

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 ADVISORY COMMENTS
NOVEMBER 7, 2024

3192 ADELIN STREET – Berkeley Trading Post/ Luke’s Nickelodeon

Staff-level Design Review referral #DRSL2024-0006 for consideration of exterior alterations to an existing building originally constructed in 1909 and listed on the State Historic Resource Inventory.

I. Application Basics

A. Parties Involved

- Applicant & Property Owner: Andrew Barton-Sweeney, EAZA LLC
6537 Chabot Road
Oakland, CA 94618
- Architect: Christie Deng, Architect
Studio KDA
1810 6th Street
Berkeley, CA 94710

B. Staff Recommendation: Consider proposed project design and provide advisory comments.

Figure 1: Vicinity Map, Google

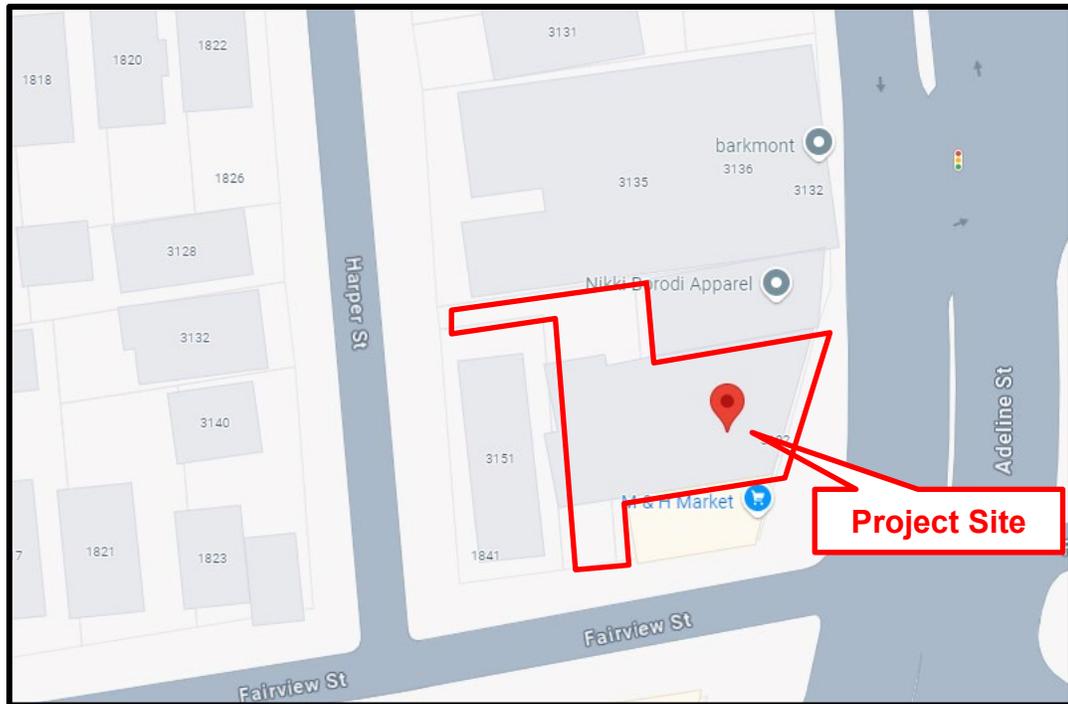
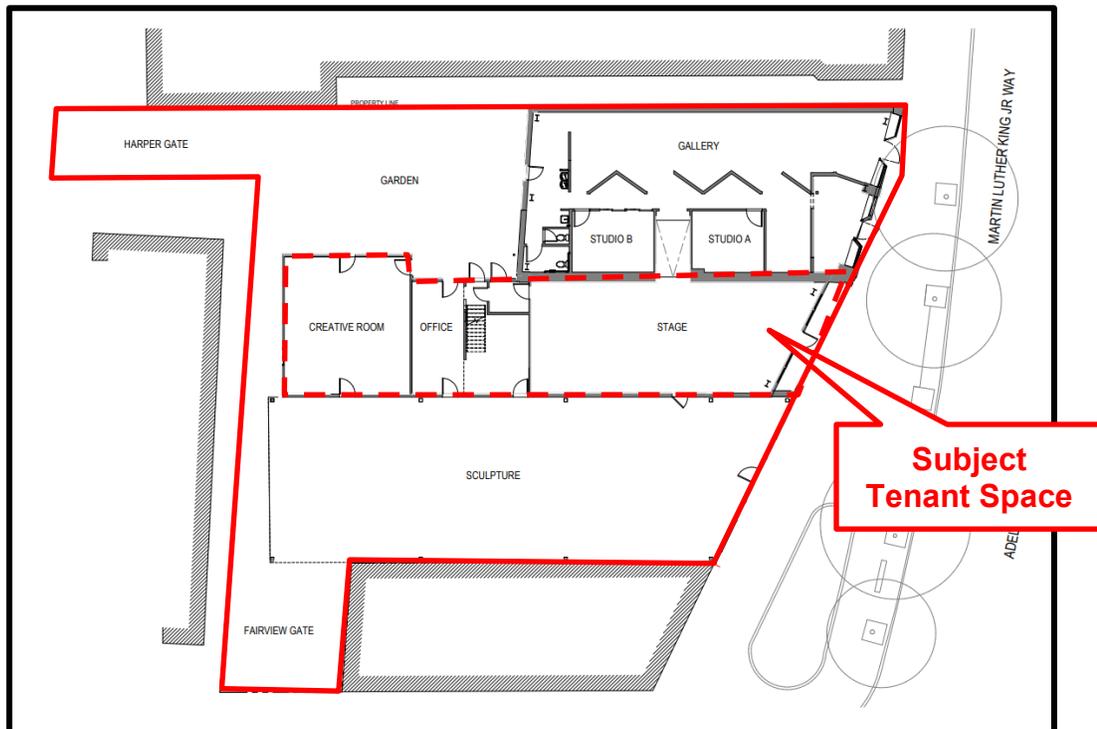


