

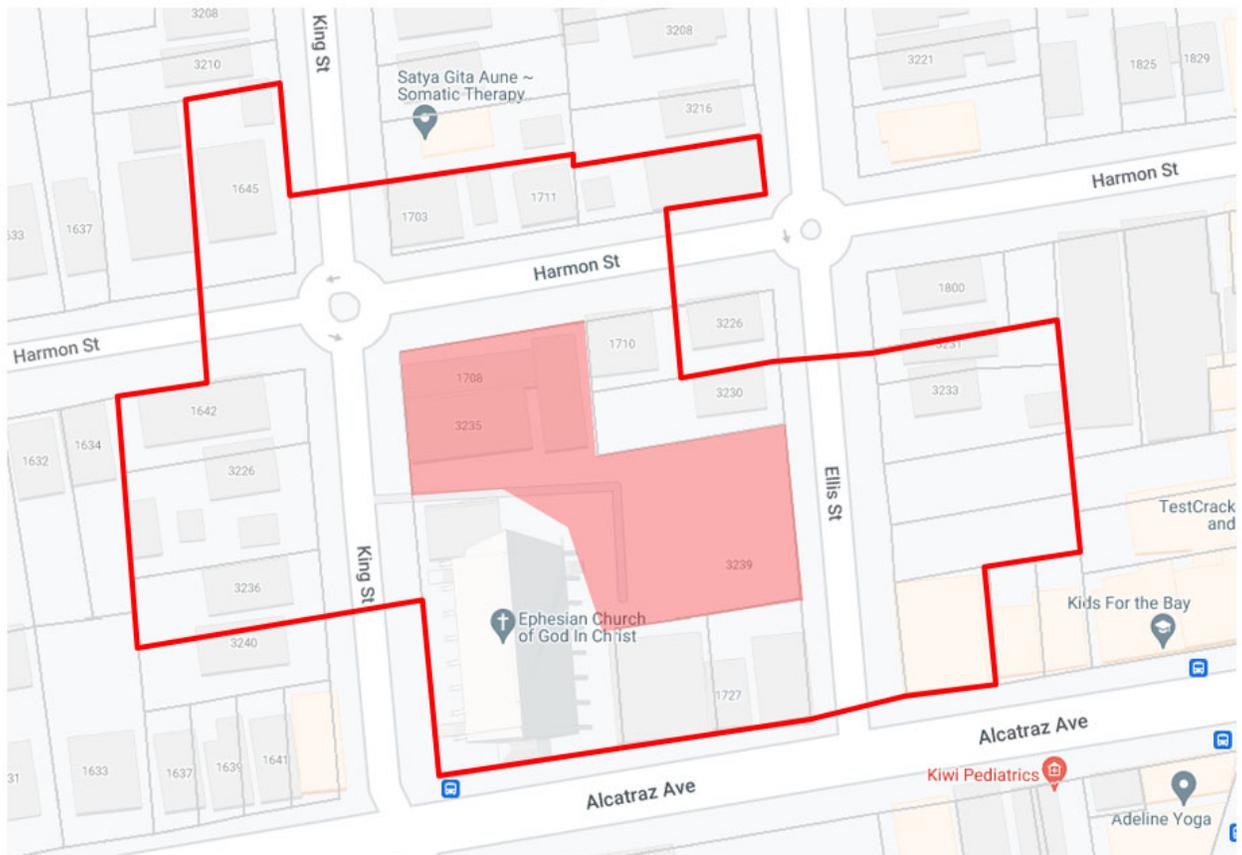
Final

# EPHESIAN LEGACY COURT PROJECT, BERKELEY, ALAMEDA COUNTY, CALIFORNIA

## Cultural Resources Survey Report

Prepared for  
Community Housing Development Corporation  
1535 Fred Jackson Way, Suite A  
Richmond, CA 94801

October 2024





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# **Ephesian Legacy Court Project Cultural Resources Survey Report**

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## **STATEMENT OF CONFIDENTIALITY**

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### **Ephesian Legacy Court Project Cultural Resources Survey Report**

This Cultural Resources Survey Report identifies the properties over the recommended 45 years of age associated with the Ephesian Legacy Court Project located at 1708 Harmon Street in Berkeley, California. Disclosure of this information to the public may be in violation of both federal and state laws. Such applicable federal regulations include, but may not be limited to, Section 304 of the National Historic Preservation Act of 1966 (NHPA) (54 United States Code [U.S.C.] 307103) and the Archaeological Resources Protection Act (16 U.S.C. Section 470h). Applicable state regulations include, but may not be limited to, Government Code Section 6250 et seq. and Section 6254 et seq. Disclosure of site location information to individuals other than those meeting the U.S. Secretary of the Interior's professional qualification standards or the California State Personnel Board criteria for Associate State Archaeologist or State Historian II violates the California Office of Historic Preservation records access policy.

## EXECUTIVE SUMMARY

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# Ephesian Legacy Court Project Cultural Resources Survey Report

This Cultural Resources Survey Report (CRSR) documents the methods and results of a cultural resources inventory completed for the Ephesian Legacy Court Project (project) at 1708 Harmon Street in Berkeley, California.

The Community Housing Development Corporation of North Richmond (CHDC) in partnership with the Ephesian Church of God in Christ proposes to develop the Ephesian Legacy Court affordable senior housing project on a 1.04-acre parcel (Assessor Parcel Number [APN] 052-1533-001-03) with an address at 1708 Harmon Street in Berkeley, California. The Berkeley Housing Authority (BHA) awarded St. Paul Terrace Project Based Section 8 Vouchers (PBVs). PBVs are backed by Department of Housing and Urban Development (HUD) funding and is therefore required to comply with Section 106 of the National Historic Preservation Act (NHPA) as part of its overall National Environmental Policy Act (NEPA) compliance procedures.

As a federal undertaking (project requiring federal funding or issuance of a federal permit), the project is subject to federal environmental regulations, including the National Historic Preservation Act of 1966 (NHPA), as amended (54 United States Code [U.S.C.] 306108). The City of Berkeley is the lead agency for NHPA purposes.

Before a federal undertaking is implemented, NHPA Section 106 requires federal agencies to consider the effects of the undertaking on historic properties. This document records the existing conditions of the project site with regard to architectural cultural resources. Work performed consists of background and archival research, as well as documentation and evaluation of existing properties in the Area of Potential Effects (APE).

ESA recommends that no buildings located within the APE appear to be individually eligible for listing in the National Register of Historic Places (National Register), nor does the group of buildings appear to constitute or contribute to a known or potential National Register District. As such, ESA recommends a finding of **No Historic Properties Affected** for the project.

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# CHAPTER 1

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## Introduction

This Cultural Resources Survey Report (CRSR) documents the methods and results of a cultural resources inventory completed for the Ephesian Legacy Court Project (project) at 1708 Harmon Street in Berkeley, California. The CHDC in partnership with the Ephesian Church of God in Christ proposes to develop the Ephesian Legacy Court affordable senior housing project on a 1.04-acre parcel (Assessor Parcel Number [APN] 052-1533-001-03) with an address at 1708 Harmon Street in Berkeley, California. The T-shaped project site has frontage on Harmon Street, King Street, Alcatraz Avenue, and Ellis Street and currently contains a church, annex building, and paved parking lot. The BHA awarded St. Paul Terrace PBVs. PBVs are backed by HUD funding and is therefore required to comply with Section 106 of the NHPA as part of its overall NEPA compliance procedures. The proposed project is shown on USGS Oakland West 7.5-minute topographic quadrangle in Alameda County, California (**Figure 1**).

As a federal undertaking (project requiring federal funding or issuance of a federal permit), the project is subject to federal environmental regulations, including the NHPA, as amended (54 United States Code [U.S.C.] 306108). The City of Berkeley is the lead agency for NHPA purposes.

This document records the existing conditions of the project site regarding architectural cultural resources, for use in required project documentation for review under Section 106 of the NHPA (Section 106). Work performed consisted of background and archival research, including: a records search of the California Historical Resources Information System (CHRIS);<sup>1</sup> research on existing cultural resources literature; an intensive-level pedestrian survey of the Area of Potential Effects (APE); significance evaluations of identified cultural resources; and Finding of Effects recommendation.

In accordance with NHPA Section 106, this cultural resource study was conducted in order to:

- Delineate an APE and identify cultural resources, including historic architectural resources, within the project APE;
- Evaluate the significance of identified cultural resources according to the criteria set forth by the National Register of Historic Places (National Register) and make recommendations as to whether they qualify as historic properties under Section 106;
- Determine whether the project would cause an adverse effect to a historic property under Section 106; and
- Recommend procedures for avoidance or mitigation of adverse effect to a historic property under Section 106.

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<sup>1</sup> A records search at the Northwest Information Center (NWIC) at Sonoma State university was undertaken for the Archaeological Report (ASR) prepared for this project by Alta Archaeological Consulting, LLC. Those results have been incorporated into this report as needed.



SOURCE: USGS, 2021

**Figure 1**  
Project Location

## CHAPTER 2

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### Project Background

#### Project Description

CHDC in partnership with the Ephesian Church of God in Christ proposes to develop the Ephesian Legacy Court affordable senior housing project on a 1.04-acre parcel (Assessor Parcel Number [APN] 052-1533-001-03) with an address at 1708 Harmon Street in Berkeley, California. The T-shaped project site has frontage on Harmon Street, King Street, Alcatraz Avenue, and Ellis Street.

The project site currently contains a church, annex building and parking lot. The proposed project will consist of demolishing the annex building, removing the parking lot, and constructing a new five-story residential building on a newly created parcel, requiring a lot line adjustment. The total housing area will be approximately 22,302 square feet. The building will have a total of 80 units, 79 of which will be one-bedroom units plus one two-bedroom unit for the on-site manager.

The project will be 100% affordable to low-income and very-low-income seniors, including those experiencing homelessness and/or mental illness. The project will target seniors earning 30% to 50% of area median income (AMI); 75% of the units will be affordable to residents earning less than or equal to 50% AMI and the remaining units will be targeted to seniors and/or homeless individuals at or below 30% AMI.

The building design incorporates principles that will allow accessibility, convenience, security, and a sense of home. A total of 61 parking spaces will be provided on site. The project will include offsite improvements including public surface improvements (street work, curbs, gutters, and sidewalks); public utility improvements (water and sewer lines and connections); and drainage improvements.

#### Federal Regulatory Framework

Because the project is funded by HUD-backed PBVs, it is considered a federal undertaking, and is subject to federal environmental regulations, including NEPA and the NHPA and its implementing regulations. The City of Berkeley is the responsible entity for NEPA/NHPA compliance for the project.

Effects of federal undertakings on both historic architectural and archaeological resources are considered through the NHPA and its implementing regulations. Before a federal undertaking (i.e., a project requiring federal funding or issuance of a federal permit) is implemented, NHPA Section 106 requires federal agencies to consider the effects of the undertaking on historic properties (i.e., properties listed in or eligible for listing in the National Register) and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on any undertaking that would adversely affect historic properties. Under the NHPA, a property is considered significant if it meets one or more of

the National Register listing Criteria A through D, in 36 Code of Federal Regulations (CFR) 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B. Are associated with the lives of persons significant in our past, or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

For a resource to be eligible for listing in the National Register, it must also retain the integrity to be recognizable as a historical resource and to convey its significance. Properties that are less than 50 years old are generally not considered eligible for the National Register and do not require review by the SHPO and ACHP. Per guidance from the SHPO, a buffer of five years has been added to the age-eligibility threshold (i.e., 45 years or older) to allow time for project construction.<sup>2</sup>

Federal review of the effects of undertakings on significant cultural resources is carried out under NHPA Section 106 and is often referred to as the Section 106 review process. This process is the responsibility of the responsible entity. The Section 106 review process typically involves a four-step procedure, which is described in detail in the implementing regulations of the NHPA:

- Initiate the Section 106 process by establishing that the project meets the definition of a federal undertaking and identify the appropriate State Historic Preservation Officer (SHPO) and other consulting parties to participate in the review process.
- Define the APE in which an undertaking could directly or indirectly affect historic properties, identify historic properties within the APE in consultation with the SHPO and other consulting parties, and determine if historic properties will be affected by the undertaking.
- If historic properties will be affected by the undertaking, assess the effects on historic properties by applying the criteria of adverse effects.
- If historic properties will be adversely affected, consult with the SHPO and other consulting parties to resolve adverse effects by developing an agreement that addresses the treatment of historic properties, notify the ACHP, and proceed with the project according to the conditions of the agreement.

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<sup>2</sup> California State Office of Historic Preservation, "Instructions for Recording Historical Resources," March 1995, 2, accessed September 30, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

## Area of Potential Effects

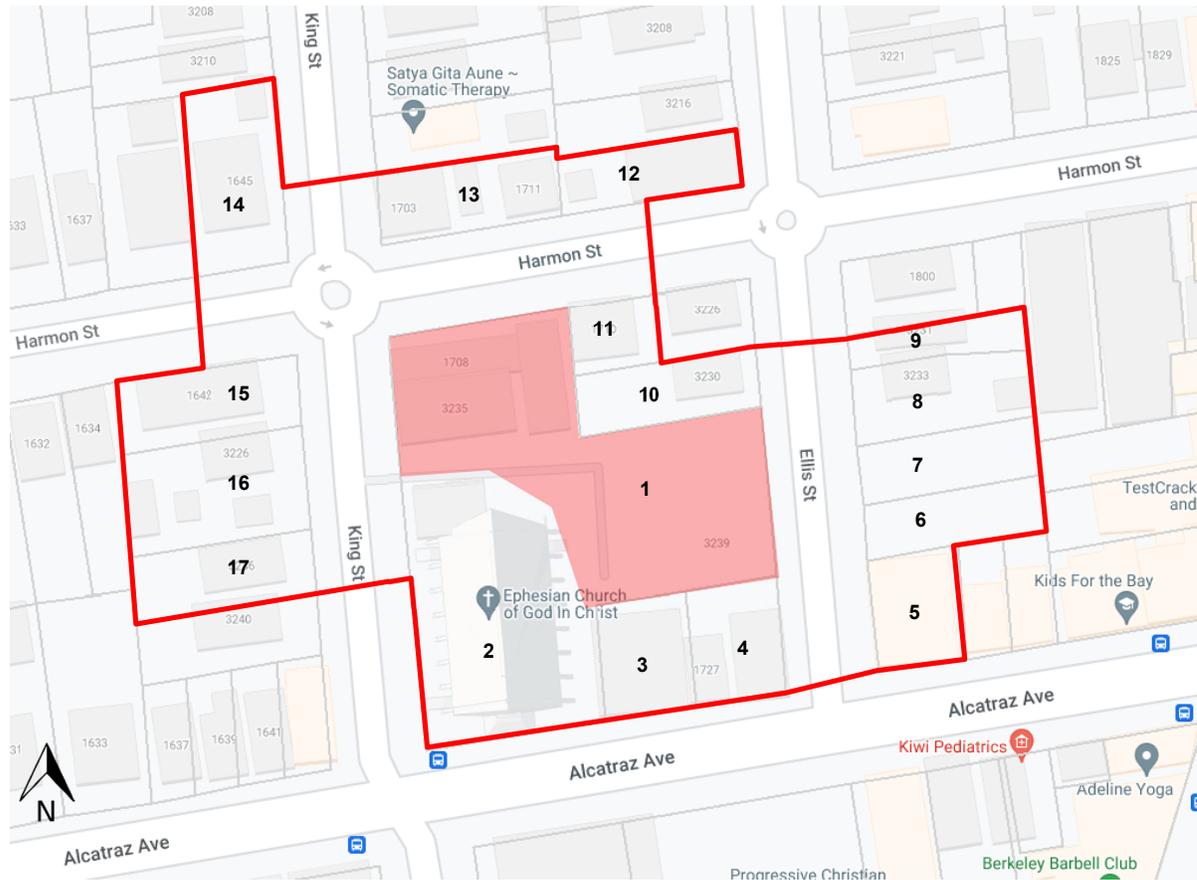
According to the implementing regulations of NHPA Section 106, as amended, the APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking” (36 CFR § 800.16(d)).

For the purposes of this undertaking, the architectural APE includes the parcel that comprises the project site (APN 052-1533-001-3), the four contiguous parcels on the same block (APNs 052-1533-003, -004, -005, and -006), and the 11 parcels directly across Harmon Street to the north, King Street to the west, and Ellis street to the east (APNs 052-1521-001, -002, and -003; 052-1531-009, -10, -011-01, -012-02, and -13-01; 052-1534-010 and -011; and 052-1535-005). The properties located within the APE are listed in **Table 1** and keyed to **Figure 2**.

The archaeological APE is analyzed separately in the *Archaeological Survey Report: 1708 Harmon Street, Berkeley* prepared by Alta Archaeological Consulting (Alta) in October 2024.

