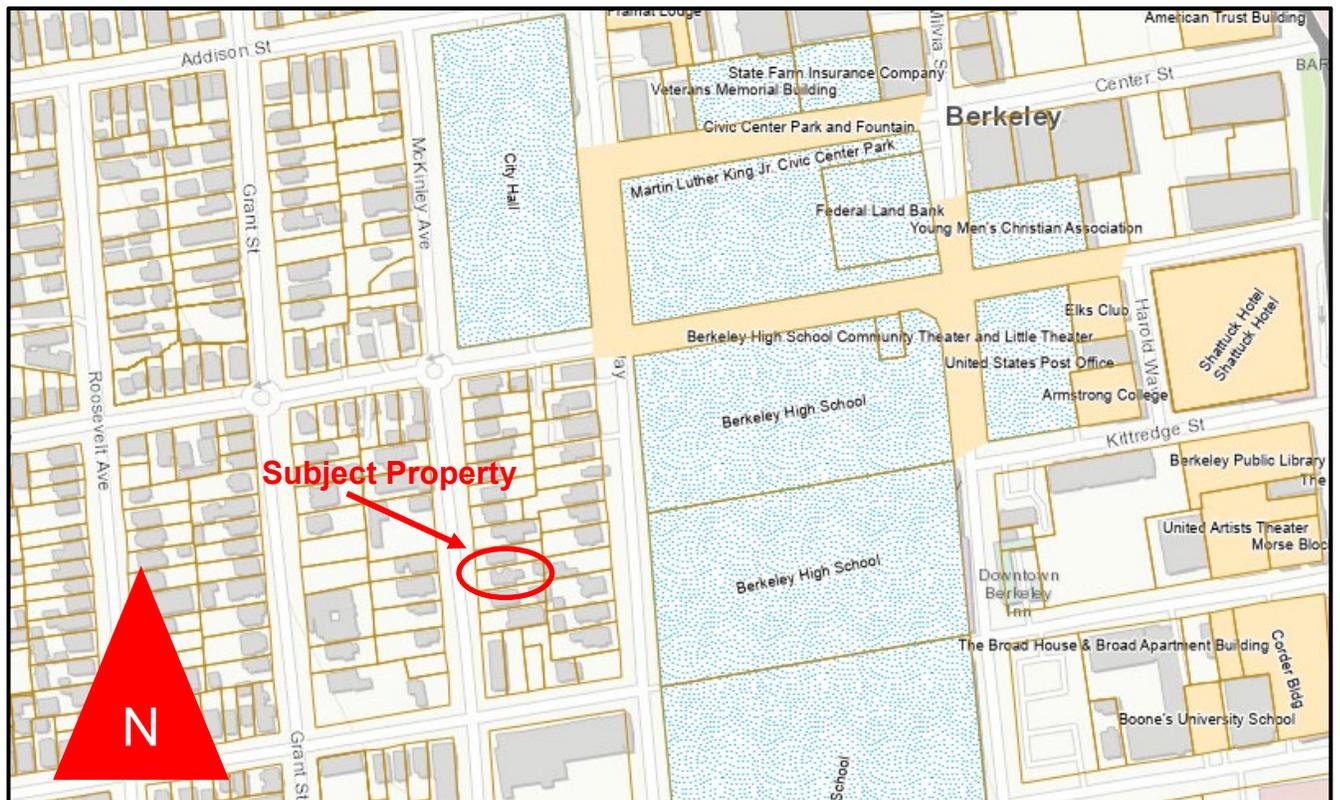
B. CEQA Determination: *Pending*

#### C. Parties Involved

- **Application Author:** Mark Hulbert, Historic Architect  
Preservation Architecture  
446 17<sup>th</sup> Street, #302  
Oakland, CA
- **Property Owner:** Christopher Heine & Wilhelmina Marxer  
2231 McKinley Avenue  
Berkeley, CA