Figure 2: Existing Site Plan, Sheet A00, Attachment 1- Project Plans



II. Background

History & Property Description

The subject property is located on an interior lot on the west side of Adeline Street in the C-AC Adeline Corridor Commercial District. The irregular shaped lot has its main frontage on Adeline with doglegs at the rear (west) of the property that let out to smaller frontages on Fairview to the south and Harper to the west. The lot is occupied by a single-story commercial structure that was constructed in 1909 for T.M. Luke (owner) and C. Wansted Co (builder).

Figure 3: Site Photograph, Existing Elevation: East Elevation (Adeline Street)



The building originally operated as a fruit stand for T.M. Luke, who converted the building to a nickelodeon in 1911. The building is considered to be one of the first movie theaters in Berkeley, predated only by the It Theater at 1808 Harmon street and the first Lorin Theater at 3330 Adeline Street. The structure was enlarged in 1914 and was listed as the “Pastime” Theater in 1915 City Directory. In 1922, the building reverted back to commercial use and its history since then is peppered with periods of vacancy.

The existing structure is divided into two facades along the Adeline street frontage, one on the northern portion of the parcel on Adeline that is original to the site and one on the southern portion that was constructed in 1991. The non-historic structure is wood framed with wood board cladding and trim, a stepped parapet, 4 multi-lite wood sash windows in the upper wall, a central flush wood door with flanking windows below. It was constructed as a parking shed for the City of Berkeley’s Traffic Enforcement

Division, but was converted to retail use in the early 2000s. It is currently occupied by a café.

The northern facade was originally constructed with plaster siding that was replaced in 1949 with shingles and has since been replaced by horizontal siding. The design features a recessed storefront and entry that is enclosed behind a false façade that runs along the property line on Adeline. The upper portion of the building is unmarked by windows with simple trim running along the edges of the facades and above the inset storefront.

Defining architectural characteristics of the building façade include:

- Display windows flanking center swinging doors;
- Wood flooring at the inset entrance

The improvements proposed by this application are focused on the northern-most façade with no work proposed to the southern façade. The proposed scope would return the building to a theater use and provides upgrades to the façade to support that use.

The Department of Parks and Recreation Primary Record is included as Attachment 1 and the project plans are included as Attachment 2 for reference.

LPC Referral Requirement

Berkeley Municipal Code (BMC) 23.406.070.1(A) – *Responsibility for Design Review*, requires applications for design review of projects which involve a building or structure listed on the State Historic Resources Inventory (SHRI), or on the List of Structures or Sites adopted by the Landmarks Preservation Commission (LPC) under Chapter 3.24, be referred to the LPC for comment, prior to approval of the application. This site is on the SHRI list with a 6Y status code, thus the project is being referred to the LPC for comments. The 6Y status deems the building ineligible for National Register by consensus through the Section 106 process but does not evaluated for Cultural significance or local register.

III. Project Description

The proposed scope of work includes improvements to the northern-most façade on the site, including a renovation of the storefront, upgrades to building materials on the façade, and the addition of an illuminated marquee and blade sign.

The marquee would be constructed from a lightweight steel-tube frame. The face of the marquee is proposed as panels of translucent gray polycarbonate plastic coated on the back side with a rear-projection film. The top and bottom of the marquee would be enclosed with color matched gray canvas.

Scheduled events would be advertised via a static logo projector mounted inside the marquee frame that would project fixed text at each section of the marquee. Permanent

signage on the front plane of the marquee and the blade sign would be a colored film affixed to the outside of the polycarbonate sheets, which could then be illuminated from the inside.

Both the marquee and blade sign would be lined with gentle-glow orbs constructed from Lexan white balls with internal LED illumination. The level of illumination for all internal lighting, static projectors, and LED orbs would be dimmable and controlled by a remote keypad.

The proposed design includes the following alterations:

Table 1: Existing and Proposed Design Features

Location on the Building	Existing Features to be Removed	Proposed Design Features	Page Number
Upper Facade	<ul style="list-style-type: none"> • Horizontal wood board siding 	<ul style="list-style-type: none"> • Porcelain wall tile; • Black metal blade sign; • Internally illuminated marquee; • Static logo projector; • Cement plaster trim; • LED glow orbs on the marquee and blade signs. 	Sheet A02
Lower Facade	<ul style="list-style-type: none"> • Faux-façade and recessed storefront • Wood entry door • 4 wood sash windows • Vertical wood siding 	<ul style="list-style-type: none"> • Cement Plaster façade flush with upper floor • Aluminum storefront system; • Solid wood entry door with sidelight; • Cement plaster trim; • New porcelain tile bulkhead. 	