**TABLE 1**  
**PROPERTIES LOCATED WITHIN THE APE**

Property No.	APN	Address	Construction Date (per assessor/permit records)	Construction date (confirmed by ESA)	Current Age
1	052-1533-001-03	1708 Harmon	1914	ca. 1911–24; 1930; 1939	85+ years
2		1709 Alcatraz	1968	ca. 1965–68	56 years
3	052-1533-006	1717 Alcatraz	1911	1903 or earlier	121+ years
4	052-1533-005	3244 Ellis	1927	ca. 1902; remodeled 1959	65+ years
		1727 Alcatraz	1927	1924	100 years
5	052-1531-009	1743 Alcatraz	1941	1948	76 years
6	052-1531-010	–	N/A (paved parking lot)	–	–
7	052-1531-011-01	3237 Ellis	N/A (vacant or very new construction)	–	–
8	052-1531-012-02	3233 Ellis	1900	ca. 1898	126 years
9	052-1531-013-01	3231 Ellis	ca. 1882-1900	ca. 1882-1900	124+ years
10	052-1533-004	3230 Ellis	1903	ca. 1900	124 years
11	052-1633-003	1710 Harmon	1909	ca. 1906–09	115+ years
12	052-1534-010	3218 Ellis	1909	ca. 1906	118 years
13	052-1534-011	1701 Harmon	ca. 1924	ca. 1924; remodeled ca. 1960	100 years
		1709 Harmon	ca. 1924	ca. 1924; remodeled ca. 1960	100 years
14	052-1535-005	1645 Harmon	1892	1892	132 years
15	052-1521-001	1642 Harmon	1961	1960	64 years
16	052-1521-002	3226 King	1878	ca. 1878	146 years
17	052-1521-003	3236 King	1912	1906	118 years



SOURCE: Google Maps, modified by ESA.

**Figure 2**  
Project APE (outlined) with project site shaded red

## CHAPTER 3

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# Historical Context

### Berkeley and General Area

The following historical overview of Berkeley, California, since the Mexican Era is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley* prepared by Alta in October 2024.

#### *Mexican Land Grant*<sup>3</sup>

The lands surrounding the APE were part of the Rancho San Antonio. In 1820, Governor Don Pablo Vicente de Sola granted approximately five leagues (45,000 acres) of land to Luis Maria Peralta in recognition of his military service and assistance in establishing missions. Luis Peralta never lived on the rancho, but lived nearby on a grant in present-day Contra Costa County. Instead, in 1842, he divided the land among his four sons. The portion that includes present day Berkeley and Albany was given to brothers Domingo and Vicente Peralta.

After the signing of the Treaty of Guadalupe Hidalgo in February 1848, the Peralta brothers were among the many landowners of Alta California whose ranchos were called into legal question. In 1852, the brothers filed their claim to their portion of Rancho San Antonio with the Board of Land Commissioners. The Commission upheld their claim in 1854, but their decision was not made legally binding until concurrence came from the Supreme Court in 1858. By that time, portions of the rancho were taken over by speculators who arrived during the Gold Rush, including Francis Shattuck, William Hillegass, George Blake, and James Leonard. Such speculators squatted on rancho lands on the presumption that land grants may not be upheld, and justified their continued residence on valid land grants by citing the “land monopolism” of rancho owners. Additionally, the Peraltas’ title claim was trammled repeatedly by contests and defects, which caused difficulties into the late 1860s. As the process of filing land claims and paying for legal representation became costly, the Peraltas often used land to pay for debts.

#### *The American Period*<sup>4</sup>

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the

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<sup>3</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 8–9.

<sup>4</sup> *Ibid.*, 9.

evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."]<sup>5</sup>

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>6</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>7</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>8</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

#### [...] *Streetcar Suburbs*<sup>9</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the

<sup>5</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, October 2024, 11.

<sup>6</sup> Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>7</sup> Ibid.

<sup>8</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62<sup>nd</sup> Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>9</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

The following history of the immigration of racial minorities to South Berkeley during the 20<sup>th</sup> century is an excerpt from *Lorin Station, A Brief History of South Berkeley, California*, prepared by Joshua Simon in 1983.<sup>10</sup>

Although some of the area 's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to

<sup>10</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

## Development History of the APE

The APE is located in the suburban Lorin District neighborhood in South Berkeley. The area is predominately residential with moderate commercial development concentrated along Adeline Street. The following developmental history of the APE is an excerpt from the *Archaeological Survey Report: 1708 Harmon Street, Berkeley*.<sup>11</sup>

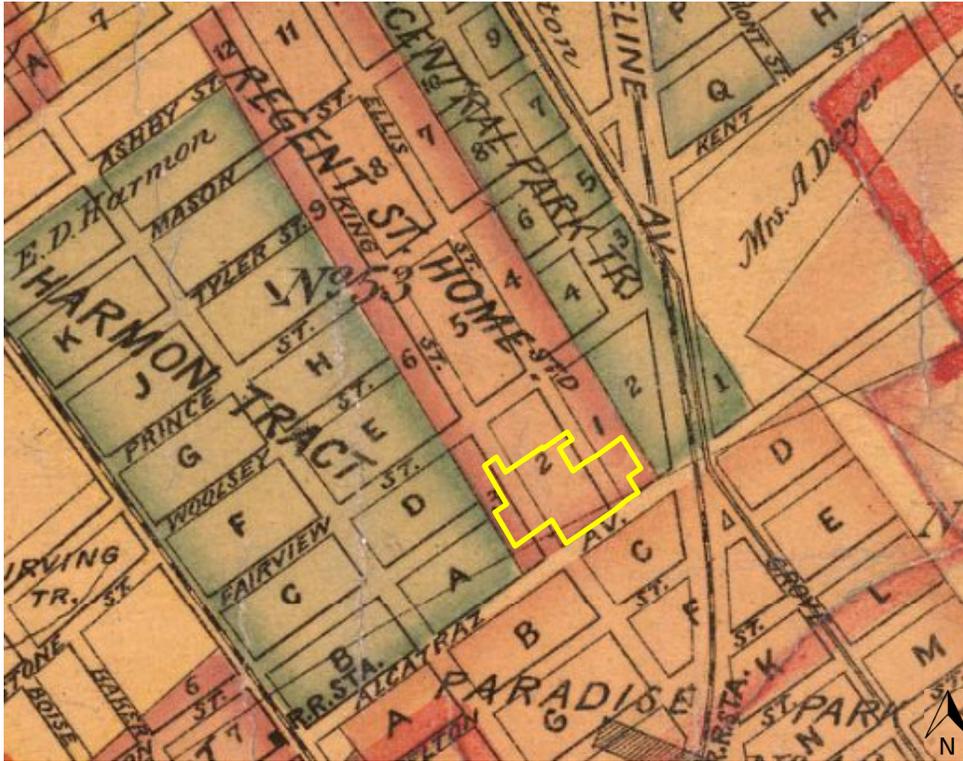
By 1874, an explosion of urban development characterizes the East Bay on maps. West and East Berkeley are already united as Berkeley. The University appears upslope, and most streets appear in their current configuration. The APE appears as an urban lot, though it is joined to the lot to the north due to the absence of Harmon Street at this time. The Thompson and West atlas of Alameda County, published four years later, depicts the APE as part of a tract identified as the Regent Street Homestead, a narrow rectangular subdivision bounded by Russell Street, Ellis Street, King Street, and Alcatraz Avenue. The APE is not separated from the adjacent northern block by Harmon Street at this time, and the blocks appear as a single rectangular unit. [Sixteen] subdivided lots appear within the two blocks, but no uses or ownership are noted.

In 1880, the three blocks bounded by King and Ellis Streets north of Alcatraz Avenue are depicted under the ownership of E.D. Harmon. Interior streets are implied by boundary breaks, but no development is illustrated inside of Harmon's lands. Four years later, Harmon's holdings are illustrated as a series of rectangular blocks. King and Ellis Streets appear unlabeled. The APE appears to be joined to the block to the north, as Harmon Street is not depicted. The block is still identified in 1888 as part of the Regent Street Homestead Tract [(Figure 3)]. The [APE] remains joined to the northern adjacent lot. By 1897, Harmon Street is illustrated, forming the block encompassing the APE in its current configuration. By the mid-1890s, the area was labeled as the Lorin District, a name which has continued to survive on maps since. Urban development appears to slowly begin accommodating automotive traffic over the course of the early 20th century.

McClure (1910) is the first cartographer to depict the Lincoln School on maps. The Sanborn Fire Insurance map of the block from the following year depicts the APE lot lines in their current T-shaped orientation. The Lincoln School comprises a schoolhouse, sheds, and a "Manual Training Department" ([as shown on the 1911 Sanborn map (Figure 4)]). Extensive interurban railway development appears in the surrounding area at this time, primarily connecting the university to the rest of the city. This trend remains ascendant until at least 1947, as the Key Line expanded its way across the city.

[...] By 1960, the [project site] is depicted as a church. With only photorevisions in 1969 to account for local road and freeway development, the USGS series of maps of Berkeley [(i.e., 1967, 1969, 1975, 1981, and 1997)] do not depict any further changes in the APE or the surrounding radius.

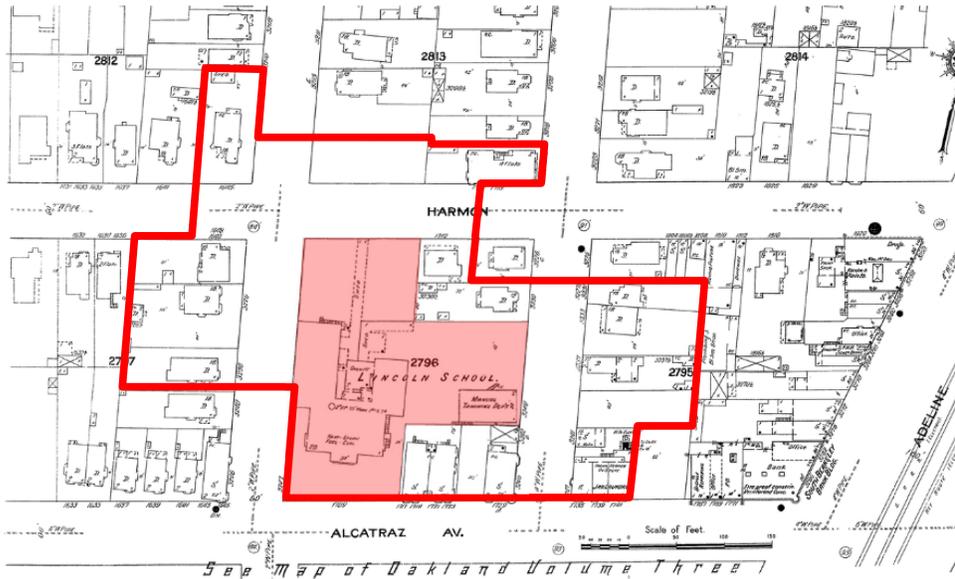
<sup>11</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, 18–19.



SOURCE: J.C. Henkenius, Map of the City of Oakland and Surroundings, 1888.

**Figure 3**

1888 Map Showing the Project APE (outlined)



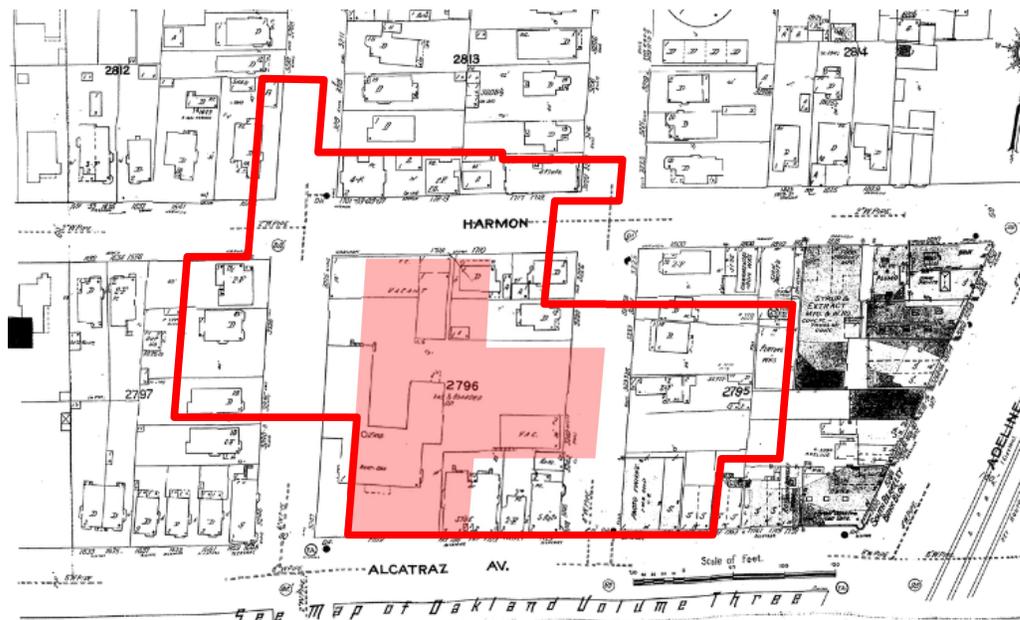
Note: The project site is shaded red, and the APE is outlined in red.

SOURCE: ProQuest, 2024.

**Figure 4**

1911 Sanborn Map

The 1911 Sanborn Fire Insurance Map for the City of Berkeley indicates that the APE and vicinity were almost completely developed with single- and multiple-family dwellings, commercial shops along Alcatraz Avenue and Adeline Street, and the Lincoln School in the project site (Figure 4). By 1950, all parcels within the APE were fully developed, and the former Lincoln School had been vacated (Figure 5).



Note: The project site is shaded red, and the APE is outlined in red.

SOURCE: ProQuest, 2024.

**Figure 5**  
1950 Sanborn Map

A review of aerial photographs indicates that the former Lincoln School building was razed in 1965,<sup>12</sup> and the extant church belonging to the Ephesian Church of God in Christ was subsequently constructed and occupied in 1968.<sup>13</sup> No significant changes have been made to the APE since that time.<sup>14</sup> In 2024, the project site continues to function as a religious property with the church at 1709 Alcatraz Avenue and the church annex at 1708 Harmon Street. The other properties within the APE appear to have developed as a mixed residential and commercial neighborhood during the late 19<sup>th</sup> through mid-20<sup>th</sup> centuries.

For additional details of the parcel histories within the APE, see the architectural descriptions and significance evaluations below. Additional and expanded historical information for each property in the APE is presented in the California Department of Parks and Recreation Series 523 (DPR 523) forms included in **Appendix A**.

<sup>12</sup> University of California, Santa Barbara FrameFinder, aerial photograph composite imagery for the APE, dated 1931–93, accessed October 4, 2024.

<sup>13</sup> “Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <https://www.ephesian-cogic.org/ephesian-history>.

<sup>14</sup> Historicaerials.com, aerial photograph composite imagery for the APE, dated 1931–2022, accessed October 4, 2024.

## CHAPTER 4

# Historic Property Identification Efforts

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Efforts to identify cultural resources that could qualify as Section 106 historic properties within the APE included archival research, consisting of a records search at the Northwest Information Center (NWIC) at Sonoma State University in Rohnert Park, California; a review of historic maps and aerial photography of the APE; an intensive-level pedestrian survey; and evaluation of existing buildings in the APE.

## Archival Research

### Records Search

Alta conducted a records search of the project site at the NWIC of the California Historical Resources Information System (CHRIS) at Sonoma State University in Rohnert Park, California, in May 2022 (File No. 21-1880). The NWIC maintains the official CHRIS records of previous cultural resources studies and recorded cultural resources for the APE and vicinity. The records search covered the project APE and all areas within 0.25 mile of the archaeological APE, which is limited to the project site. The records search included a review of previous studies, records, and maps on file at the NWIC, and included a review of the State of California Office of Historic Preservation Historic Properties Directory with summary information from the National Register, Registered California State Landmarks, California Historic Points of Interest, Archaeological Determinations of Eligibility, and California Inventory of Historical Resources (March 1976). The purpose of the records search was to determine whether known cultural resources have been recorded in the vicinity of the project site; assess the likelihood for unrecorded cultural resources to be present based on historical references and the distribution of nearby cultural resources; and develop a context for the identification and preliminary evaluation of cultural resources.

The records search consisted of an examination of the following documents:

- **NWIC digitized base maps** (including U.S. Geological Survey 7.5-minute topographic maps) to identify recorded cultural resources and studies, and historic-era resources of the built environment (buildings, structures, and objects).<sup>15</sup>
- **Resource Inventories:** *California Inventory of Historical Resources* (CA Dept. of Parks and Recreation 1976); *California Historical Landmarks for Alameda County* (CA-OHP 1990); *California Points of Historical Interest* (CA-OHP 1992); and *Historic Properties Directory* (CA-OHP April 2012) including the National Register of Historic Places, California Historical Landmarks, and California Points of Historical Interest.<sup>16</sup>

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<sup>15</sup> For a complete list of historic maps reviewed see Alta, *Archaeological Survey Report: 1708 Harmon Street, Berkeley*, 16–18.

<sup>16</sup> *Ibid.*, 12.

## Previous Cultural Resources Studies

The NWIC records search results indicate that 38 previous cultural resources studies have been conducted within 0.25 mile of the APE, and these are summarized in **Table 2** (reproduced from the archaeological survey report). Thirty-one general studies encompass all or part of the APE.<sup>17</sup>

**TABLE 2**  
**PREVIOUS CULTURAL RESOURCES STUDIES IN OR WITHIN 0.25 MILE OF APE**

Report No.	Author(s)	Year	Description
S-000848	David A. Fredrickson	1976	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources
S-002458	Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart	1981	Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda
S-002458	Suzanne Ramiller	1982	Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties
S-002458	Roger H. Werner	1982	Archaeological Overview of Mendocino and Lake Counties
S-002458	Suzanne Stewart	1982	Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume 3: Napa and Sonoma Counties
S-002458	Suzanne B. Stewart	1982	Archaeological Overview of Alameda, Contra Costa, and Marin Counties
S-002458	Neil Ramiller	1982	Environmental Overview of the Northwest Region
S-007903	David Chavez	1985	Cultural Resources Evaluation for the East Bay Municipal Utility District Infiltration/Inflow Project (P.O. 951 1143 EA)
S-009462	Teresa Ann Miller	1977	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties
S-009583	David W. Mayfield	1978	Ecology of the Pre-Spanish San Francisco Bay Area
S-009795	Thomas Lynn Jackson	1986	Late Prehistoric Obsidian Exchange in Central California
S-014621	David Chavez	1992	Archaeological Resources Review for the Oakland Enterprise Zone EIR, Alameda County, California
S-015529	Robert L. Gearhart II, Clell L. Bond, Steven D. Hoyt, James H. Cleland, James Anderson, Pandora Snethcamp, Gary Wesson, Jack Neville, Kim Marcus, Andrew York, and Jerry Wilson	1993	California, Oregon, and Washington: Archaeological Resource Study
S-016660	Jeffrey B. Fentress	1992	Prehistoric Rock Art of Alameda and Contra Costa Counties, California
S-017835	Judy Myers Suchey	1975	Biological Distance of Prehistoric Central California Populations Derived from Non-Metric Traits of the Cranium
S-018217	Glenn Gmoser	1996	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report
S-020395	Donna L. Gillette	1998	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?
S-030204	Donna L. Gillette	2003	The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.
S-030277		2005	National Register of Historic Places Evaluation Report, Adeline/MLK Cell Site Project, Berkeley, California.