D. **Staff Recommendation:** Open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting.

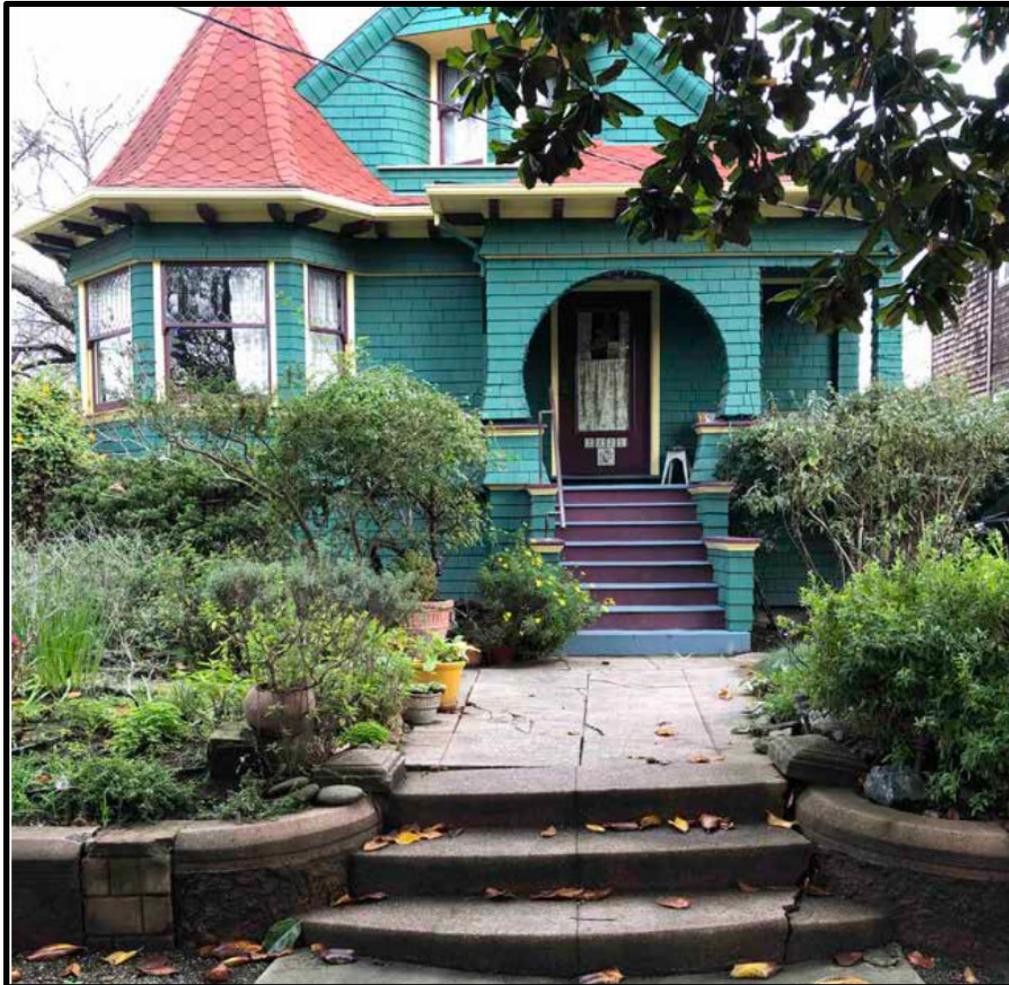
Figure 1: Vicinity Map – highlighting nearby City Landmarks and Structures of Merit



Historic Resources

- Districts
- Features
- Landmarks / Structure of Merit
- Partially Demolished
- Demolished

**Figure 2: Subject property, primary façade – current condition (Hulbert)**



## II. Application Chronology

On September 17, 2024, the City received a Landmark application for the subject property. Mark Hulbert submitted this application on behalf of the property owner, and this action initiated the designation review process in accordance with Berkeley Municipal Code (BMC) Section 3.24.120. After reviewing the application materials, staff sent a correspondence to the applicant requesting additional information on October 11, 2024, and awaits their response. On or before October 28, 2024, staff mailed and posted advance notice of tonight's hearing, in accordance with BMC Section 3.24.140.

## III. Rationale for Recommendation

BMC Section 3.24.130 requires the Commission to hold a hearing on a designation proposal within 70 days of receiving an application. The Commission must open the hearing on this matter tonight in order to satisfy this requirement. To allow additional

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November 7, 2024

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time to complete the application materials, and to prepare a recommendation for final action, the Commission should continue this hearing to a future date that can be determined by staff upon receipt of materials.

#### **IV. Recommendation**

Staff recommends that the Commission open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting.

**Prepared by:** Fatema Crane, Principal Planner & LPC Secretary; [fcrane@berkeleyca.gov](mailto:fcrane@berkeleyca.gov); 510-981-7410