Figure 4: Proposed Site Plan with Marquee, Sheet A01, Attachment 1- Project Plans

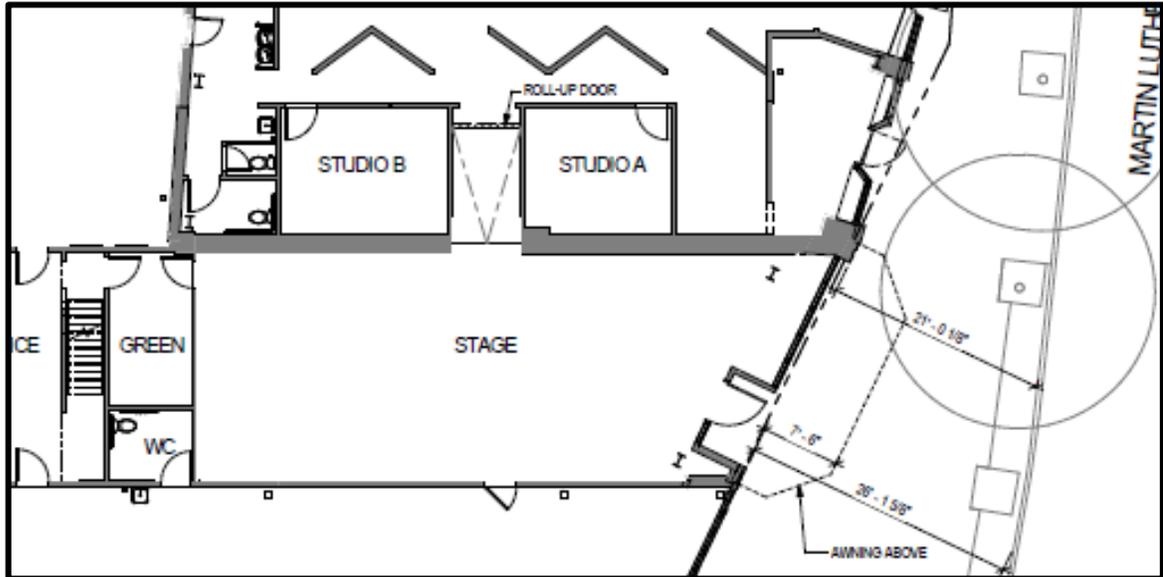
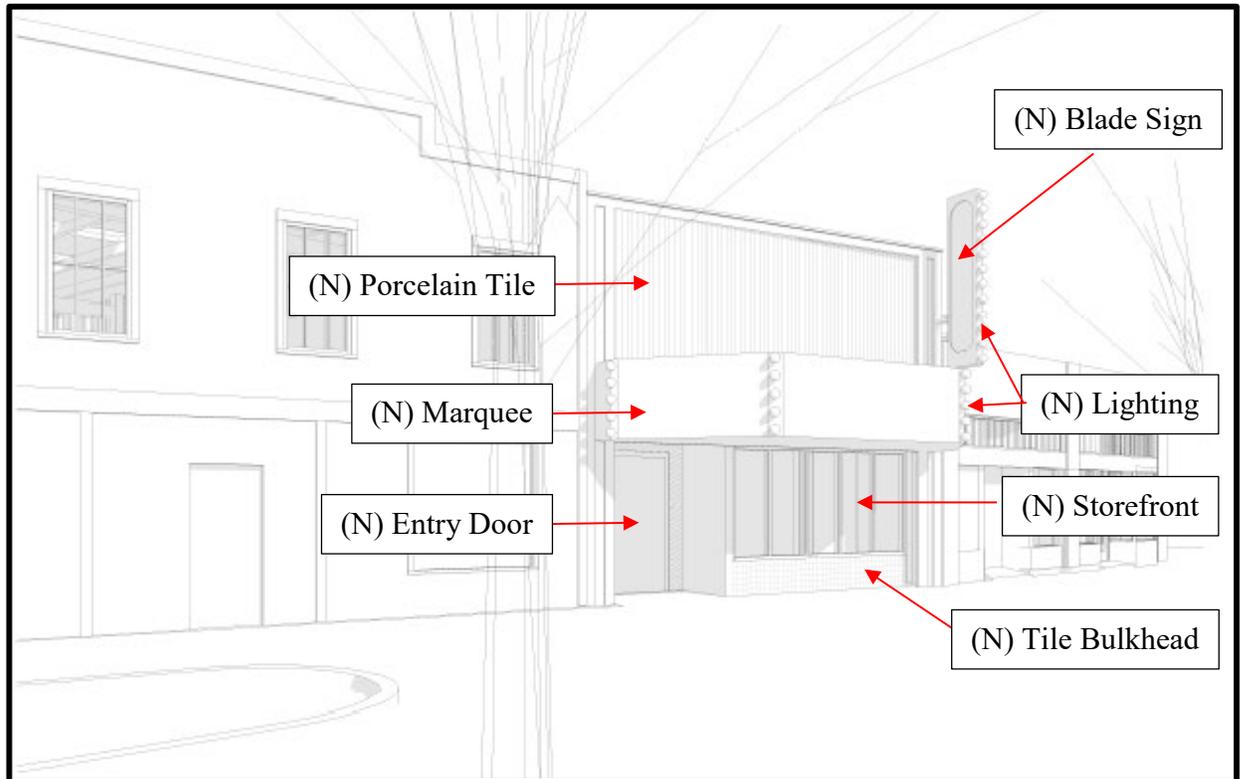