<sup>17</sup> The archaeological survey report does not specify which 31 cultural resources studies include the APE.

Report No.	Author(s)	Year	Description
S-032596	Randall Milliken, Jerome King, and Patricia Mikkelsen	2006	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways
S-033239	David Chavez	1994	Alameda Watershed, Natural and Cultural Resources: San Francisco Watershed Management Plan
S-033504	Cameron Bauer and Heather Price	2007	Historic Property Survey Report, Seismic Retrofit of BART Aerial Structures and Stations Along Concord, Richmond, Daly City and Fremont Lines, Alameda, Contra Costa, and San Mateo Counties, STPLZ-6000 (25)
S-033504	Heather Price	2007	Historical Resources Evaluation Report, Exhibit I of HPSR, Seismic Retrofit of BART Aerial Structures and Stations Along Concord, Richmond, Daly City and Fremont Lines, District 4, Alameda, Contra Costa, San Francisco, and San Mateo Counties, STPLZ-6000
S-033504	Heather Price	2007	Archaeological Survey Report Exhibit II of HPSR, Seismic Retrofit of BART Aerial Structures and Stations along the Concord, Richmond, Daly City and Fremont Lines, District 4, Alameda, Contra Costa, San Francisco, and San Mateo Counties, STPLZ-6000 (25)
S-033504	Jennifer Darcangelo and Milford Wayne Donaldson	2007	FHWA 070321A Determinations of Eligibility for the Proposed Seismic Retrofit of BART Aerial Stations and Structures along the Concord, Richmond, Daly City, and Fremont Lines
S-033600	Jack Meyer and Jeff Rosenthal	2007	Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4
S-036525	Brian Hatoff	2009	Collocation ("CO") Submission Packet; FCC Form 621: 3332 Adeline Street, Berkeley, Alameda County, CA
S-036525		2009	Verizon Cellular Communications Tower Site – LTE Adeline, 3332 Adeline Street (APN: 52-1532-43), Berkeley, CA 94703
S-036525	Milford Wayne Donaldson and Brian Hatoff	2009	FCC091112A: LTE Like for Like – Adeline MLK, 3332 Adeline Street, Berkeley, CA, 94703
S-043138	Lorna Billat and Dana Supernowicz	2013	Collocation Submission Packet, Martin Luther King Way, CCL00726; Architectural Evaluation Study of the Martin Luther King Way Project, AT&T Mobility Site #CCL00726, 3332 Adeline St, Berkeley, Alameda County, California 94703
S-048161	Chris Baker	2015	FCC Form 621, Collocation Submission Packet: 26445 / Adeline MLK – AWS, 3332 Adeline Street, Berkeley, CA 94703
S-048161	Chris Baker	2015	Historic Assessment: 26445 / Adeline MLK AWS, 3332 Adeline St., Berkeley, CA 94703
S-048161	Julianne Polanco	2015	FCC_2015_1130_006: 26445/Adeline MLK-AWS, 3332 Adeline Street, Berkeley Collocation
S-048927	Donald Scott Crull	1997	The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington
S-049780	Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal	2017	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4
S-049780	Julianne Polanco	2016	FHWA_2016_0615_001, Caltrans District 4 Archaeological Context
S-051845	Daniel Shoup	2018	Cultural Resources Technical Report, Adeline Corridor Specific Plan, Berkeley, California
S-052868	Dana Supernowicz	2002	Cultural Resources Study for Bechtel Corporation Site No. G022 – Martin Luther King Way, Phillips Temple C.M.E. Church, Formerly Lorin Theater, 3332 Adeline Street, Berkeley, California

## Previously Recorded Architectural Resources

The results of the records search indicated that no previously recorded architectural cultural resources are in the APE. Please see the *Archaeological Survey Report: 1708 Harmon Street, Berkeley* for a discussion regarding archaeological cultural resources.

The results of the records search indicated that there are five previously recorded architectural resources located within 0.25 mile of the APE, and they are listed in **Table 3**. Of these, the former Park Congregational Church at 1802 Fairview Street in Berkeley is individually listed in the National Register.

The *Archaeological Survey Report: 1708 Harmon Street, Berkeley* identifies three additional properties within 0.25 mile of the APE that were not included in the results of the records search; these are also listed in Table 3. Of these, Carlson’s Block at 3228 Adeline Street has been determined individually eligible for the National Register, and both the India Block at 3250 Adeline Street and the South Berkeley Bank at 3286 Adeline Street are contributors to a National Register-eligible district. None of these are located within the APE.

**TABLE 3**  
**PREVIOUS ARCHITECTURAL RESOURCES EVALUATED IN OR WITHIN 0.25 MILE OF APE**

Primary No.	Identified by Records Search	Identified by Alta	Name / Address	Status Code*	Distance from APE (mi)
P-01-001318	X		Kiel-Roberts Printing Co. Garage 812 61 <sup>st</sup> Street, Oakland	6Z	0.17 mi
P-01-005115 <sup>1</sup>	X	X	Park Congregational Church (now South Berkeley Community Church) 1802 Fairview Street, Berkeley	1S	0.02 mi
P-01-005368	X		It Theater/Haws Plumbing/Research & Development Products 1808 Harmon Street	3S	0 mi (adjacent)
P-01-005369	X		Sarah B. Axtell House 1925 Harmon Street	3S	0.19 mi
P-01-010979 <sup>2</sup>	X	X	Lorin Theater (now Phillips Temple CME Church) 3332 Adeline Street	3S	0.05 mi
P-01-005118		X	South Berkeley Bank (now Wells Fargo Bank) 3286 Adeline Street	2D2	0.02 mi
P-01-005117		X	India Block 3250 Adeline Street	2D2	0.03 mi
P-01-005116		X	Carlson’s Block 3228 Adeline Street	2S2	0.07 mi

NOTES

\*1S – Individually listed in the NR by the Keeper. Listed in the CR.

\*2D2 – Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.

\*2S2 – Individually determined eligible for NR by consensus through Section 106 process. Listed in the CR.

\*3S – Appears eligible for NR as an individual property through survey evaluation.

\*6Z – Found ineligible for NR, CR, or local designation through survey evaluation.

1. No copies of the previous evaluation were included in the archaeological survey report. This property is listed in the Alameda County BERD as P-01-005340. The hand-labeled map of the previously evaluated cultural resources within the search radius that is included in the archaeological survey report shows the incorrect location for the property located at 1802 Fairview Street.

2. This primary number is written on the property record itself, but it is listed in the Alameda County BERD as P-01-005119.

## Architectural Resource Analysis

There are 17 historic-age architectural resources (i.e., 45 years or older) within the APE, which are listed in **Table 4** below.

**TABLE 4  
 HISTORIC-AGE ARCHITECTURAL RESOURCES WITHIN APE**

Address	APN	Date of construction <sup>1</sup>	Brief description
1708 Harmon	052-1533-001-03	ca. 1911–24; 1930; 1939	One-story, vaguely Art Deco-style, multi-purpose building
1709 Alcatraz		ca. 1965–68	Midcentury Modern-style church
1717 Alcatraz	052-1533-006	1903 or earlier	Two-story, altered Queen Anne-style, mixed-use building
3244 Ellis <sup>2</sup>	052-1533-005	ca. 1902; remodeled 1959	Two-story, Contractor Modern-style apartment building
1727 Alcatraz <sup>2</sup>		1924	Two-story, vaguely Italianate-style apartment building
1743 Alcatraz	052-1531-009	1948	Two-story, altered Mid-Century commercial building
3233 Ellis	052-1531-012-02	ca. 1898	Two-story, altered Folk Victorian-style, single-family residence
3231 Ellis	052-1531-013-01	ca. 1882-1900; remodeled 1965	One-story-over-basement, altered Mid-Century Modern residence
3230 Ellis	052-1533-004	ca. 1900	1.5-story, altered Queen Anne-style, single-family residence
1710 Harmon	052-1633-003	ca. 1906–09	One-story, altered Craftsman-style, single-family residence
3218 Ellis	052-1534-010	ca. 1906	Italianate multi-family residence
1701 Harmon <sup>3</sup>	052-1534-011	ca. 1924 remodeled ca. 1960	Minimal Classical style stucco-box multi-family residence
1709 Harmon <sup>3</sup>		ca. 1924 remodeled ca. 1960	Minimal Classical style stucco-box multi-family residence
1645 Harmon	052-1535-005	1892	Altered Queen Anne, two-story multi-family residence
1642 Harmon	052-1521-001	1960	Altered Midcentury Modern two-story, multi-family residence
3226 King	052-1521-002	ca. 1878	Altered Italianate cottage-style, one-story-over-basement, single-family residence
3236 King	052-1521-003	1906	One-story-over-basement residence in Craftsman style with American Foursquare influences

**NOTES**

1. Construction dates confirmed by ESA.
2. The buildings at 3244 Ellis Street and 1727 Alcatraz Avenue are located on the same parcel and are evaluated together in one DPR 523 form set.
3. The buildings at 1701 and 1709 Harmon Street are located on the same parcel and are evaluated together in one DPR 523 form set.

## Architectural Descriptions and Significance Evaluations

The following section presents brief architectural descriptions, construction chronologies and summaries of archival research for the 17 historic-age properties in the APE that meet the 45-year age threshold required for consideration of eligibility for listing in the National Register. Additional and expanded historical information for each property in the APE is presented in the DPR 523 forms included in **Appendix A**. The 17 historic-age properties in the APE were evaluated below for potential historic significance under

National Register Criteria A through C according to *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.<sup>18</sup> Criterion D, while most often applied to archaeological districts and sites, can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information, and the information must be considered important. Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Research did not uncover information to suggest any of the historic-age properties in the APE would be individually eligible under National Register Criteria A through C. Detailed property, occupational, and construction histories and analysis is presented in **Appendix A**. The following is a summary of those findings.

### **1708 Harmon Street (APN 052-1533-001-03)**

#### **Architectural Description**

The property at 1708 Harmon Street is occupied by a one-story, multi-purpose building that is of wood-frame construction, features an L-shaped footprint, and is capped by a series of flat and bowstring-truss roofs. The building was constructed in three phases: the original portion was built ca. 1911-24 as an assembly room, the small classroom addition was built in 1930, and the large gymnasium addition was built in 1939.

The primary (west) façade faces King Street and is composed of two distinct segments (**Figure 6**). The north segment (the 1939 addition) is clad in stucco and features concrete steps that provide access to the main entrance which is recessed within an alcove and is composed of a pair of flush, metal doors with a transom above. The alcove is capped by metal trim and flanked by windows obscured behind metal security grates. This portion of the façade terminates in a curved metal coping at the roofline. Three ornamental, vertical projections extend above the roofline: two full-height pier-like elements at the outer corners of the façade and a smaller one centered above the entry. Set back to the south is the second segment of the façade (the original portion of the building constructed ca. 1911-24) which is clad in stucco and features a pair of flush, metal doors flanked by single-hung windows. This segment of the façade terminates in metal coping at the horizontal roofline.

The secondary (north) façade faces Harmon Street and provides a view of all three phases of construction. The east end of the façade (the 1930 addition) is clad in stucco and features one flush, metal door accessed by concrete steps and flanked by pairs of windows obscured by metal security grates. This portion of the façade terminates in a shaped parapet with metal coping at the roofline. Partially visible behind and above the 1930 addition is the original ca. 1911-24 portion of the building, which is clad in horizontal wood siding and terminates in metal coping at the horizontal roofline. The west end of the façade (the 1939 addition) is clad in stucco and features four windows obscured by metal security grates; a pair of flush, metal doors accessed by concrete steps; and a small/flush door (possibly for access to a mechanical system). This portion of the façade terminates in a metal gutter at the roofline that extends only a partial length of the entire façade.

<sup>18</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 1997, 5, accessed October 4, 2024, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).



SOURCE: ESA, 2024

**Figure 6**

1708 Harmon Street, view facing northeast

The tertiary façade is composed of two distinct segments and faces south toward the Ephesian Church of God in Christ, which is located on the same parcel and is documented and evaluated separately. The west segment (the 1939 addition), which is visible in the photo on page 1, is clad in stucco; features two pairs of flush, metal doors and three windows; and terminates in a metal gutter at the roofline. The east segment of the façade (the original portion of the building constructed ca. 1911-24) is clad in stucco and features concrete steps that previously accessed a doorway (removed at an unknown date). The location of the earlier doorway is flanked by vertical, buttress-like projections. This segment of the façade terminates in metal coping at the horizontal roofline.

### **Construction Chronology**

The subject building is located on a large parcel with one other extant building (the Ephesian Church of God in Christ at 1709 Alcatraz Avenue. The following history is specific to the building at 1708 Harmon Street.

Sometime between 1903 and 1911, a long shed oriented north-south and associated with the erstwhile Lincoln School had been constructed on the future site of the subject building (1903 and 911 Sanborn maps). The earliest component of the subject building was constructed ca. 1911-24 as an assembly hall for the Golden Gate Academy that was operated by the Seventh Day Adventist Church.<sup>19,20</sup> In 1930, a small, rear addition was constructed for use “as [a] practical demonstration and classroom for practical nursing,”<sup>21</sup> and this confirms that the assembly hall was originally entered from the south. In 1939, a large

<sup>19</sup> Building permit for 1708 Harmon Street, permit no. 34248, April 4, 1930, on file at the City of Berkeley.

<sup>20</sup> “Glee Club Will Give Berkeley Concert,” *Oakland Tribune*, February 22, 1924, 4.

<sup>21</sup> Building permit 34248, April 4, 1930, on file at the City of Berkeley.

gymnasium addition was constructed on the west side of the earlier building, forming a unified building with an L-shaped footprint. The following year, the north façade of the classroom addition and the south and west façades of the assembly room (which also functioned as a chapel) were clad in stucco, and the entrance to the assembly room/chapel was relocated to the west façade. A fire in 1969 appears to have caused extensive damage, and a note from the building inspector in early 1970 stated that the building was “boarded up [and] appears unusable [and the] Building Department confirms [this assessment].”<sup>22</sup> Repairs were completed in 1971.<sup>23</sup> In 1974, a children’s playground was installed in the area immediately south of the gymnasium addition.<sup>24</sup> The building was reroofed in 1989.<sup>25</sup> Undocumented alterations observed by ESA staff include the removal of a door on the north façade sometime before April 2008.<sup>26</sup>

## Evaluation

### Criterion A – Event

Research did not identify any significant associations between important events and the multi-use, institutional building at 1708 Harmon Street. The building was constructed in three phases between ca. 1911-24 and 1939, decades after the earliest residential buildings were constructed in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that the subject building was the location of a specific historical event or that it was significant in the development of the neighborhood. For these reasons, 1708 Harmon Street does not appear to possess significance under Criterion A.

### Criterion B – Person

Research did not identify any significant associations between 1708 Harmon Street and important persons. The subject building has been owned by two religious groups—the Seventh Day Adventist Church and the Ephesian Church of God in Christ—but research did not identify specific individuals from either of these group, which is a requirement of Criterion B. For this reason, 1708 Harmon Street does not appear to possess significance under Criterion B.

### Criterion C – Design/Construction

While the original appearance of 1708 Harmon Street is unknown, an analysis of archival materials confirms that it was constructed in three phases over the course of at least 15 years. There does not appear to have been a unified design or style, and it is likely that the building was enlarged as the needs of the Seventh Day Adventist Church changed. 1708 Harmon Street is a modest, vaguely Art Deco-style, multi-purpose, institutional building that embodies few distinguishing characteristics (namely the central entrance, vertical projections, and curved roofline of the King Street facade), and it cannot be considered a good example of a style or type of institutional architecture in Berkeley. The original and subsequent design professionals or craftsmen are unknown, and the building does not appear to represent the work of a master. For these reasons, 1708 Harmon Street does not appear to possess significance under Criterion C.

<sup>22</sup> 1708 Harmon Property Card, on file at the City of Berkeley, on file at the City of Berkeley.

<sup>23</sup> Ibid.

<sup>24</sup> Building plan review 031374-213, March 13, 1974, on file at the City of Berkeley.

<sup>25</sup> Building permit 0818827976, August 18, 1989, on file at the City of Berkeley.

<sup>26</sup> Street photography of 1708 Harmon Street, Google Maps, April 2008, accessed October 4, 2024, <https://www.maps.google.com>.

### **1709 Alcatraz Avenue (APN 052-1533-001-03)**

#### **Architectural Description**

The property at 1709 Alcatraz Avenue is occupied by a one-story-over-basement religious building that is of concrete block construction; features an irregularly shaped footprint; is clad variously in stucco and ceramic tiles; and is capped by a steeply pitched, A-frame roof structure supported by massive glue-laminated beams and featuring skylights along the ridge. A small, two-story annex is attached to north façade of the main volume.