Figure 5 Proposed East Elevation, Sheet A02, Attachment 1- Project Plans



Figure 6 Rendering: Proposed East Elevation, Sheet A03, Attachment 1- Project Plans



IV. Issues and Analysis

Staff has identified relevant criteria pertinent to this project from the City's Sign Ordinance, the established Design Review practices and general City-wide design guidelines, the Adeline Corridor Area Plan (2020), and Downtown Design Guidelines for Signs and Awnings. Excerpts from those documents are outlined below with special attention to those that could benefit from input from the Commission at this time.

A. Title 20: The Sign Ordinance

Regulations for signage can be found in Title 20 of the Berkeley Municipal Code (BMC). The following standards apply to the proposed signage in this application:

- BMC Section 20.24.030 Commercial Signs
(A) On premises with one street frontage, any combination of two of the following: one wall sign, one projecting sign, one ground sign, one roof sign, one marquee sign, one moving sign.
- BMC Section 10.16.110 Marquee Signs
(C) The total sign area of marquee signs shall not exceed twenty (20) percent of the building face or three hundred twenty-five (325) square feet, whichever

is less. As used in this section, “building face” means the product in square feet of the frontage of the building premises and the exterior height of the building premises.

(D) A marquee sign that conforms to the requirements of this section may extend more than five feet from the building wall into the public right-of-way but no closer than one foot from the curb line.

- **BMC Section 20.16.130 Projecting (blade) Signs**

(A) A sign may project horizontally from the exterior wall of a building; provided, that such projection does not violate other sections of this chapter or interfere with the allowable signs permitted on the premises being encroached upon. As used in this section, projecting signs shall not be construed to be off-premises signs.

(C) The height of a projecting sign shall not exceed twenty-five (25) percent of the height of the building wall to which it is attached. No portion of a projecting sign shall extend more than one-third of the sign height or eight feet, whichever is less, above the highest point of a parapet wall or more than four feet above an eave line. The lowest point of the sign must be at least eight feet above the surface of any sidewalk or street.

Staff Analysis: As proposed, the signage is well within the requirements of the Sign Ordinance. The size and illumination are appropriate for the intended use within this commercial corridor and will support a vibrant pedestrian experience.

The visuals included in this proposal are placeholders. The applicant has provided conceptual artwork to convey their intent, however plans to further refine the design before installation. Staff will continue to work with the applicant to ensure that the final dimensions and detailing of these elements complies with the regulations in the ordinance.

B. Adeline Corridor Specific (2020) Design Guidelines

The project site is located in the *South Adeline Subarea* of the adopted Area Plan, and the following design guidelines are applicable to this proposal for alterations or new construction:

Page 3-17 3.5 Ground Floor Frontages and Facades

1. Guidelines for All Ground Floor Uses

- **Minimum Setback.** *When possible, build to the minimum setback to establish a street wall close to the pedestrian realm.*
- **Facades Facing Public Street.** *For non-residential spaces, design all facades facing a public space (street, sidewalk, open space, or walkway)*

to be active, transparent, and visually interesting. Variations such as changes in color, material, and/or texture are encouraged.

- **Reduced Blank Walls.** *Blank walls (facades without doors, windows, landscaping treatments, or other elements of pedestrian interest) should be less than 30 feet in length along sidewalks, pedestrian paths, or open space.*
- **Humanizing Design Elements.** *Provide awnings, signage, and other humanizing design elements to generate a pedestrian scale.*

Staff Analysis: Per the Adeline Corridor Specific Plan, new designs should “*Ensure that the massing, articulation, and design of buildings provides visual interest, integrates with the neighborhood, and creates a pleasant, pedestrian-oriented public realm.*” The alterations proposed by this project introduces architectural elements that respect the massing and proportions of the historic structure while providing visual interest and human scaled design details that will enhance the pedestrian experience at the street. The design would bring the recessed facade closer to the pedestrian right of way and the new storefront design would provide increased transparency into the space. For this reason, Staff finds that the project complies with the guidelines in the Adeline Corridor Plan.

C. City-Wide Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

- **Page 1 A) Building and Parking Siting**
 - (1) **Setbacks a.** *The street facade of commercial streets should be respected, in order to create or maintain the sense of urban space. No new building line facing a street should be significantly in front of, or behind adjacent building facades unless such a variation complements or enhances the immediate urban space.*
- **Page 2 B) Street Facades**
 - (2) **Articulation** *Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.*

Staff Analysis: The use of the City-Wide Design Guidelines is mandated by BMC Section 23.406.070(G)(2) in the review of project proposing exterior changes to buildings in non-residential districts. One of the purposes of Design Review listed in the Ordinance is to “*ensure that development is compatible with its urban context*” and “*provide a pleasing urban environment...*”. The proposed design would bring the recessed storefront out to the property line, creating a continuous street wall along the public right of way. The proposed tile bulkhead aligns with the base line established by adjacent buildings to the north and south, further enhancing the continuity along the pedestrian oriented streetscape. Staff

finds that these alterations uphold the objectives of Design Review as stated in the Ordinance, and as prescribed by the City-Wide Guidelines.

- D. Downtown Berkeley Design Guidelines for Signs** are applicable for this project. Excerpts from the Downtown Berkeley Design Review Guidelines are included below for your reference:

Page 45-48 Awnings & Canopies

- **Marquees**

- (2) Design new marquees only for entries to theatres, concert and recital halls (this does not include night clubs or restaurants). Marquees should be compatible with the character and scale of the building, and should comply with the guidelines for Marquee signs.
- (3) Marquees may contain internally lit areas to illuminate changeable venue lettering only.

Page 49-54 Signs & Graphics

- **All Signs**

- (2) *Signs should reflect the character of the building and its use. When the building has little or no architectural character, it is imperative that the sign design adds interest and beauty to the façade.*
- (6) *The size of signs and sign letters should be in scale and proportional to the space in which they are located, with letters typically between 6 and 16 inches high.*

- **Projecting Signs**

- (1) *Design and locate signs which are compatible in scale, proportion and design with the façade. Rectangular signs should typically be vertically oriented and of minimal size (under 12 square feet per face).*

Staff Analysis: The addition of the marquee and blade sign are significant design changes for this small structure, however Staff feels that the scale of the design is appropriate for theater use proposed for this commercial space. Staff finds that the proposed design achieves the objective of providing visual interest to an otherwise simple façade.

The illumination proposed for the project would also be a significant increase in the visual impact of the design. For this reason, Staff will be incorporating conditions for dimming in late evenings and a cut-off time.

V. Discussion Items

Consistent with the City's established practices for Design Review, Staff recommends that the Commission study and consider the following aspects of this design proposal:

Storefront Design

- Consider how the revised storefront and entry layout impacts the integrity of the building.

Signage

- Discuss the visual impact of the proposed marquee and blade sign design. Consider the size of the marquee, the front facing illumination, and the sign lighting and provide any direction to applicant in further refining these elements.

Colors & Materials

- Review colors and materials of the project and provide a feedback to the applicant.

VI. Recommendation

Staff recommends that the Commission review the proposed alterations and provide advisory comments to staff for the pending Staff Level Design Review application, in accordance with BMC Section 23.406.070.1(A).

Attachments

1. Department of Parks and Recreation Primary Record received August 16, 2024
2. Proposed Project Plans, received October 15, 2024

Prepared by: Desiree Dougherty, Assistant Design Review Planner; ddougherty@berkeleyca.gov; 510-981-7431
Reviewed by: Fatema Crane, Principal Planner; fcrane@berkeleyca.gov; 510-981-7410

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

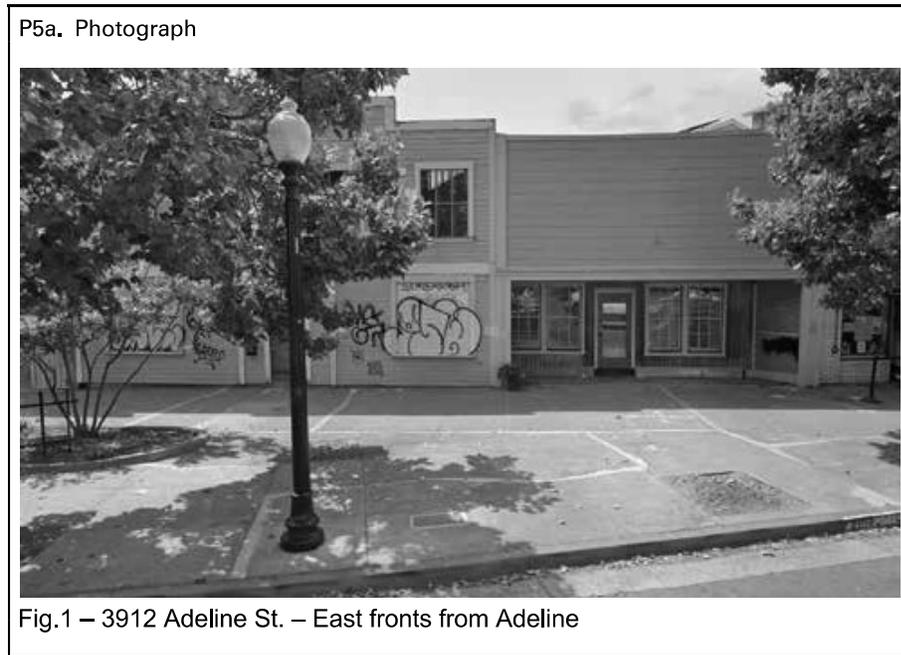
Page 1 of 6 *Resource Name or #: 3192 Adeline St., Berkeley
 P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted
 *a. County Alameda and
 *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
 c. Address 3192 Adeline St. City Berkeley Zip 94703
 d. UTM: Zone , mE/ mN
 e. Other Locational Data: Assessor's Parcel Number 52-1551-8-1