The primary (south) façade faces Alcatraz Avenue and is characterized by a distinctive, triangular profile (**Figure 7**). Flagstone planters flank concrete steps, which provide access to the building's main entrance. The recessed entrance features a pair of glazed, metal-frame doors flanked by canted walls with fixed, vertically oriented windows. On either side of the entrance are six recessed panels, two of which feature fixed windows. Centered above the entrance is a tall expanse of colored glass whose mullions feature cruciform patterns. A decorative panel with a dove (symbolizing the Holy Spirit) is located below the gable with deep overhangs. A three-dimensional sign reading "Ephesian Church of God in Christ" is prominently located on the west side of the façade. The beams that support the massive roof structure extend from the interior to the exterior of the building like buttresses.



SOURCE: ESA, 2024

**Figure 7**

1709 Alcatraz Avenue, view facing northeast

The secondary (west) façade faces King Street and is composed of two segments. The south segment is the church itself, whose first floor is composed of seven structural bays delineated by the buttress-like roof beams. The first floor features six pairs of aluminum-sash windows with colored glass and two pairs of flush, metal doors accessed by concrete ramps. The basement is partially visible. The north segment is the church annex that is attached to the north façade of the church. The annex is a nondescript, two-story building with a gated entry and two windows with security grates on the first floor and two sliding, aluminum-sash windows on the second floor. This segment of the façade terminates in a flat roof with a deep overhang and metal coping at the roofline.

The rear façade faces a gated, paved driveway to the north and is composed of two segments. The east segment is the church itself which features blank, canted walls with a tall expanse of colored glass in the center (similar to the primary façade). The west segment is the church annex, and it obscures much of the east segment. It features three windows with security grates; one sliding, aluminum-sash window; and a metal stair leading to a flush, metal door on the second floor. This segment of the façade terminates in a flat roof with a deep overhang and metal coping at the roofline.

### Construction Chronology

The subject building is located on a large parcel with one other extant building (the Ephesian Church of God in Christ Annex at 1708 Harmon Street. The following history is specific to the building at 1709 Alcatraz Avenue.

In 1889, the site was occupied by the Lincoln School, a public grammar school. The 1911 Sanborn map depicts the school occupying the site; no changes appear on the 1950 Sanborn map. By 1912, the Subcommittee on the Physical Condition of the Berkeley Schools reported that Lincoln School was “a fire trap [with] sinks badly placed” and poor lighting, and the recommendations were that the building should be condemned and “a new building with adequate playgrounds should be erected in this [school] district.”<sup>27</sup> By 1922, Lincoln School had been relocated to a new school at Ellis and Prince streets (this extant school was later renamed Malcolm X Elementary School).<sup>28</sup>

In 1923, the Seventh Day Adventist Church established its Golden Gate Academy in the former Lincoln School at 1709 Alcatraz Avenue.<sup>29</sup> The old building was adapted to the new use (details unknown), and the academy operated from that location until ca. 1949 when it relocated to Oakland. In 1965, the old school building was demolished. The property owner, the Ephesian Church of God in Christ, dedicated the extant church building at 1709 Alcatraz Avenue in March 1968. The building included a 1,200-person auditorium on the first floor and a finished basement with a kitchen, dining hall, library, nursery, and restrooms.

### Evaluation

As a religious property, 1709 Alcatraz Avenue is subject to special guidance when assessing historical significance for the National Register. The following evaluation applies Criteria Consideration A for Religious Properties to inform the assessment of eligibility.

#### Criterion A – Event

Research did not identify any significant associations between important events and the church at 1709 Alcatraz Avenue. The building was constructed ca. 1965–68; it replaced a school building that had been constructed in 1889 during the earliest period of construction in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). It has no association with the initial establishment of the City of Berkeley, nor does 1709 Alcatraz Avenue represent any significant changes in the evolution of the City of Berkeley’s urban planning or neighborhood development. Alcatraz Avenue and the surrounding neighborhood are one of the early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American

<sup>27</sup> *Berkeley Civic Bulletin* 2 no. 1 (August 15, 1912), 59–60.

<sup>28</sup> *The Public Schools: Berkeley California* (Unknown: High School Press, 1922–23), 22.

<sup>29</sup> *A Handbook of Private Schools for American Boys and Girls Vol. 26*, 1941, 647.

entry into World War I. Per *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*,

A religious property can be eligible under Criterion A for any of three reasons: It is significant under a theme in the history of religion having secular scholarly recognition; or it is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or it is significantly associated with traditional cultural values....A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area.<sup>30</sup>

1709 Alcatraz Avenue is a common church property type and does not represent any significant milestones or events within the history of the City of Berkeley. Furthermore, no evidence relating 1709 Alcatraz Avenue to any other specific significant historic events was identified during the course of this evaluation. The church was constructed ca. 1965–68 by the Ephesian Church of God in Christ, an international, historically Black-serving, Pentecostal-Holiness Christian denomination founded in 1897 and first established in Berkeley in 1926.<sup>31,32</sup> While the subject building has continuously served as a site of worship for the Ephesian Church of God in Christ since 1968, preliminary archival research does not indicate that it has played a particularly noteworthy role in the social or religious history of South Berkeley. It does not appear to have served as a foundational site for the growth of the Ephesian Church of God in Christ. Presently, it is one of more than 15,000 such denominational congregations around the world.<sup>33</sup> For these reasons, 1709 Alcatraz Avenue does not appear to possess significance under Criterion A.

#### Criterion B – Person

Per *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*,

Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.<sup>34</sup>

Research did not identify any significant associations between important persons and the church at 1709 Alcatraz Avenue. The subject building has been owned and occupied by the Ephesian Church of God in Christ since before the church was dedicated in 1968. Research identified several church leaders associated with the subject building (i.e., Bishop Elmer Elisha Cleveland [1949–90], Bishop Robert-Richard Carr [1991–2015], and Bishop Johnathan D. Logan Sr. [2015–present]).<sup>35</sup> However, there is no indication that any of these men are important in religious history from the standpoint of scholarly,

<sup>30</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Department of the Interior, 1995), 26.

<sup>31</sup> “COGIC History,” Ephesian Church of God in Christ, accessed October 4, 2024, <https://www.ephesian-cogic.org/cogic-history>.

<sup>32</sup> “Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <https://www.ephesian-cogic.org/ephesian-history>.

<sup>33</sup> “COGIC History,” Ephesian Church of God in Christ, accessed October 4, 2024, <https://www.ephesian-cogic.org/cogic-history>.

<sup>34</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 27.

<sup>35</sup> “Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <https://www.ephesian-cogic.org/ephesian-history>.

secular recognition or in other, non-religious historic contexts (e.g., social, economic, or political history) (Criteria Consideration A). For this reason, 1709 Alcatraz Avenue does not appear to possess significance under Criterion B.

#### Criterion C – Design/Construction

The Ephesian Church of God in Christ at 1709 Alcatraz Avenue was designed in the Midcentury Modern style of architecture. According to the San Francisco Planning Department, which published the fundamental and widely referenced San Francisco Modern Architecture and Landscape Design 1935–1970 Historic Context Statement, for an institutional building designed in the Midcentury Modern style to be eligible under Criterion C, it must “fully embody the Midcentury Modern design vocabulary.”<sup>36</sup> The historic context statement identifies the following character-defining features of institutional buildings designed in the Midcentury Modern style:

- Spandrel glass
- Stacked roman brick veneer
- Integrated planters
- Angled or deeply recessed vestibules
- Terrazzo paving
- Projecting vertical elements
- Metal awnings or canopies (e.g., zigzag, corrugated metal, or sheet metal)
- Small geometric tiles set in geometric patterns
- Slightly projecting vertical mullions
- Jalousie windows, particularly at the transom
- Base-mounted signage or “advertising front” lettering
- Textile block screens or metal sheathing<sup>37</sup>

The subject building embodies few of the distinctive characteristics commonly associated with the Midcentury Modern style, namely its integrated planters, angled vestibule/primary entrance, and projecting vertical elements (the tall expanses of colored glass). (The “advertising front” lettering was added ca. 2017 and cannot be considered original to the building’s design.) Because the subject building does not embody enough character-defining features to be considered to “fully embody the Midcentury Modern design vocabulary”<sup>38</sup> or a “true representative of a particular type, period, or method of construction,”<sup>39</sup> it does not possess high artistic values. The original and subsequent design professionals or craftsmen are unknown, and the building does not appear to represent the work of a master. For these reasons, 1709 Alcatraz Avenue does not appear to possess significance under Criterion C.

<sup>36</sup> San Francisco Planning Department, *San Francisco Modern Architecture and Landscape Design 1935–1970 Historic Context Statement*, adopted 2011, p. 195.

<sup>37</sup> *Ibid.*, 190.

<sup>38</sup> *Ibid.*, 195.

<sup>39</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, p. 18.

### **1717 Alcatraz Avenue (APN 052-1533-006)**

#### **Architectural Description**

The property at 1717 Alcatraz Avenue is occupied by a two-story, mixed-use building that features an approximately square footprint and is capped by a cross-hipped roof in an H-shaped configuration and covered with asphalt shingles. The first floor originally contained two commercial spaces, and the second floor contained two residential flats.

The primary (south) façade faces Alcatraz Avenue (**Figure 8**). The first floor, which is clad in aluminum siding, features a recessed, covered entry flanked by banks of canted, two-over-one, fixed windows. At the two outer corners of the façade are single, flush pedestrian doors with transoms leading to the upstairs residential units. The second floor, which is clad in wood lap siding, features two pairs of angled bays with aluminum-sash windows that are separated by a deep light well. At the north end of the light well is a pair of original wood-sash windows. The façade terminates in a box eave with a metal gutter at the roofline.



SOURCE: ESA, 2024

**Figure 8**

1717 Alcatraz Avenue, view facing north

The side (east and west) façades are clad in wood channel-drop siding on the first floor and narrow wood lap siding on the second floor. The east façade is separated from the adjacent building by approximately two feet. The rear (north) façade is not visible from the public right-of-way.

## Construction Chronology

The 1903 Oakland Sanborn map depicts the subject building; therefore, it was certainly constructed in or before 1903. The 1911 Sanborn map depicts the subject property at 1717 Alcatraz Avenue as being developed with a two-story, commercial building with two commercial shops on the first floor. However, as noted above, historic newspapers and city directories confirm that its original function was as a mixed-use building with two residential flats on the second floor. On the 1950 Sanborn map, the building's use is noted as "storage," and an angled bay had been constructed on the building's west façade.

According to building permits and other property records on file at the City of Berkeley, several changes were made to the property over time. Included are the installation of metal decks with metal roofs in 1955; exterior and interior repairs required by extensive fire damage in 1957; replacement of rear stairs; installation of aluminum siding on the primary (south) façade in 1961; reroofing in 1973; and conversion of the building to a yoga school and meditation center in 1988. Other undocumented alterations observed by ESA staff include the likely reconfiguration of the ground-level commercial spaces. The original design featured a recessed entry shared by the two shops, and at some point, the entrance was reconfigured to feature canted (i.e., angled) walls. This likely occurred after 1963, as the original configuration is depicted in a sketch included in property records.<sup>40</sup> Additionally, the first-floor windows and doors and most of the second-floor windows appear to have been replaced at an unknown date(s).

## Evaluation

### Criterion A – Event

Research did not identify any significant associations between the mixed-use building at 1717 Alcatraz Avenue and important events. The subject building was constructed in or before 1903, decades after the earliest residential buildings were constructed in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that 1717 Alcatraz Avenue was the site of a specific historical event or that it was significant in the commercial and/or residential history of the neighborhood. For these reasons, 1717 Alcatraz Avenue does not appear to possess significance under Criterion A.

### Criterion B – Person

Research did not identify any significant associations between 1717 Alcatraz Avenue and important persons. City directories, census data, and newspaper articles identified many short-term tenants over the years (both commercial and residential), suggesting that it may have functioned as a rental property owned by absentee landlords for much of its existence. It seems unlikely that any of the short-term commercial or residential tenants would have occupied 1717 Alcatraz Avenue during their productive lives (i.e., the time period when he or she would have gained importance within his or her profession or group). Longer-term commercial occupants included a laundry business (approximately 20-year occupancy); the Black Repertory Group, a theater company founded nearly a decade before it relocated to the subject building (14-year occupancy) and that has occupied its current location at 3201 Adeline Street for over 35 years; and Yogalayam (the current owner and occupant), a yoga school and meditation center founded 13 years before it relocated to the subject building (36-year occupancy). The longest-term residential occupants were Rev. Robert Lee James and his wife Marie James, who certainly resided in one of the second-floor flats from ca. 1955 to their respective deaths in 1978 and 1986 and who also owned

<sup>40</sup> "1717 Alcatraz Property Card," on file at the City of Berkeley.

the building for an unknown period of time. Research does not indicate that the residence of Rev. James, who was a Baptist minister in Oakland for over 20 years, would be significantly associated with his productive life. For these reasons, 1717 Alcatraz Avenue does not appear to possess significance under Criterion B.

#### Criterion C – Design/Construction

The subject building originally functioned as a mixed-use (residential above commercial) building, which was a common property type in Berkeley and nearby cities during the early 20th century. A review of property records (including building permits) on file at the City of Berkeley confirms that various alterations have been made since 1955 including the installation of aluminum siding on the first floor of the primary façade, reconfiguration of the storefronts, and replacement of most doors and windows. Despite these alterations, the subject building largely retains its original massing, footprint, and spatial layout of two privately accessed units above a commercial space. However, with the removal of original materials and change in use to function exclusively as commercial retail, the subject building no longer embodies the characteristics of an Edwardian-era, mixed-use building, and it does not possess high artistic values. Additionally, the building's original and subsequent design professionals or craftsmen are unknown, and it does not appear to represent the work of a master. For these reasons, 1717 Alcatraz Avenue does not appear to possess significance under National Register Criterion C.

### **3244 Ellis Street (APN 052-1533-005)**

#### **Architectural Description**

The subject property is occupied by two historic-age buildings: one at 3244 Ellis Street and the other at 1727 Alcatraz Avenue.

#### **3244 Ellis Street**

3244 Ellis Street (Building 1) is a two-story apartment building that features a rectangular footprint, is clad in stucco, and is capped by a hipped roof covered with asphalt shingles. Immediately north of the building is a paved parking area.

The primary (east) façade faces Ellis Street (**Figure 9**). The first floor, which is raised above street level, features a recessed entry with two doors near the south end of the façade and one flush door at the north end of the façade. There are three sliding, vinyl-sash windows and one fixed, vinyl-sash window. The second floor features a recessed entry with one door and three sliding, vinyl-sash windows. The apartments are accessed by three wood staircases. The façade terminates in a box eave at the roofline.

The secondary (south) and tertiary (north) façades features sliding, vinyl-sash windows at the first and second floors. The rear (west) façade is separated from the adjacent building by approximately four feet.



SOURCE: ESA, 2024

**Figure 9**  
3244 Ellis Street (Building 1), view facing northwest

#### 1727 Alcatraz Avenue

1727 Alcatraz Avenue (Building 2) is a two-story, residential flats building that features an L-shaped footprint, is clad in stucco, and is capped by a flat roof covered with built-up roofing.

The primary (south) façade faces Alcatraz Avenue (**Figure 10**). A gated, arched entryway from the street level leads to a raised landing from which both residential units are accessed. The first floor features a bank of three windows. The second floor features an angled bay with three windows (they appear to be either wood- or vinyl-sash). Above the arched entryway, there is one fixed window located at an interior stair landing between the first and second floors. The façade terminates in parapet with a modest, cornice-like molding at the roofline.

The side (east and west) façades are separated from the adjacent buildings by approximately four feet and two feet, respectively. The rear (north) façade is not visible from the public right-of-way.

#### Construction Chronology

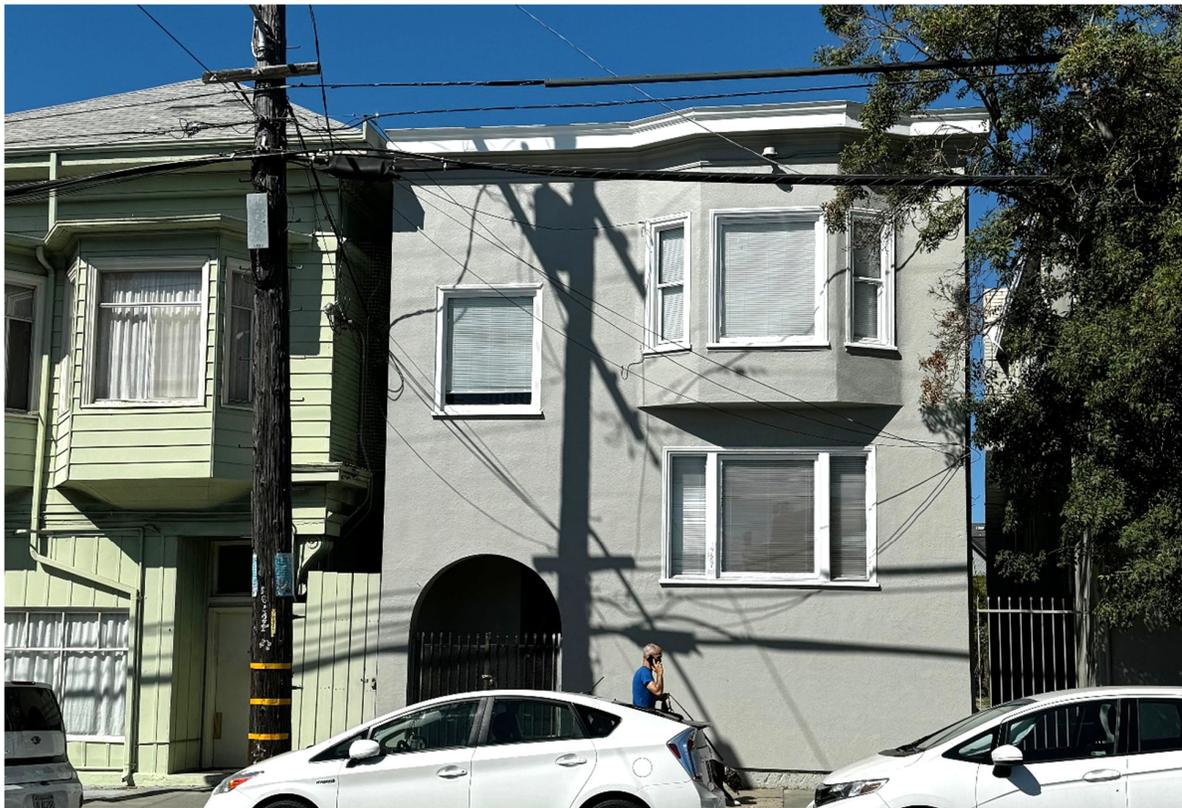
According to a review of building permits and other property records on file at the City of Berkeley, Building 1 was originally constructed ca. 1902 as an apartment building, and a barn was also constructed north of Building 1 at that time.<sup>41</sup> This construction date is supported by the 1911 Sanborn map which depicts the subject property as being developed with a two-story, commercial building (not apartments as originally permitted) with one commercial shop on the first floor that was addressed as both 3246 Ellis Street and 1729 Alcatraz Avenue, as well as a barn addressed as 3242 Ellis Street.