*P3a. Description:

The subject parcel is located on the west side of Adeline St., directly north of the corner of Fairview St. The property occupies original lot 2 and portions of lots 1 and 10 of the 1893 Werner Tract, with doglegs into each of the latter and a 61 foot angled frontage on Adeline. As the parcel surrounds the lots at both adjoining streetcorners, southeast and southwest, there is a 23 foot frontage on Fairview and a 13 foot rearward passage on Harper St.

The existing 1-story commercial building stands and fills the bulk of the site in 2 parts, north and south, while the doglegs to the south and northwest are open. Its 2 facades face east toward Adeline St. (cont.)



*P3b. Resource Attributes:
 HP6: 1-3 story commercial building
 *P4. Resources Present: Building
 Structure Object Site District
 Element of District Other
 P5b. Description of Photo:
 1) Google Earth, 2022:
 2) 1981 Sanborn map
 *P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1909-1914 & 1991 bldg. permits
 *P7. Owner and Address:
EAZA, LLC
6537 Chabot Rd.
Oakland, CA 94618
 *P8. Recorded by:
Mark Hulbert
446 17th St. #302
Oakland, CA 94612
 *P9. Date Recorded:
January 3, 2023

*P10. Survey Type: Intensive
 *P11. Report Citation: None
 *Attachments: NONE Location 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 Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI# _____
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 3192 Adeline St., Berkeley *NRHP Status Code _____
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B1. Historic Name: none
 B2. Common Name: 3192 Adeline St.
 B3. Original Use: Fruit stand (1909) Moving picture theater (1915) B4. Present Use: Commercial
 *B5. Architectural Style: Utilitarian commercial
 *B6. Construction History:

Based on a permit record and construction notice, 3192 Adeline was first constructed in 1909 as a "fruit stand" for T. M. Luke and by C. Wansted Co., and a fruit seller was listed in the 1910 directory at 3194 Adeline, though a fruit seller was not listed after 1910. The 1911 Sanborn map depicted a side-by-side office and store at addresses 3192 and 3194 Adeline, respectively, with another store building at 3196 Adeline, which 3 addresses and uses filled the Adeline front of the subject lot, in addition to a 1-1/2 story structure at the rear of 3192-3194 labeled "Transfer." (cont.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: none (1909-1914); William Savidge (1991) b. Builder: C. Wansted Co. (1909), H. J. Sattin (1914)
 *B10. Significance: Theme -- Area --
 Period of Significance -- Property Type -- Applicable Criteria --

In sum, the subject property and b is a rudimentary and commercial buildings have no potential historic importance so are not eligible for the California Register. (cont.)

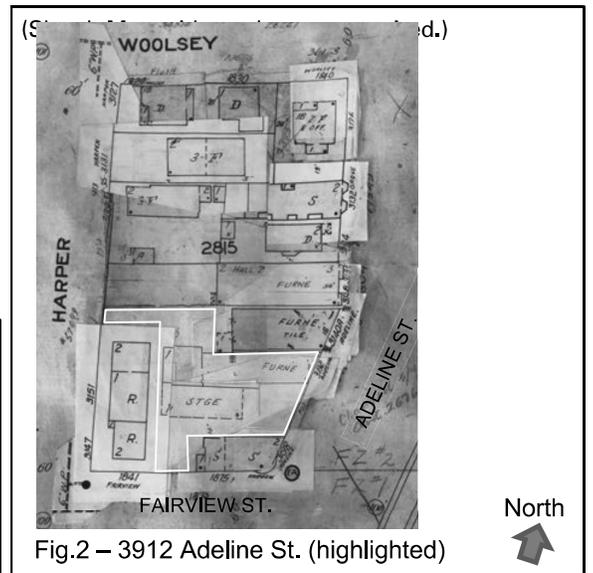
B11. Additional Resource Attributes: none

*B12. References:
 Alameda County/Oakland directories (loc.gov), Alameda County Assessor's records, City of Berkeley permit records, Sanborn maps (SFPL.org), U.S. census records (heritagequest.org) and CA death records (familysearch.org).

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: December 3, 2023

(This space reserved for official comments.)



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Description (cont. from p1):

The recent (1991) southern structure also has a squared-up façade that fronts an open, steel frame structure with a low-slope metal roof. The 1991 façade is wood frame with wood board cladding and trim, a stepped parapet, 4 multi-lite wood sash windows in the upper wall, a central flush wood door with flanking windows below, the southern window boarded-up and the northern a service window for the present café use.

From the public way, other than the 2 fronts, the extant building exterior is visible only via the driveway on Fairview, to the south, where a portion of the south side wall of the northern structure is in view. The remainder of that basic, plastered wall stands behind the corner building and under the southern building's open structure. The other building exteriors at the northwest corner, also simply plastered with a few basic windows and doors, is visible from within the open corner at the end of the driveway from Harper St.

No evidence of the original/early exterior of the older building has been found, the earliest located photo dates to 1977. Permits indicate that the original/early upper plaster siding was replaced with the present asbestos shingles in 1949. Most recently, the lower wall had a central door with 2 flanking windows each side, those doors and windows residential, the remaining wall clad with vertical boards. And the false south front dates to 1991. Overall, the extant building exterior lacks definable design character and style.

Construction History (cont. from p2):

Soon thereafter, a second permit and construction notice, dated July 1914, were for additions and alterations for a "moving picture building," again for owner Thomas M. Luke and with another contractor, H. J. Sattin. That theater use was listed in the 1915 directory as a "Pastime" theater. Beyond the 1915 directory, there is at this point no specific evidence of a movie theater's existence at that location, including in the 1914-1915 American Motion Picture Directory, wherein there was no theater listed at 3192 Adeline whereas the Pastime Theater was listed at 2483 Shattuck Ave. (and a Pastime Theater was first listed at 2643 Shattuck Ave. in the 1909 directory).

By 1922, the building reverted to a store, specifically a second-hand furniture store, which use was listed in directories from 1922 on (no online historic directories are available for 1916-1921). Berkeley street address directories from 1936-1944 had no listing for 3192 Adeline, so the building must have then been vacant. Nonetheless, a furniture store use was depicted in the 1950 Sanborn map, yet wherein the building did not have any physical relation to its 1911 depiction, neither did the former store at 3196 Adeline Ave. remain. Available records provide no evidence of a replacement structure, including the removal of its former southern or rearward parts. It is presently presumed that the 3192 Adeline building was substantively changed in the 1914 conversion project and that the extant building at the north side of the subject parcel essentially dates to 1914.

Early uses of the open, southern half, where in 1950 there was a small shed appended to the south side of the building, are not known. Per a 1952 permit, that south side shed was either added to or replaced by its owner, Clay Bullio. At that time, the tenant was the Berkeley Trading Post, a second-hand store, who occupied the building from 1946 to 1971, when they were last listed in directories (though their building sign lingered on the front of the building into the late-1970s). In 1974, the open lot and its shed were in use by an auto wrecker, Mike Bullio (the bulk of permit records address the abatement of that "nuisance"), while the building was identified as vacant for the duration of the 1970s. 1980 permit records were issued to demolish an "old building," presumably the south side shed structure depicted in the 1981 Sanborn map, the then owner identified as William and Maria Johnson and the proposed shed removal also noted as preparation for a pending building sale. (cont. on p4)

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Construction History (cont. from p3)

From 1980 to 1989, there were miscellaneous permits for miscellaneous work by then owners, Huck Rorick and Judith Meyer, yet no identifiable uses specific to 3192 Adeline. In 1991, the extant south side structure and its facade were erected as a parking shed for the City of Berkeley's traffic enforcement division, who occupied the property until c2000. Subsequent tenants included a music recording, arts and performance users (Tuva Space, Jazz House and Firehouse Art Collective). At present, a café is housed at the front portion of the south side addition (Rasa Caffe), and the older building at the north side of the parcel is vacant.

Ownership chronology:

1909-1926	Thomas M. Luke & Kate S. Luke
1926-?	J. E. Gray
c1946-1979	Clay/Lee Bullio
1979-1980	William & Maria Johnson
1980	Lee Maniscalco
1980-2020	Huck Rorick and Judith Meyer

Associated Persons

As noted, the first owner and, from 1909-1914, developer of 3192 Adeline St. was Thomas M. Luke (1854-1921) and wife, Kate Luke (1866-1936), Berkeley residents. No specific information about Thomas Luke has been found other than, per the 1910 census, his occupation as a "liveryman" (i.e., a horse and/or vehicle stable worker), an occupation evidently not associated with his Adeline St. property which, per a 1909 permit, he originally developed as a fruit stand. Neither was he a fruit seller, as the one listing for a fruit stand at 3194 Adeline was not under his name. In 1914, he altered and added to the 3192 Adeline St. building to create a cinema, though there is again no evidence that he operated a cinema and which survived if at all for a brief duration.

A range of subsequent property owners, including Clay and Lee Bullio, Huck Rorick and Judith Meyer, leased the building predominately as a used furniture store yet interspersed with periods when the building was vacant. Until 1991, the south side of the parcel was largely open and with undefined uses except for that of an auto wrecker in the mid-1970s. In the 1990s and 2000s, under Rorick and Meyer, a shed and facade were added at the south half of the parcel when the property and its buildings were leased for a City of Berkeley parking enforcement facility.

Significance (cont. from p4)

Architects, Contractors, etc.

No architects, engineers, etc., were involved in the development of the 1909-1914 building.