Building 2 was originally constructed in 1924 as an apartment building,<sup>42</sup> and this is supported by the 1950 Sanborn map which depicts Building 2 as a two-story, residential flats building addressed as 1725–

<sup>41</sup> 3244-3248 Ellis Property Card, on file at the City of Berkeley.

<sup>42</sup> Building permit 18790, as noted on the 1725–1727 Alcatraz Property Card, on file at the City of Berkeley.

1727 Alcatraz Avenue. It is likely that an earlier commercial building occupied the site prior to construction of the extant building. The Lorin Market was located at 1727 Alcatraz Avenue from ca. 1904 to ca. 1924.<sup>43,44</sup> It is unclear why the earlier building is not depicted on the 1911 Sanborn map.



SOURCE: ESA, 2024

**Figure 10**  
1727 Alcatraz Avenue (Building 2), view facing northeast

According to building permits and other property records on file at the City of Berkeley, several changes were made to the subject property over time. In 1959, Building 1 was “substantially destroyed by fire,”<sup>45</sup> and over the following months, Building 1 was remodeled and unspecified alterations and repairs were made.<sup>46,47</sup> Some changes are apparent in a sketch of the building footprint included in property records as compared to the Sanborn maps. The fire started in the garage immediately north of Building 1 and “completely destroyed” the building’s interior.<sup>48</sup> Building 1 was further damaged by fire in 1967,<sup>49</sup> and exterior repairs were made in 1985 after a vehicle crashed into the building.<sup>50</sup> There are no documented

<sup>43</sup> Classified ad for “Young Man Wants Position in Butcher Shop,” *Oakland Enquirer*, July 26, 1904, 5.

<sup>44</sup> 1924 Oakland City Directory (R. L. Polk & Co. of California).

<sup>45</sup> City of Berkeley memorandum, July 21, 1959, on file at the City of Berkeley.

<sup>46</sup> Building permit 87808, August 4, 1959, on file at the City of Berkeley.

<sup>47</sup> Building permit 29290, March 17, 1960, on file at the City of Berkeley.

<sup>48</sup> “4 Saved in \$20,000 Fire Here,” *Berkeley Gazette*, June 15, 1959, 1.

<sup>49</sup> Building permit 109219, July 3, 1967.

<sup>50</sup> Building permit 053085499, May 30, 1985, and Building permit 0731850247, July 31, 1985, on file at the City of Berkeley.

alterations for Building 2. Other undocumented alterations observed by ESA staff include the replacement of all windows on Building 1 and some of the windows on Building 2 with vinyl-sash windows at an unknown date(s) and the installation of a metal security gate in the entry to Building 2 sometime between July 2009 and April 2011.

### **Evaluation**

#### **Criterion A – Event**

Research did not identify any significant associations between important events and the multiple-family residential buildings at 3244 Ellis Street (Building 1) and 1727 Alcatraz Avenue (Building 2). Buildings 1 and 2 were originally constructed ca. 1902 and in 2024, respectively, decades after the earliest residential buildings were constructed in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that the subject property or either of the two historic-age buildings were the location of a specific historical event or that they were significant in the residential history of the neighborhood. For these reasons, neither 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2) appear to possess significance under Criterion A.

#### **Criterion B – Person**

Research did not identify any significant associations between important persons and the multiple-family residential buildings at 3244 Ellis Street (Building 1) and 1727 Alcatraz Avenue (Building 2). City directories, census data, and newspaper articles identified many short-term tenants over the years, indicating that both buildings functioned as rental properties owned by absentee landlords for much of their existence. It seems unlikely that any of the short-term occupants would have lived at either building during their productive lives (i.e., the time period when he or she would have gained importance within his or her profession or group). Building 1 has had three different owners, each of whom owned the building for approximately 25 years: Henry and Katherine Young (1930 [or earlier]–ca. 1950), John and Adah Taylor (ca. 1959 –ca. 1985), and Mohammad R. Hakam (2000–present). The Taylors and Hakam, who also owned Building 2, were absentee landlords, and it is unlikely that either Building 1 or Building 2 could be significantly associated with their productive lives. Henry Young was a butcher and owned the Lorin Market, which was located next door at 1727 Alcatraz Avenue (presumably in an earlier building that is no longer extant) from ca. 1904 to ca. 1922. Research does not suggest that Henry Young and/or his wife were more than small business owners, and they do not appear to have attained societal prominence during their lifetimes. For these reasons, neither 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2) appear to possess significance under Criterion B.

#### **Criterion C – Design/Construction**

While the original appearance of 3244 Ellis Street (Building 1) is unknown, a review of Sanborn maps indicates that it was originally designed as a Victorian-era corner building with a rounded corner bay (and possibly a turret) and angled bays facing Ellis Street and Alcatraz Avenue. (An extant, contemporary example of this property type can be seen one block to the west at 1645 Alcatraz Avenue.) A review of property records (including building permits) on file at the City of Berkeley clearly indicates that Building 1 has been significantly remodeled since 1959 when it was remodeled and extensively altered/repared following a fire. It seems likely that the current appearance of Building 1 (i.e., no round or angled bays, no ground-level commercial space, no original doors or windows) is largely a result of the ca. 1960 remodeling. As a result of these and other alterations, Building 1 no longer embodies the characteristics of a Victorian-era, mixed-use building, and it does not possess high artistic values. 1727

Alcatraz Avenue (Building 2) is a modest, vaguely Italianate-style, multiple-family residential building constructed in 1924. It embodies few distinguishing characteristics (namely the angled bay at the second floor and the arched entryway), and it cannot be considered a good example of a style or type of residential architecture in Berkeley. The original and subsequent design professionals or craftsmen of Building 1 and Building 2 are unknown, and neither appears to represent the work of a master. For these reasons, neither 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2) appears to possess significance under Criterion C.

### **1741-1743 Alcatraz Avenue (APN 052-1531-009)**

#### **Architectural Description**

The property at 1741-1743 Alcatraz Avenue is occupied by an altered Mid-Century Modern style one-and two-story commercial building, constructed ca. 1948. The subject property has a rectangular footprint with a flat roof and a stucco exterior.

The primary (south) façade faces Alcatraz Street and features the primary entrances to the two businesses and a gabled parapet. The highly altered south façade features a central recessed, partially-covered front porch which holds a replacement metal-frame glass door with sidelights and transom window. The storefront for 1743 Alcatraz features a corrugated metal finished exterior with one fixed metal framed window and pair of sliding windows with a metal awning. A metal garage door with glazed panels replaced the original storefront for 1941 Alcatraz Avenue. The west façade, although devoid of ornamentation, is painted with a mural, has a wood paneled double door at the northwest corner, and the wall terminates in a stepped parapet. The rear façade faces a parking lot and is partially hidden by low shrubs.

A rooftop addition covers part of the roof of the building and is set slightly back from the front (south) parapet wall. The addition is capped by a flat roof with skylights.

#### **Construction Chronology**

According to the City of Berkeley Property Card for 1741-1743 Alcatraz Avenue, the building was constructed in 1948 in present-day South Berkeley, specifically in the area historically known as the Lorin District (the earliest phase of development occurred ca. 1872-91). The 1950 Sanborn map depicts the property at 1741-1743 Alcatraz Avenue as being developed with a one-story commercial building of concrete block construction with two stores. 1741 Alcatraz Avenue was occupied by a photo finishing business and 1743 Alcatraz Avenue was occupied by an unspecified shop (**Figure 11**). The subject property has undergone various alterations over the years in terms of interior reconfigurations. Despite these alterations, the building's original footprint has been retained. Archival review indicates that the subject property has continuously functioned as a commercial building since the time of its construction.



SOURCE: ESA, 2024

**Figure 11**

View of the primary (south) façade of 1741-1743 Alcatraz Avenue, facing north.

### Evaluation

#### Criterion A – Event

1741-1743 Alcatraz Avenue was originally constructed in 1948 as a one-story commercial building with two shops, in the present-day South Berkeley neighborhood that developed as the historic Lorin District from 1872 to 1891. The subject property is not associated with the development of the Lorin District neighborhood and is reflective of a typical commercial development during the 1940s. Research did not identify significant historic events related to 1741-1743 Alcatraz Avenue, nor did it indicate that the subject property was significant in the residential history of the neighborhood. Therefore, 1741-1743 Alcatraz Avenue does not appear to be eligible for individual listing under Criterion A.

#### Criterion B – Person

Research did not indicate that there are any significant associations between 1741-1743 Alcatraz Avenue and significant persons. The subject property had several owners and was associated with businesses that served the community. 1741 Alcatraz was occupied initially by Photo Service businesses and later by recording studios Sierra Sound Laboratories and Bay Records. Bay Records was a well-known local Folk music label which produced notable albums in the 1970s and 1980s, however research did not identify significant music artists associated with Bay Records, when the business occupied the subject property. A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person having historical significance associated with the subject property. Therefore, 1741-1743 Alcatraz Avenue does not appear eligible for individual listing under Criterion B.

#### Criterion C – Design/Construction

1741-1743 Alcatraz Avenue is a commercial building with two stores, featuring a rectangular footprint. The building is an altered example of a Mid-Century Modern commercial building which does not rise to

the level necessary for inclusion in the National Register. Research did not indicate any known architect or master craftsman associated with the building. Therefore, 1741-1743 Alcatraz Avenue does not appear eligible for individual listing under Criterion C.

### **3233 Ellis Street (APN 052-1531-012-02)**

#### **Architectural Description**

The property at 3233 Ellis Street is occupied by a two-story-over-basement, altered Folk Victorian style, single-family residential building with a rectangular footprint, asphalt shingle gable roof, and horizontal wood siding (**Figure 12**).



SOURCE: ESA, 2024

**Figure 12**

View of the primary (west) façade of 3233 Ellis Street, facing east.

The primary (west) façade faces Ellis Street and features a full-width porch with a central concrete staircase and metal railing. The porch has modern lattice railing and rectangular columns with ornamental brackets that support an asphalt shingle covered hip roof. Located on the porch is a wood paneled entry door flanked by pairs of replacement one-over-one vinyl sash windows. A replacement one-over-one vinyl sash window is present at the gable end. A decorative truss is present at the gable peak. The secondary (south) façade features an addition topped by a shed roof, at the southeast corner of the facade. This feature has replacement one-over-one vinyl sash and casement windows. The north and east facades are not visible from the public right of way.

The building is set back from the front (west) property line behind a small, landscaped front yard. An unpaved driveway is located along the south property line.

## Construction Chronology

According to the City of Berkeley Property Card for 3233 Ellis Street, the residence was constructed ca. 1900, however a newspaper article from ca. 1898 indicates that the subject property was already developed with a residence.<sup>51</sup> The 1911 Sanborn Fire Insurance Company map depicts the property at 3233 Ellis Street developed as a one-story-over-basement, single-family dwelling with a full-width covered porch at its primary (west) façade, a partial-width covered porch at the southeast corner of the rear (east) façade, and wood shingle roof. A one-story covered shed was present at the southeast corner of the lot. The 1950 Sanborn map indicates a change in the roof material to a non-combustible roof. The one-story shed at the southeast corner of the lot was removed prior to 1950 and the footprint of the primary residence appears unchanged. By approximately 1960, the building appears as a two-story, wood frame structure set on a brick foundation and capped by a composite shingle-covered gable roof. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. It has been used as a rental property from 2022 to the present. The building and property have been modified at various points since the time of its construction.

## Evaluation

### Criterion A – Event

3233 Ellis Street was originally constructed in ca. 1898 as a single-family residence, in the historic Lorin District neighborhood, the present-day South Berkeley. The Lorin District primarily developed between 1872 to 1891 and is one of the several early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American entry into World War I. 3233 Ellis Street is one of many residences which were constructed within walking distance of areas served by streetcar lines. Archival research did not identify significant historic events related to 3233 Ellis Street nor did it indicate that the subject property was significant in the residential history of the neighborhood. Therefore, 3233 Ellis Street does not appear to be eligible for individual listing under Criterion A.

### Criterion B – Person

Research did not indicate that there are any significant associations between 3233 Ellis Street and significant persons. The subject property was owned by several families, however long-term ownership of the property began with the Seeley family (ca.1925-ca.1940). The next long-term owners were the Jones-Smith and Kendrick families, both of whom identified as African American, who owned and resided at the subject property from ca.1943 to ca.2020. By the time they purchased the property, South Berkeley already had an established African American population. Most of the occupants were wage workers, although the Kendricks started a small business and were business owners. However, research did not indicate the residents of the subject property to have gained significance within their profession or society, while residing at the subject property. Therefore, 3233 Ellis Street does not appear eligible for individual listing under Criterion B.

### Criterion C – Design/Construction

3233 Ellis is a two-story-over-basement, single-family residential building featuring an approximately rectangular footprint and horizontal massing, designed in a Folk Victorian architectural style. No known architect or builder is associated with the original design or construction of the property. The residence

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<sup>51</sup> “Business and Lunch”, *The Berkeley Gazette*, July 11, 1898.

retains a majority of its original features reflective of its Folk Victorian architectural style such as the steep gable roof with decorative trim at the eaves, full width porch with colonnade and ornamental brackets. The subject property is a modest example of the style and does not rise to the level necessary for inclusion in the National Register. Therefore, 3233 Ellis Street does not appear eligible for individual listing under Criterion C.

### **3231 Ellis Street (APN 052-1531-013-01)**

#### **Architectural Description**

The subject property at 3231 Ellis Street is currently developed with a one-story-over-garage, single-family residential building originally constructed between 1882-1900. It was extensively remodel in 1965. The current building features an approximately rectangular footprint with horizontal massing, and minimal Mid-Century Modern influences. The building has a flat roof with a thin, defined parapet. The exterior finishes include coarse stone wall finishes at the garage level and stucco at the residential-floor level (**Figure 13**).



SOURCE: ESA, 2024

**Figure 13**

View of the side (west) façade of 3231 Ellis Street, facing east.

The primary (west) façade faces Ellis Street and features the main entrance to the residence which is accessed by a set of open riser concrete stairs and a recessed porch. Fenestrations on the residential level include casement windows and a single, wood paneled door. The garage features a full-length paneled vehicular door. At the northwest corner of the building, a portion of the west facade steps back and features similar finishes; however due to the close proximity of the neighboring properties, the side (north and south) and rear (east) facades are not visible from the public right of way.

### **Construction Chronology**

According to the City of Berkeley Property Card for 3231 Ellis Street, the residence was originally constructed between ca. 1882-1900s. The 1911 and 1950 Sanborn Fire Insurance Company maps depict the subject property as a one-story-over-basement, single-family dwelling with a covered porch at the rear and covered by a wood shingle roof. However, by 1965, the original construction underwent a major remodel, with extensive demolition of the original building and expansion of the footprint. The resulting addition contained bedrooms, a kitchen, a bathroom, and a family room. Per the 1966 Property Card, the footprint of the building had significantly changed. The 1965 construction features a reinforced concrete foundation, wood frame structure with exterior stucco walls and flat roof, reflective of the current conditions. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction.

### **Evaluation**

#### **Criterion A – Event**

3231 Ellis Street was originally constructed between ca. 1882 and 1900 as a single-family residence and underwent partial demolition and extensive remodel ca. 1965. Though the subject property appeared to be part of the Lorin Districts' (present day South Berkeley) development period (ca. 1871-91), it no longer retains association with the initial establishment of Lorin District or South Berkeley. The extensive remodel and expansion of the footprint of 3231 Ellis Street represent the general trend associated with modern infill in the neighborhood but does not represent any significant changes in the evolution of the City of Berkeley's urban planning or neighborhood development. Furthermore, no evidence relating 3231 Ellis Street to any other specific significant historic events was identified during the course of this evaluation. Therefore, 3231 Ellis Street does not appear to be eligible for individual listing under Criterion A.

#### **Criterion B – Person**

The research does not indicate that there are any significant associations between 3231 Ellis Street and significant persons. The subject property was occupied by several short-term owners before being occupied by Ellen Meadows and her son who lived at the property for approximately 10 years (ca. 1930-ca.1940). The property was then owned by Elvin Littlefield and his family for approximately 58 years (ca. 1958-ca. 2016). Elvin Littlefield was an active member of the Berkeley community in the late 1960s to 1970s. He was the vice president of the Berkeley chapter of the NAACP and chaired its Legal Redress and Labor Industry Relations committees. He also served as the as the chairman of the South Berkeley Model Cities Program for a year, was a member of the International Association of Machinists (Locals 1304 and 824). Although Mr. Littlefield lived on the property while serving in these positions, majority of these positions were short-term and held during the late 1960s to 1970s. Mr. Littlefield passed away in 1978, approximately 20 years after living at the property. His wife, Eddie Littlefield lived at the property after his death for several years. research did not reveal any significant work accomplished for the community by Mr. Littlefield while holding these important positions. Therefore, 3231 Ellis Street does not appear eligible for individual listing under Criterion B.

#### **Criterion C – Design/Construction**

3231 Ellis Street was originally constructed between ca. 1882-1900, however, the building's current appearance dates to the substantial 1965 remodel. These changes resulted in a larger footprint and horizontal massing with minimal Mid-Century Modern influences. No known architect or builder is associated with the current design or construction of the property. Though the residence retains a majority

of its features from the 1965 construction, such as the flat roof with thin parapet, the recessed porch, stucco and stone wall finish, it is not a notable representation of the style. The minimal influences of the Mid-Century Modern style on the altered building does not rise to the level necessary for inclusion in the National Register. Therefore, 3231 Ellis Street does not appear eligible for individual listing under Criterion C.

### **3230 Ellis Street (APN 052-1533-004)**

#### **Architectural Description**

The property at 3230 Ellis Street is occupied by a one-and-a-half-story, single-family residential building that features an irregular footprint, is clad variously in channel-drop and lap wood siding and fish-scale wood shingles below the gables and is capped by a cross-gabled roof covered with asphalt shingles. A driveway is located along the south property line.

The primary (east) façade faces Ellis Street (**Figure 14**). The building is set back from the east property line behind a small, landscaped front yard. At the south end of the façade is an L-shaped porch with turned wood posts, carved wood brackets, and a spindlework frieze above. Located within the porch on the first floor is a partially glazed, paneled wood entry door and one double-hung, wood-sash windows with ogee lugs. (This window type is typical on all façades.) To the north of the porch is an angled bay with three windows; the two outer windows feature carved wood brackets that form a type of “hood.” Farther to the north, the façade is recessed and features one window on the first floor. Above the angled bay is a box bay with a pair of windows. The upper floor of the façade terminates in a gable with a simple, wood bargeboard; the south slope of the gable forms a catslide roof over the covered porch.

The side (north and south) façades are partially obscured by wood security fences. Both façades feature one window at the upper floor below a gable. The rear (west) façade is not visible from the public right-of-way.

#### **Construction Chronology**

The 1911 Sanborn map depicts the subject property at 3230 Ellis Street as being developed with a one-and-a-half-story, single-family dwelling with a small, covered porch on the primary (east) façade, a smaller dwelling at the northwest corner of the parcel, and two sheds. No changes to the residence appear on the 1950 Sanborn map, but the smaller dwelling and sheds had been removed, and a detached garage had been constructed at the southwest corner of the parcel. While building records on file at the City of Berkeley do not include the original building permit for 3230 Ellis Street, they include a note that the dwelling was constructed in 1900.<sup>52</sup> Additionally, the 1900 U.S. Federal Census confirms that the subject building was occupied that year and owned by the Robinson family. For these reasons, the subject building is believed to have been constructed ca. 1900.

Research indicates that the subject building has continuously functioned as a single-family residence since the time of its construction. According to building permits and other property records on file at the City of Berkeley, several changes were made to the property over time. Included are the demolition of the second dwelling and two sheds on the parcel and the construction of a detached garage in before 1950 (no longer extant); recladding the residence in aluminum siding in 1961; installation of one new window and

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<sup>52</sup> “3230 Ellis Property Card,” on file at the City of Berkeley.

one interior door in 1973 (locations unknown); replacing unspecified areas of the original brick foundation with concrete in 1990; and various, unspecified repairs and alterations in the 1990s. Other undocumented alterations observed by ESA staff include the replacement of the 1961-era aluminum siding with horizontal wood siding sometime before 2011, installation of the current horizontal wood siding, window moldings, and decorative brackets ca. 2011–18; and recent reroofing.<sup>53</sup>



SOURCE: ESA, 2024

**Figure 14**  
3230 Ellis Street, view facing southwest

## Evaluation

### Criterion A – Events

Research did not identify any significant associations between the single-family residence at 3230 Ellis Street and important events. The subject building was constructed ca. 1900, decades after the earliest residential buildings were constructed in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that 3230 Ellis Street was the site of a specific historical event or that it was significant in the residential history of the neighborhood. For these reasons, 3230 Ellis Street does not appear to possess significance under Criterion A.

<sup>53</sup> Street view of 3230 Ellis Street, Google Maps, April 2011 and January 2018, accessed October 1, 2024, <https://www.maps.google.com>.

### Criterion B – Person

Research did not identify any significant associations between 3230 Ellis Street and important persons. City directories, census data, and newspaper articles identified several property owners, beginning with Albion Robinson, an elderly carpenter, in 1900. The Robinson family retained ownership for 32 years. The next owner was John Kolb, a driver and salesman, who lived in the subject building with his family for an unconfirmed period of time. Since the 1970s, the building has been owned by a series of relatively short-term owners. The current owner, Christopher Linvill (an architect, a former commissioner and chairperson of the Berkeley Landmarks Preservation Commission, and a current member of the Berkeley Architectural Heritage Association’s board of directors),<sup>54</sup> has owned the property since 2010. Research does not indicate that the subject building—a single-family residence—would be significantly associated with the productive life (i.e., the time period when he or she would have gained importance within his or her profession or group) of any individual or family. For this reason, 3230 Ellis Street does not appear to possess significance under Criterion B.

### Criterion C – Design/Construction

The subject building appears to have continuously functioned as a single-family residence (occasionally with boarders) since its construction ca. 1900. A review of property records (including building permits) on file at the City of Berkeley clearly indicates that it has been significantly remodeled since the 1960s. Documented changes include the installation of aluminum siding in 1961, installation of one new window in 1973, replacing some or all of the original brick foundation with concrete in 1990, unspecified alterations during the 1990s, replacement of the 1961-era aluminum siding sometime before 2011, and the installation of the current horizontal wood siding, window moldings, and decorative brackets ca. 2011–18. Despite these alterations, the subject building largely retains its original massing and footprint. However, considering the extensive removal and/or replacement of original materials and recent rehabilitation, the subject building no longer embodies the characteristics of a genuine Queen Anne-style residence. (Many more intact, contemporary examples of this building type and style can be seen within a few blocks of the subject building.) For these reasons, 3230 Ellis Street does not appear to possess significance under National Register Criterion C.

## **1710 Harmon Street (APN 052-1533-003)**

### **Architectural Description**

The property at 1710 Harmon Street is occupied by a one-story, single-family residential building that features an irregular footprint, is clad in channel-drop wood siding, and is capped by a hipped roof covered with asphalt shingles.

The primary (north) façade faces Harmon Street (**Figure 15**). The building is set back from the north property line and partially obscured by a stucco-clad, wood-frame wall set atop a low brick wall and capped by sloping wood boards. Mature trees also obscure the building, which is accessed via a wood gate in the wall. A recessed entry is located at the center of the façade and is composed of a wood door with two wood-sash sidelites. The entry is flanked by banks of wood-sash windows. The façade terminates in an eave with a metal gutter at the roofline.

<sup>54</sup> “Christopher Linvill, Architect at Linvill Pond Architects, Berkeley, California,” LinkedIn, accessed October 4, 2024, <https://www.linkedin.com/in/christopher-linvill-66130b14a>.

The side (east and west) and rear (south) façades are not visible from the public right-of-way.



SOURCE: ESA, 2024

**Figure 15**

1710 Harmon Street, view facing south

### Construction Chronology

The 1911 Sanborn map depicts the subject property at 1710 Harmon Street as being developed with a one-story, single-family dwelling with a covered porch across the primary (north) façade and a small, covered porch on the rear (south) façade. No changes to the residence appear on the 1950 Sanborn map. While building records on file at the City of Berkeley do not include the original building permit for 1710 Harmon Street, they include a note that the dwelling was constructed in 1906.<sup>55</sup> Additionally, the Alameda County Assessor notes that the subject building was constructed in 1909. For these reasons, the subject building is believed to have been constructed ca. 1906–09.

research indicates that the subject building has continuously functioned as a single-family residence since the time of its construction. According to building permits and other property records on file at the City of Berkeley, several changes were made to the property over time. Included are the construction of a detached garage in 1920 (no longer extant); recladding the residence in asbestos siding in 1950; various repairs and alterations to the front steps, rear porch, and rear façade in 1958; repairs to the foundation wall and front steps in 1974; and interior alterations to the kitchen and bathroom in 1982. Other undocumented alterations observed by ESA staff include the construction of a wall with a gate along the north property line, the front porch was infilled with windows to become part of the interior living space, and reroofing. According to historic photography, these alterations occurred sometime before April 2008.<sup>56</sup> The infilling

<sup>55</sup> “1710 Harmon Property Card,” on file at the City of Berkeley.

<sup>56</sup> Street views of 1710 Harmon Street, Google Maps, various dates April 2008–July 2024, accessed October 1, 2024, <https://www.maps.google.com>.

of the front porch may have occurred as early as ca. 1950, as depicted in a sketch included in property records.<sup>57</sup>

### **Evaluation**

#### **Criterion A – Event**

Research did not identify any significant associations between the single-family residence at 1710 Harmon Street and important events. The subject building was constructed ca. 1906–09, decades after the earliest residential buildings were constructed in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that 1710 Harmon Street was the site of a specific historical event or that it was significant in the residential history of the neighborhood. For these reasons, 1710 Harmon Street does not appear to possess significance under Criterion A.

#### **Criterion B – Person**

Research did not identify any significant associations between 1710 Harmon Street and important persons. City directories, census data, and newspaper articles identified many short-term tenants over the years, suggesting that it may have functioned as a rental property owned by absentee landlords for much of its existence. It seems unlikely that any of the short-term occupants would have lived at 1710 Harmon Street during their productive lives (i.e., the time period when he or she would have gained importance within his or her profession or group). The original owner was not identified, and the few confirmed property owners may have been absentee landlords rather than actually having lived there because other occupants resided at 1710 Harmon Street during their respective periods of ownership. For these reasons, 1710 Harmon Street does not appear to possess significance under Criterion B.

#### **Criterion C – Design/Construction**

While the original appearance of the subject building is unknown, a review of Sanborn maps indicates that it was originally designed as a modest, Craftsman-style bungalow. A review of property records (including building permits) on file at the City of Berkeley clearly indicates that it has been significantly remodeled since ca. 1950 when the original siding was replaced with asbestos siding (this was later replaced by stucco) and the original front porch was enclosed to become part of the interior living space. As a result of these and other alterations, the subject building no longer embodies the characteristics of a Craftsman-style bungalow, and it does not possess high artistic values. Additionally, the building's original and subsequent design professionals or craftsmen are unknown, and it does not appear to represent the work of a master. For these reasons, 1710 Harmon Street does not appear to possess significance under National Register Criterion C.

### **3218 Ellis Street (APN 052-1534-010)**

#### **Architectural Description**

The property at 3218 Ellis Street is occupied by a two-story-over-basement, multi-family residential building constructed ca. 1906 in the Italianate architectural style. It has an approximately rectangular footprint. It is capped by flat roof with projecting eaves that are supported by corbels. Columns of stacked window bay flank the entry porch that is set off by a pedimented porch supported by circular columns.

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<sup>57</sup> “1710 Harmon Property Card,” on file at the City of Berkeley.

The building is clad with wood shingles at the first and second stories and wood lap siding at the basement. (Figure 16).



SOURCE: ESA, 2024

**Figure 16**  
3218 Ellis Street, view facing northeast

The primary (east) façade faces Ellis Street and features a central, pedimented porch supported by simplified Ionic columns. The porch contains the entrances to two units 3218 and 3220 Ellis Street. A central concrete stair with a metal handrail flanked by pony walls covered in horizontal wood siding provides access to the porch. Two replacement one-over-one, single-hung vinyl sash windows are located at the second floor above the entry porch. The entry is flanked by two-story window bays with replacement one-over-one vinyl sashes.

The secondary (south) façade faces Harmon Street with the entrance to the units addressed as 1717-1719 Harmon Street at the southwest corner. A recessed porch with a broken segmental pediment supported by simplified ionic columns with single wood paneled door serves as the entrance to the remaining units. A one-over-one, single-hung vinyl sash window is present on the second floor above the entrance. The porch is flanked by a pair of one-over-one single-hung windows with wood surrounds and sills at the first and second floor. The southeast portion of the façade features a sets of two and three one-over-one single-hung vinyl sash windows at the first and second floor. The building features a heavy, bracketed, wood cornice and a wood belt course at the water table.

The rear (west) façade is similar to front (east) façade with bay windows at the first and second floor.

### Construction Chronology

The subject property is located in the historic Lorin District neighborhood, the present-day South Berkeley. According to the City of Berkeley Property Card for 3218 Ellis Street, the residence was constructed in 1909, however a newspaper article from 1906 indicates that the subject property was already developed by then.<sup>58</sup> The property was listed for sale multiple times throughout 1906 as a home with 10 rooms, hall, bath on a 100' x 135' lot, located 2 blocks from a car line. The 1911 Sanborn Fire Insurance Company map depicts the property at 3218 Ellis Street as a two-story, multi-family residence with four flats. A one-story structure is present to the northwest of the subject property. By 1929, a one-story garage was present to the west of the subject property. Per the 1950 Sanborn map, the footprint of the building appears unchanged. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction.

### Evaluation

#### Criterion A – Event

3218 Ellis Street was originally constructed ca. 1906 in the historic Lorin District, the present-day South Berkeley neighborhood. The multi-family residence was constructed almost a decade after the development of the Lorin District (ca. 1872-91). It has no association with the initial establishment of the Lorin District, nor does 3218 Ellis Street represent any significant changes in the evolution of South Berkeley's urban planning or neighborhood development. The neighborhood was one of several early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American entry into World War I. 3218 Ellis Street is one of many residences which were constructed within walking distance of areas served by streetcar lines and was advertised as such. Moreover, research did not identify significant historic events related to 3218 Ellis Street. Therefore, 3218 Ellis Street does not appear to be eligible for individual listing under Criterion A.

#### Criterion B – Person

The research does not indicate that there are any significant associations between 3218 Ellis Street and significant people. Since the time of construction, the multi-family subject property has had several tenants and various owners. The earliest known owner of the subject property was Mrs. Grace Norman, who worked in real estate and sold the building ca. 1907. Research did not uncover any subsequent owners until Mr. Thomas Bowling (ca. 1957), Mr. Albert Fisher, (ca. 1978), and Mr. and Mrs. P. Vinella (ca. 1979 to present). A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person of significance having lived in or been associated with the subject property. Therefore, 3218 Ellis Street does not appear eligible for individual listing under Criterion B.

#### Criterion C – Design/Construction

3218 Ellis Street is a two-story, multi-family residential building featuring an approximately rectangular footprint with Italianate architectural features such as a flat roof with projecting eaves supported by corbels, bay windows, and pedimented entry porches. Research did not reveal a known architect or builder associated with the original design or construction of the property. The subject property was likely constructed ca. 1906, when several multi-family residences were developed within walking distance of the train stations. The subject property is a nice, but not notable example of the Italianate architectural

<sup>58</sup> "For Sale", San Francisco Bulletin, September 16, 1906.

style as applied to a multi-family building. It does not rise to the level necessary for inclusion in the National Register. Therefore, 3218 Ellis Street does not appear eligible for individual listing under Criterion C.

### **1701 Harmon Street (052-1534-011)**

#### **Architectural Description**

The subject property is occupied by two historic-age buildings: one at 1701 Harmon Street and the other at 1707 Harmon Street.

#### **1701 Harmon Street**

1701 Harmon Street is a two-story apartment building that features a rectangular footprint, is clad in stucco and is capped with a flat roof. Immediately east of the building is a paved parking area.

The primary (south) façade faces Harmon Street (**Figure 17**). The first floor features a central recessed entry with concrete steps and a recessed entrance that is framed by engaged pilasters supporting a shallow shed roof. A small one-over-one single-hung, metal sash, window and a metal sliding window are located on either side of the recessed entry at the first floor. The metal sliding windows have a central arched feature recessed into the stucco finish. The second floor is symmetrically composed with pairs of single-hung, one-over-one windows and pairs of metal sliding windows. All the windows are replacement windows.



SOURCE: ESA, 2024

#### **Figure 17**

1701 Harmon Street, view facing northeast

Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. The buildings and property appear to have undergone few modifications over the years with replacement windows, upgrades to the exterior stucco, and upgrades to the roof.

The secondary (west) façade features a central projection with a pair of one-over-one, single-hung replacement windows flanked by replacement fixed windows at the first and second floor. Other fenestration includes paired, and single, one-over-one, single-hung replacement windows at the first and second floor. The rear (north) façade is not visible from the public right of way. The east façade is partially visible and features a similar central projection and fenestration patterns.

#### 1709 Harmon Street

1709 Harmon Street is a two-story-over-basement, residential flats building. It has a rectangular footprint, is clad in stucco, and is capped by a hip roof.