Two builders, C. Wansted Co. and H. J. Sattin, were the identified contractors in 1909 and 1914, respectively. Of the two, from 1909-1933, in addition to 3192 Adeline, 5 of Sattin's projects were recorded in the construction periodical *Organized Labor*, each in Berkeley or Oakland, none of identifiable interest. There is also no specific evidence of what either the 1909 or 1914 building 3192 Adeline consisted of, though it is generally presumed that the extant northern part of the subject building dates to the latter date.

The 1991 building was designed by Berkeley architect William Savidge. (cont. on p5)

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Evaluation (cont. from p4)

The commercial building and property at 3192 Adeline St. has been previously evaluated for potential historic significance, the first dated December 1978 (Betty Marvin/Berkeley Architectural Heritage Survey, *Historic Resources Inventory: Berkeley Trading Post*, 3 pages), which effort concluded that the resource may have future eligibility based on further research and/or rehabilitation work. That evaluation stressed the building's vacant and dilapidated conditions while also confirming that, despite contrarian lore, its brief use as a "nickelodeon" in the mid-1910s was not the first such theater use in Berkeley. The property and building were then reevaluated for eligibility to the National Register (NR) and relative to a federally funded housing project adjacent, first in 2005 and again in 2006, the latter and most current determination concluding that the resource is ineligible for the NR and did not lie in any potential NR historic district. These negative historic resource conclusions received formal review and concurrence by the State Office of Historic Preservation (as confirmed by correspondence from the State to the City of Berkeley, dated June 26, 2006).

In 2019, 3192 Adeline St. was included in a summary of "known historic resources" within the 2019 *Adeline Corridor Specific Plan*. Therein, 3192 Adeline Ave. was identified as the 1909 T. M. Luke Nickelodeon Theater with an assigned CA historic resource status code of 3S, which status indicates that the resource is individually NR eligible (p.3-23). However, that conclusion is inexplicable as it is not supported in the State's current Built Environment Resource Database (BERD), which was updated in 2020, nor by an informational request from the State's Northwest Information Center (NWIC), both bases providing detailed information re: NR ineligibility. Further, just prior to the publication of the BERD, the background cultural resource study for the 2019 Specific Plan attached resource listings from the NWIC, which listings under 3192 Adeline indicated the 2006 NR ineligibility status. In the 2019 Specific Plan, no further evidence was published for a change of status nor was there any reasonable cause to do so, as there were no substantive changes to the resource since its evaluation in 2006. Therefore, based on currently available evidence, 3192 Adeline St. has been formally determined ineligible for the NR.

That the extant building at 3192 Adeline St. is NR ineligible is clearly reinforced by the extant structures and their lack of historic architectural evidence. Though a building was first constructed on this parcel in 1909, there is no historical or physical evidence that any of that building remains. Thus, the older half of the extant structures is presumed to date to 1914, when the building was permitted to be altered and added to for adaptation as a moving picture theater. There is additionally scant historical evidence – the 1914 permit and a 1915 directory listing – for the existence of a theater at this location, along with no surviving physical evidence of a theater. That older building then housed a store from c1922 to c1990, yet with periods of vacancy. It is a highly basic wood frame building with a plain front without identifiable early materials – the early plaster at the upper front was removed and replaced with asbestos shingles in 1949 – other than some wood trim at the upper façade. Its lower front was evidently changed several times so there is no evidence of any early doors, windows or finish materials. Its exposed exterior side and rear wood frame walls are plain stucco finished with the remains of several miscellaneous doors and windows. In sum, the c1914 building is without any historical or architectural interest.

The southern structure is an open steel frame shed with a wood façade, all of which dates to 1991 so is without any potential historical consideration.

Based on the above documentation and per the City's *LPO* criteria, this effort concludes with a Berkeley Landmark/Structure of Merit evaluation, first under the Landmarks criteria followed by Structure of Merit criteria. (cont. on p6)

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Evaluation (cont. from p5)

Under the LPO's Landmark criteria, the commercial property and building at 3192 Adeline St:

Criterion 1 – As there are no identified or identifiable events or development patterns of any potential historic importance associated with this property or its commercial buildings, 3192 Adeline St. does not meet *CR criterion 1*.

Criterion 2 – The individuals directly associated with creation of the subject building was Thomas M. and Kate Luke, whose association was from 1909-1926. Based on the evidence presented herein, the Lukes have no identified or identifiable historic importance. Nor do the range of subsequent owners or users. Consequently, the subject property and its buildings do not meet *CR criterion 2*.

Criterion 3 – The older, c1915 building at 3192 Adeline St. lacks distinctive design and construction character and characteristics of its commercial type, period or region, and there are no distinctive methods of construction. And the 1991 building has no historical potential.

No architects, engineers, etc. were associated with the c1914 building's design or alterations. Additionally, the building contractor for the c1914 building was H. J. Sattin, whose identifiable projects of that period, including the subject building, have no construction importance.

Further, the property and buildings do not historically embody any artistic intent or artistry. Therefore, 3192 Adeline St. has no design or construction significance under *CR criterion 3*.

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional information of any historical importance.

Conclusion – Per the *CR* criteria, the subject property and buildings at 3192 Adeline St. in Berkeley lacks potential historical significance.