The primary (south) façade faces Harmon Street (**Figure 18**). A faux arched entryway with concrete steps at the southeast corner of the façade leads to the upper units. The basement level features a six-panel wood door, an infilled window, and a replacement single-panel wood door with a covered window. The first floor features two replacement, metal, sliding windows with arch lintels. The second floor features three replacement, metal, sliding windows. The west elevation features boarded windows at the basement level and two, single-hung, one-over-one windows and a pair of one-over-one, single-hung windows at the first and second floor. The east and north facades are not visible from the public right-of-way.



SOURCE: ESA, 2024

**Figure 18**

1709 Harmon Street, view facing north

#### Construction Chronology

The subject property is located in the Lorin District neighborhood, the present-day South Berkeley. According to the City of Berkeley Property Card for 1701 Harmon, both multi-family apartment buildings were constructed in 1924. They are described as a two-story, 4-unit multi-family residence (1701 Harmon Street), a one-story garage (located between the two residences) and a two-story-over-basement, two-unit flat (1709 Harmon Street). The garage located between the two residences is no longer extant.

## Evaluation

### Criterion A – Event

1701 and 1709 Harmon Street were originally constructed ca. 1924 as multi-family residences in the historic Lorin District, the present-day South Berkeley. The area largely developed from 1872 to 1891. 1701 and 1709 Harmon Street were constructed several decades after the early residential development of the Lorin District. The property has no association with the initial establishment of the Lorin District, nor do 1701 or 1709 Harmon Street represent any significant changes in the evolution of South Berkeley's urban planning or neighborhood development. Archival research does not indicate that 1701 or 1709 Harmon Street was the site of a specific historical event or that it was significant in the residential history of the neighborhood. Therefore, 1701-1709 Harmon Street does not appear to be eligible for individual listing under Criterion A.

### Criterion B – Person

As multi-family apartment buildings, 1701 and 1709 Harmon Street have been owned and occupied by a variety of individuals throughout its history. Research has not identified any owners or tenants of 1701 and 1709 Harmon Street to have made significant contributions to the history of national, state, or local history while residing at 1701 and 1709 Harmon Street. Therefore, 1701 and 1709 Harmon Street does not appear eligible for individual listing under Criterion B.

### Criterion C – Design/Construction

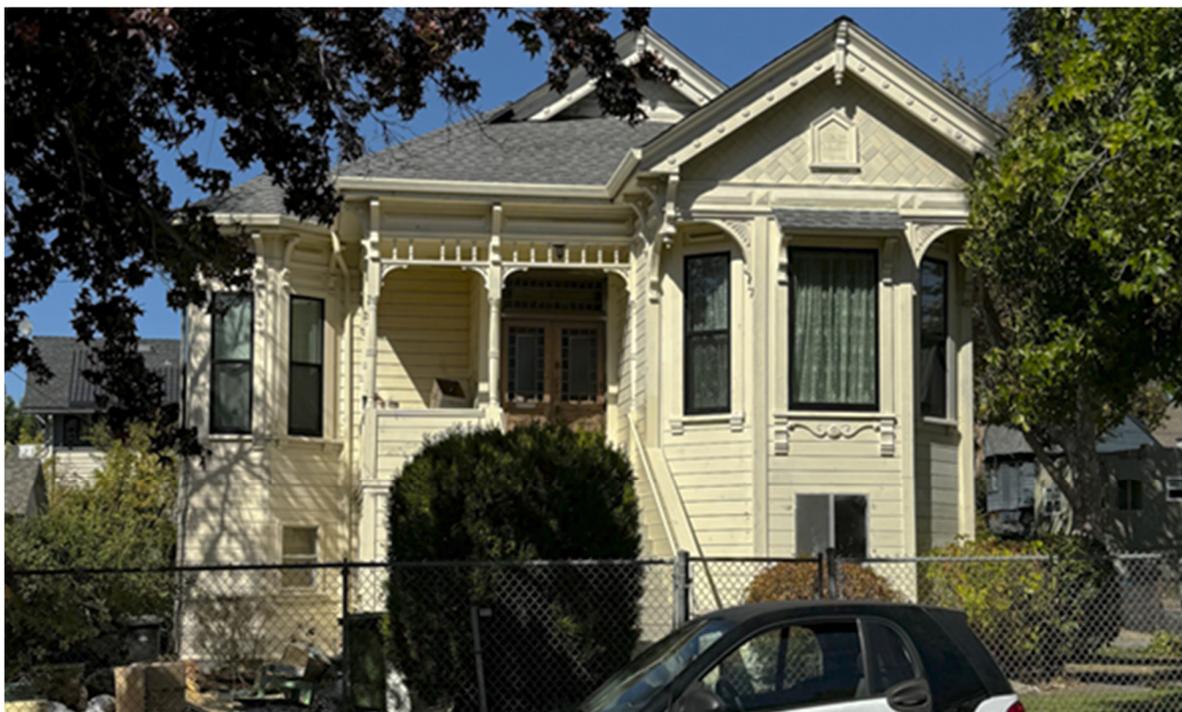
The residences at 1701 Harmon and 1709 Harmon have minimal Classical style features, and are stucco-box multi-family residences constructed ca. 1924. Research has not identified any known architect or builder associated with the design or construction of either building. The buildings are not reflective of a specific period of construction and do not possess high artistic value. The subject property does not rise to the level necessary for inclusion in the National Register. Therefore, 1701 and 1709 Harmon Street do not appear eligible for individual listing under Criterion C.

## **1645 Harmon Street (052-1535-005)**

### **Architectural Description**

The property at 1645 Harmon Street is occupied by an altered Queen Anne style one-story-over-basement, multi-family residential building constructed ca. 1892. The subject property has an irregular footprint with cross-hip asphalt shingle covered roof. It is covered in horizontal shiplap siding except at the gable ends which featured checkerboard shingles (**Figure 19**).

The primary (south) façade faces Harmon Street. The main entry is approached via a set of concrete steps with a wood railing. The steps lead to an offset, partial width porch at the southwest corner of the façade. The northwest portion of the façade features a bay window with one-over-one, single-hung replacement windows with elaborate wood trim. The gable end projects slightly over the bay windows which are supported by ornamental sunburst patterned brackets. The porch features turned wood posts with ornamental brackets and a spindle frieze supporting the porch roof. A partially glazed and partially paneled wood door with a glass transom window serves as the entrance into the residence. A replacement aluminum sliding window is located underneath the bay window at the basement level. An octagonal bay with replacement windows surrounded with wood trim, is located at the southwest corner of the west façade. The basement level of this bay has a single, one-over-one, double-hung vinyl sash window. The rest of the west facade is not visible from the public right-of-way.



SOURCE: ESA, 2024

**Figure 19**

1645 Harmon Street, view facing northeast

The secondary (east) façade faces King Street. A central, projecting window bay is filled with three, one-over-one windows, and is supported by sunburst patterned brackets. Each window has ornate wood surrounds. The entrance to the 1647 Harmon Street unit is at the basement level, through a replacement paneled wood door with wood trim that is located underneath the central window. Three, one-over-one, single-hung windows are present to the right of the basement-level entrance door and additional replacement windows are to the left. A set of four, one-over-one, single-hung windows with wood trim are present to the right of the bay windows at first floor level. The rear (north) façade is not visible from the public right of way.

The building is set back from the property lines on all sides and is separated from the sidewalk by a chain-link fence on three sides. A paved car park is present at the northeast corner of the property. Three garage structures with horizontal wood siding and wood double doors are located to the northeast of the property.

### **Construction Chronology**

The subject property located in the Lorin District neighborhood, present-day South Berkeley. According to the City of Berkeley Residential Building Record, the residence was constructed in 1892. The 1911 Sanborn Fire Insurance Company map depicts the property at 1645 Harmon Street as a one-story-over-basement, single-family dwelling with a covered porch at its south façade, a chimney, and wood shingle roof. A one-story wood shingle covered shed was present to the north of the dwelling. By 1929, a one-story garage was present to northeast of the dwelling. The 1950 Sanborn map does not indicate any changes to the footprint of the subject property, although the subject property was converted from a

single-family residence to a two-story multi-family residence with four units in November of 1949. The subject property was damaged in fire in 1980, specifically the kitchen of the lower west unit where the fire originated. Due to the subsequent repairs in 1981, the subject property was then converted into a two-story building with two residential units.

Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. It appears that the subject property may be one of the many buildings constructed by Edward Dana Harmon, who was one of the major developers of the Lorin District.<sup>59</sup> The building and property have been modified at various points since the time of its construction. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction.

## Evaluation

### Criterion A – Event

The subject property is an altered Queen Anne style, multi-family, four-unit residence originally constructed ca. 1892 as a one-story-over-basement dwelling. It is located in present-day South Berkeley, which developed ca. 1871-91 by Edward Dana Harmon as the historic Lorin District. Based on the construction date provided by the Alameda County Assessor, it appears that 1645 Harmon Street may be among the latest buildings constructed by Harmon. However, research did not confirm this, and the building cannot be directly associated with Harmon’s initial development of the neighborhood. Review of archival data does not indicate that 1645 Harmon Street was the site of a specific historical event or that it was significant in the residential history of the neighborhood. Therefore, 1645 Harmon Street does not appear to be eligible for individual listing under Criterion A.

### Criterion B – Person

Research did not indicate that there are any significant associations between 1645 Harmon Street and significant persons. The earliest known owners of the subject property were the Palmer family from ca.1908 to 1930s. The subject property was then owned by the Martin family (ca. 1947), who identified as African American and who converted the subject property into a multi-family residence (ca.1949). The Martin family owned the subject property for 30 years before John Selvin (the current owner) bought the property around ca.1983. By the time the Martin family acquired ownership of the subject property, South Berkeley already had an established African American presence in the neighborhood, resulting from the 1920s-1930s migration of African Americans and Japanese American to South Berkeley. Moreover, research did not reveal the *Martin family* to be associated with any significant events. Due to the residence being converted into a multi-family residence, it was occupied by various tenants over the years. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or owned the subject property. Therefore, 1645 Harmon Street does not appear eligible for individual listing under Criterion B.

### Criterion C – Design/Construction

1645 Harmon Street is an altered, two-story, Queen Anne, multi-family residence with two units, originally constructed ca.1892 as a one-story over basement, single-family residence in the historic Lorin District. It appears to be one of the many residences constructed by Lorin District’s major developer

<sup>59</sup> Nicholas Radtkey “Historic Resources Inventory, DPR 523: 1645 Harmon Street,” Alta Archaeological Consulting, 2024, 1-2.

Edwards Dana Harmon. However, the residence has been modified over the years with conversion from a single-family residence to multi-family residence. Alterations to the property include conversion of basement into an apartment (1949), with addition of a foundation, bathrooms, kitchens, doors, windows, interior finishes, along with reroofing, removal of two kitchens, interior fire damage repair from 1965 to 1983, and the recent (2024) replacement of roof and exterior windows. Although the footprint of the subject property has been largely retained, it is no longer reflective of the original Queen Anne construction from 1892. The subject property does not rise to the level needed for inclusion in the National Register. Therefore, 1645 Harmon Street does not appear eligible for individual listing under Criterion C.

### **1642 Harmon Street (APN 052-1521-001)**

#### **Architectural Description**

The property at 1642 Harmon Street is occupied by a two-story, multi-family residential building with a rectangular footprint and horizontal massing with Mid-Century Modern influences. The building features a flat roof and is primarily clad with stucco except for vertical wood siding present at the northwest corner of the north facade.

The primary (north) facade faces Harmon Street and features a cantilevered balcony with wood railing on the second floor and three concrete porches with concrete steps and wood railing on the first floor, providing access to the units (**Figure 20**). Tall square wood columns extending from the porch at the first floor provide support to the cantilevered balcony above. Fenestration on the primary facade includes aluminum sliding windows and wood paneled doors at the first and second floor. The east facade features an open riser, wood staircase with wood railing that leads to the cantilevered balcony at the second floor. Tall, equidistant columns across the facade support the extended roof. Electric equipment is present at the northeast corner of the wall. The west facade features aluminum sliding windows at the southwest corner on the first and second floor. The rear south facade is not visible from the public right-of-way.

Paved parking is present along the east and west portion of the lot and a wood fence is present along the north boundary of the lot. A small, shed structure with vertical wood siding is located to the west of the subject property.

#### **Construction Chronology**

The subject property is located in the Lorin District neighborhood, the present-day South Berkeley. According to the City of Berkeley Property Card for 1642 Harmon, the current multi-family apartment structure was constructed in 1960. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. One of the apartment units at subject property was damaged in a fire in 1968.



SOURCE: ESA, 2024

**Figure 20**  
1642 Harmon Street, view facing southwest

## Evaluation

### Criterion A – Event

The existing apartment structure at 1642 Harmon Street was originally constructed in 1960 as a 6-unit multi-family residence in present day South Berkeley neighborhood, which largely developed in 1872-91 as the historic Lorin District. 1642 Harmon Street has no association with the initial establishment of the Lorin district, nor does 1642 Harmon Street represent any significant changes in the evolution of South Berkeley’s urban planning or neighborhood development. The 1960 construction of 1642 Harmon Street is one of many multi-family residences which were constructed in the already established neighborhood and is not associated with any significant milestones or events within the history of the City of Berkeley. Although it was initially owned and constructed by an African American Homer L. Brown, it was not the first and only property that was owned by an African American. By 1960s, South Berkeley already had a well-established African American population, due to increased migration of racial minorities since the 1920s and 1930s. The subject property remained in the ownership of the Brown approximately until ca. 1968. research did not reveal significant events associated with the subject property. Therefore, 1642 Harmon Street does not appear to be eligible for individual listing under Criterion A.

### Criterion B – Person

The research does not suggest any notable connections between 1642 Harmon Street and significant individuals. While the property was owned and developed by African American Homer L. Brown in the early 1960s, this was at a time when South Berkeley already had a well-established African American community, as explained above. As a multi-family apartment building, 1642 Harmon Street has been owned and occupied by a variety of individuals throughout its history. research has not identified any owners or tenants of 1642 Harmon Street to have made significant contributions to the history of national,

state, regional, or City-wide history while residing at or during construction of 1642 Harmon Street. Therefore, 1642 Harmon Street does not appear to be eligible for individual listing under Criterion B.

#### Criterion C – Design/Construction

1642 Harmon Street is a two-story, six-unit multi-family residential building featuring an approximately rectangular footprint and horizontal massing, designed with vernacular Mid-Century Modern influences. No known architect or builder is associated with the original design or construction of the property. The Mid-Century Modern features of the building minimal and the subject property does not rise to the level necessary for inclusion in the National Register. Therefore, 1642 Harmon Street does not appear eligible for individual listing under Criterion C.

### **3226 King Street (APN 052-1521-002)**

#### **Architectural Description**

The property at 3226 King Street is occupied by a one-story-over-basement, single-family residential building built in ca. 1875. It has an approximately square-plan and is capped by a hip roof covered with asphalt shingles (**Figure 21**). The building features a paneled frieze with brackets and window bays flanking the main, recessed entrance. The primary (east) façade faces King Street and features a central recessed porch flanked by bay windows. A central concrete stair with metal railing leads to the porch which is supported by tall turned posts. A wood paneled door with a transom window is covered with a metal screen security door. This is the main entry to the residence. The window bays are accentuated with a paneled frieze supported by engaged turned wood posts, inset with replacement one-over-one, single-hung vinyl sash window with chamfered window surrounds and metal security grills. Two fixed-glass windows with security grills are present at the basement level below each bay window.

The side (south) façade also features a window bay similar to the primary (east) façade. A single-hung, one-over-one replacement vinyl sash window is located to the east of the central bay window and a replacement vinyl sliding window is located to the west of the central bay window. The side (north) and rear (west) facades are not visible from the public right-of-way. The building is set back from the sidewalk. A paved driveway is located along the south of the subject property which is protected by a chain-link fence on the east, north and south.

#### **Construction Chronology**

The subject property is located in the present-day South Berkeley which developed as the historic Lorin District from 1871 to 1891. According to the City of Berkeley Property Card for 3226 King Street, the residence was constructed ca. 1878. The 1911 Sanborn Fire Insurance Company map depicts the property at 3226 King Street as a one-story over basement, single-family dwelling with wood shingle roof. The 1929 Sanborn map indicates a change in the roof material to a non-combustible roof and depicts a one-story shed to the northwest of the subject property. The 1950 Sanborn map indicates that the 3226 King Street is unchanged. 3226 King Street featured a reinforced concrete plus brick foundation with rectangular footprint, composite shingle covered hip roof and wood frame structure with bay windows and a recessed porch at the east elevation. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. The building and property have been modified at various points since the time of its construction.



SOURCE: ESA, 2024

**Figure 21**

View of the side (east) façade of 3236 King Street, facing west.

## Evaluation

### Criterion A – Event

3226 King Street was originally constructed ca. 1878 as a single-family residence in the present-day South Berkeley which developed at the historic Lorin District from ca. 1871 to 1891. 3226 King Street is one of many residences which were constructed in the Lorin district within walking distance of areas served by streetcar lines, which by 1912, was the vast majority of small residential improvements within the City of Berkeley. Research did not identify significant historic events associated with 3226 King Street. Therefore, 3236 King Street does not appear to be eligible for individual listing under Criterion A.

### Criterion B – Person

The research does not indicate that there are any significant associations between 3226 King Street and significant persons. The first known owner of the subject property was Susan M. Fay and her family including her daughter Carrie Baxley, son-in-law William T. Baxley (lumberjack, later mechanic) and their sons. They owned the subject property until the ca. 1930s. However, the subject property was advertised for rent for subsequent years since ca. 1902 under their ownership. The next known owners of the subject property were the African American Ray Eastman and family (ca. 1943). Ray Eastman was an asphalt mixer, and his wife Dorothy was a housekeeper when they acquired the subject property. The subject property has remained in the Eastman family since then, currently owned by their daughter Dorlene Eastman. By the time the Eastman's acquired ownership of the subject property, South Berkeley already had a presence of the African American community resulting from their migration to South Berkeley in 1920s and 1930s. Moreover, research did not reveal the African American owner to be

associated with any significant events or having gained a social status. A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person of significance having lived in or been associated with the subject property. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion B.

#### Criterion C – Design/Construction

3226 King Street developed as a one-story-over-basement, single-family residential building featuring an approximately rectangular footprint and horizontal massing, designed with Italianate features such as a hipped roof, symmetrical tall windows, colonnade porch, false gables and decorated frieze. Research did not reveal any known architect associated with the original design or construction of the property. The subject property thus does not rise to the level needed for inclusion in the National Register. Therefore, 3226 King Street does not appear eligible for individual listing under Criterion C.

### **3236 King Street (APN 052-1521-003)**

#### **Architectural Description**

The property at 3236 King Street is occupied by a one-story-over-basement, single-family residential building (**Figure 22**). The building has an approximately rectangular footprint, horizontal massing in the Craftsman style with American Foursquare-style influences. The building features an asphalt shingle covered, cross-hipped roof with skylights and a hip-roofed dormer. The residence is covered in shiplap siding at the basement level and narrow clapboard siding at the second floor, residential unit area.



SOURCE: ESA, 2024

**Figure 22**

View of the side (east) façade of 3236 King Street, facing west.

The primary (east) facade faces King Street and features an offset canted bay window at the second floor. The east facade features one-over-one, single-hung replacement windows with wood sills and wood surrounds at the second floor, and two one-over-one single-hung windows at the basement. The main entrance to the residence is accessed from an offset porch with a set of concrete steps with wood railing. The entry door is set in the south façade. The porch is covered by an asphalt shingle roof supported by circular columns. The secondary (north) facade features four one-over-one, single-hung windows with wood sills and surrounds and is only partially visible from the public right-of-way. A deck with a set of steps leading to the backyard is present at the northwest corner of the residence. The south and the rear west facades are not visible from the public right of way.

### **Construction Chronology**

The subject property is located in the Lorin District neighborhood, the present-day South Berkeley. According to the City of Berkeley Property Card for 3236 King Street, the residence was constructed in 1906. The 1911 Sanborn Fire Insurance Company map depicts that the property at 3236 King Street developed as a one-story-over-basement, single-family dwelling with a covered porch at its north facade and wood shingle roof. At the time of assessment, the building featured a reinforced concrete foundation, composite shingle covered hip roof and wood frame structure at the time of assessment. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. The subject property was damaged in fires twice, once in 1925 and once in 1948. The 1950 Sanborn map indicates a change in the roof material to a non-combustible roof, however the footprint of the building appears unchanged.

### **Evaluation**

#### **Criterion A – Event**

3236 King Street was originally constructed in 1906 as a single-family residence in present-day South Berkeley which historically developed as the Lorin District (ca. 1871-19). It has no association with the initial establishment of the Lorin District, nor does 3236 King Street represent any significant changes in the evolution of the City of Berkeley's urban planning or neighborhood development. The Lorin District, is one of the several early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American entry into World War I. 3236 King Street is one of many residences which were constructed within walking distance of areas served by streetcar lines, which by 1912, was the vast majority of small residential improvements within the City of Berkeley. In 1925, it was likely the first property on the street to be owned by an African American, Samuel L. Lewis. The sale of the property to an African American person resulted in hostilities from the neighbors and likely resulted in arson at the property. When Lewis purchased the property ca. 1925, South Berkeley was already facing a large influx of population migration, resulting in racial tensions. However there is no further evidence to suggest that this property is historically significant for this association with racial development of the South Berkeley area. No other specific significant historic events was identified during the course of this evaluation. Therefore, 3236 King Street does not appear to be eligible for individual listing under Criterion A.

#### **Criterion B – Person**

Research did not indicate that there are any significant associations between 3236 King Street and significant persons. Although the subject property was owned by the Lewis for nearly 50 years, this was during the period when African American and Japanese residents were migrating to South Berkeley.

Research did not reveal Mr. Lewis to be associated with any significant events. A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person of significance having lived in or been associated with the subject property. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion B.

#### Criterion C – Design/Construction

3236 King Street is a one-story-over-basement, single-family residential building featuring an approximately rectangular footprint and horizontal massing, with minimal American Four-Square-influenced features such as a hipped roof, dormer, porch, and symmetrical windows. No known architect or builder is associated with the original design or construction of the property. It has minimal influences of the American Four-Square features and does not rise to the level necessary for inclusion in the National Register. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion C.

## Potential Historic District

The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* states that “a district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” The Lorin District is a neighborhood comprised of several subdivisions that together developed as a so-called “streetcar suburb,” i.e., a mixed-use neighborhood served by a growing electric railway system during the late 19<sup>th</sup> century. Lorin Station was one of the original stops along the Old Key railroad, and the surrounding neighborhood came to be characterized by its Victorian-era homes, the landmark Lorin School that was formerly located on the project site (renamed the Lincoln School in 1892 and demolished in 1965), and a commercial node concentrated along Alcatraz Avenue and Adeline Street. While the historic-age buildings in the APE reflect the historically mixed-use (i.e., residential, commercial, and institutional) character of the Lorin District, they do not—either individually or collectively—represent a unique, rare, or particularly influential example of this urban development trend. The subject buildings were constructed and/or significantly altered over the course of nearly a century during the period 1870s–1960s. While several are identifiable as Victorian-era, single-family residences and others reflect Midcentury Modern design concepts, the properties in the APE do not possess a significant concentration, linkage, or continuity of buildings united historically or aesthetically. Therefore, the group of 17 subject properties are recommended as ineligible for listing on the National Register as a historic district under any criteria.

## Integrity Analysis

In addition to being eligible for listing under at least one of the four National Register criteria, a property must also retain sufficient integrity to convey its historical significance. There are seven aspects to consider when evaluating the integrity of a property: location, design, setting, materials, workmanship, feeling, and association. As discussed above, the age-eligible properties in the APE **do not appear to possess significance under any National Register** either individually or as a historic district; therefore, a further assessment of integrity is not presented.

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## CHAPTER 5

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### Finding of Effect

This section provides a recommended finding of effect (FOE) for the project, for Section 106 purposes, based on the results of the analysis presented in this CRSR.

#### Application of Criteria of Adverse Effect

The implementing regulations for Section 106 (36 CFR 800) require the lead agency to apply the criteria of adverse effect (pursuant to 36 CFR 800.5[a][2]) to historic properties identified in a project's APE to determine if the undertaking would result in an adverse effect to identified historic properties.

Per 36 CFR 800.5, an undertaking is considered to have an adverse effect when it may "alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" (36 CFR 800.5[a][1]). Also, per 36 CFR 800.5(a)(2), adverse effects on historic properties include, but are not limited to:

- Physical destruction of or damage to all or part of the property;
- Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68) and applicable guidelines;
- Removal of the property from its historic location;
- Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features;
- Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and,
- Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

#### Finding of Effect

There are no historic-age architectural resources located within the APE that are recommended as eligible for listing in the National Register. Therefore, ESA recommends a finding of ***No Historic Properties Affected*** for the project.

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## CHAPTER 6

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### Conclusions

Through archival research, a records search, and a pedestrian survey conducted for this CRSR, no architectural cultural resources were identified within the APE that could be considered historic properties. For this reason, ESA anticipates that the project would not result in an adverse effect to a historic property, pursuant to 36 CFR 800.5. Therefore, ESA recommends a finding of ***No Historic Properties Affected*** for the project for Section 106 purposes, pursuant to 36 CFR 800.4.

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## CHAPTER 7

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## CHAPTER 8

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# Professional Qualifications

ESA architectural historian Johanna Kahn, M.Ar.H., is the primary author of this report. Property research and evaluations were completed by Ms. Kahn and ESA architectural historian Anokhi Varma, M.S. ESA architectural historian Becky Urbano, M.S., conducted the pedestrian survey and provided senior review. Ms. Kahn, Ms. Varma, and Ms. Urbano meet the Secretary of Interior's Professional Qualification Standards for Architectural History.

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# Appendix A

## **DPR Series 523 Form-Sets**



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

Page 1 of 12 \*Resource Name or #: 1708 Harmon Street

P1. Other Identifier: Ephesian Church of God in Christ Annex

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM  
 Address 1708 Harmon Street City Berkeley Zip 94703

UTM: Zone 10S, 563921.94 mE/4189339.92 mN; NAD 83

e. Other Locational Data: APN 052-1533-001-03 (formerly APN 052-1533-001-04)

\*P3a. Description: The property at 1708 Harmon Street is occupied by a one-story, multi-purpose building that is of wood-frame construction, features an L-shaped footprint, and is capped by a series of flat and bowstring-truss roofs. The building was constructed in three phases: the original portion was built ca. 1911-24 as an assembly room, the small classroom addition was built in 1930, and the large gymnasium addition was built in 1939.

The primary (west) façade faces King Street and is composed of two distinct segments. The north segment (the 1939 addition) is clad in stucco and features concrete steps that provide access to the main entrance which is recessed within an alcove and is composed of a pair of flush, metal doors with a transom above. The alcove is capped by metal trim and flanked by windows obscured behind metal security grates. This portion of the façade terminates in a curved metal coping at the roofline. Three ornamental, vertical projections extend above the roofline: two full-height pier-like elements at the outer corners of the façade and a smaller one centered above the entry. Set back to the south is the second segment of the façade (the original portion of the building constructed ca. 1911-24) which is clad in stucco and features a pair of flush, metal doors flanked by single-hung windows. This segment of the façade terminates in metal coping at the horizontal roofline. (Continued on page 3)

\*P3b. Resource Attributes: HP13. Community center/social hall

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



P5b. Description of Photo: Oblique view of 1708 Harmon Street showing the original assembly room in the right background and the gymnasium addition in the left foreground, view facing northeast.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
 ca. 1911-24 (earliest component/assembly room); 1930 (small classroom addition); 1939 (large gymnasium addition)

\*P7. Owner and Address:

Ephesian Church of God in Christ  
 1709 Alcatraz Avenue  
 Berkeley, CA 94703

\*P8. Recorded by:

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: *Ephesian Legacy Court Project, Berkeley Cultural Resources Survey Report*, prepared by ESA for Community Housing Development Corporation, October 2024.

\*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 <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # PRIMARY HRI#
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\*Resource Name or # 1708 Harmon Street \*NRHP Status Code 6Y  
 Page 2 of 12

B1. Historic Names: 1708 Harmon Street and 3225 King Street; Golden Gate Academy Health Institute, auditorium, and gym  
 B2. Common Name: Ephesian Church of God in Christ Annex  
 B3. Original Use: Health institute, auditorium, and gym B4. Present Use: Church annex  
 \*B5. Architectural Style: Vaguely Art Deco  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 1708 Harmon Street was constructed in three phases between ca. 1911–24 and 1939. For additional information about known alterations, see Table 1.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A  
 \*B8. Related Features: Church at 1709 Alcatraz Avenue (recorded and evaluated separately)

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Early 20<sup>th</sup>-century institutional development Area Lorin District, South Berkeley  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject building at 1708 Harmon Street does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a modest, vaguely Art Deco-style example of an early 20<sup>th</sup>-century institutional building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta Archaeological Consulting (Alta). Because the subject buildings do not possess significance, no further assessment of integrity is provided. 1708 Harmon Street is recommended ineligible for listing in the National Register.

Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

(Continued on page 4)

B11. Additional Resource Attributes: N/A  
 \*B12. References: Continued on page 11  
 B13. Remarks: None  
 \*B14. Evaluator: Johanna Kahn, ESA  
 \*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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

Primary # PRIMARY  
HRI #  
Trinomial

Page 3 of 12

\*Resource Name or # 1708 Harmon Street

\*Recorded by: Johanna Kahn, ESA

\*Date: October 2024

Continuation

Update

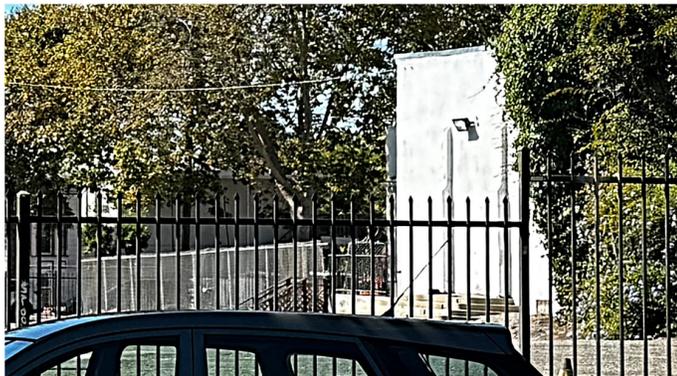
\*P3a. Description: (Continued from page 1)

The secondary (north) façade faces Harmon Street and provides a view of all three phases of construction. The east end of the façade (the 1930 addition) is clad in stucco and features one flush, metal door accessed by concrete steps and flanked by pairs of windows obscured by metal security grates. This portion of the façade terminates in a shaped parapet with metal coping at the roofline. Partially visible behind and above the 1930 addition is the original ca. 1911-24 portion of the building, which is clad in horizontal wood siding and terminates in metal coping at the horizontal roofline. The west end of the façade (the 1939 addition) is clad in stucco and features four windows obscured by metal security grates; a pair of flush, metal doors accessed by concrete steps; and a small/flush door (possibly for access to a mechanical system). This portion of the façade terminates in a metal gutter at the roofline that extends only a partial length of the entire façade.



Secondary (north) and side (east) façades, oblique view facing southwest. The original (ca. 1911-24) portion of the building is visible in the left background, and the 1930 addition is visible in the left foreground. The 1939 addition is visible at the right. Source: ESA, 2024.

The tertiary façade is composed of two distinct segments and faces south toward the Ephesian Church of God in Christ, which is located on the same parcel and is documented and evaluated separately. The west segment (the 1939 addition), which is visible in the photo on page 1, is clad in stucco; features two pairs of flush, metal doors and three windows; and terminates in a metal gutter at the roofline. The east segment of the façade (the original portion of the building constructed ca. 1911-24) is clad in stucco and features concrete steps that previously accessed a doorway (removed at an unknown date). The location of the earlier doorway is flanked by vertical, buttress-like projections. This segment of the façade terminates in metal coping at the horizontal roofline.



East segment of the tertiary (south) façade, view facing northwest. Source: ESA, 2024.

The side (east) façade is separated from the neighboring property at 1710 Harmon Street by a few feet. Only the north end of the façade is visible from the public right-of-way. The original portion of the building constructed ca. 1911-24 is clad in horizontal wood siding and terminates in metal coping at the horizontal roofline. The 1930 addition is clad in channel-drop wood siding and terminates in a shaped parapet with metal coping at the roofline.

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\*Recorded by: Johanna Kahn, ESA

\*Date: October 2024

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\*B10. **Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."2]

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>3</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>4</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>5</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*<sup>6</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

<sup>2</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, October 2024, 11. <sup>3</sup> Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>4</sup> Ibid.

<sup>5</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>6</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

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Continuation

Update

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject building is located on a large parcel with one other extant building (the Ephesian Church of God in Christ at 1709 Alcatraz Avenue, which is documented and evaluated separately). Over time, several other buildings were located within the parcel, and none are extant. The following history is specific to the building at 1708 Harmon Street.

By 1911, a long shed oriented north-south and associated with the erstwhile Lincoln School had been constructed on the future site of the subject building (**Figure 1**). Preliminary research did not determine precisely when the shed was constructed. The earliest component of the subject building was constructed ca. 1911–24 as an assembly hall for the Golden Gate Academy that was operated by the Seventh Day Adventist Church.<sup>8,9</sup> In 1930, a small, rear addition was constructed for use "as [a] practical demonstration and classroom for practical nursing."<sup>10</sup> and this confirms that the assembly hall was originally entered from the south. Both the assembly hall and classroom addition are visible in a 1931 aerial photograph (**Figure 2**). In 1939, a large gymnasium addition was constructed on the west side of the earlier building, forming a unified building with an L-shaped footprint (**Figure 3**). The following year, the north façade of the classroom addition and the south and west façades of the assembly room (which also functioned as a chapel) were clad in stucco, and the entrance to the assembly room/chapel was relocated to the west façade. A fire in 1969 appears to have caused extensive damage, and a note from the building inspector in early 1970 stated that the building was "boarded up [and] appears unusable [and the] Building Department confirms [this assessment]."<sup>11</sup> Repairs were completed in 1971.<sup>12</sup> In 1974, a children's playground was installed in the area immediately south of the gymnasium addition.<sup>13</sup> The building was reroofed in 1989.<sup>14</sup> Undocumented alterations observed by ESA staff include the removal of a door on the north façade sometime before April 2008.<sup>15</sup>

A list of known construction and known and observed alterations is presented in **Table 1**.

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

<sup>8</sup> Building permit for 1708 Harmon Street, permit no. 34248, April 4, 1930, on file at the City of Berkeley.

<sup>9</sup> "Glee Club Will Give Berkeley Concert," *Oakland Tribune*, February 22, 1924, 4.

<sup>10</sup> Building permit 34248, April 4, 1930, on file at the City of Berkeley.

<sup>11</sup> 1708 Harmon Property Card, on file at the City of Berkeley, on file at the City of Berkeley.

<sup>12</sup> *Ibid.*

<sup>13</sup> Building plan review 031374-213, March 13, 1974, on file at the City of Berkeley.

<sup>14</sup> Building permit 0818827976, August 18, 1989, on file at the City of Berkeley.

<sup>15</sup> Street photography of 1708 Harmon Street, Google Maps, April 2008, accessed October 4, 2024, <https://www.maps.google.com>.

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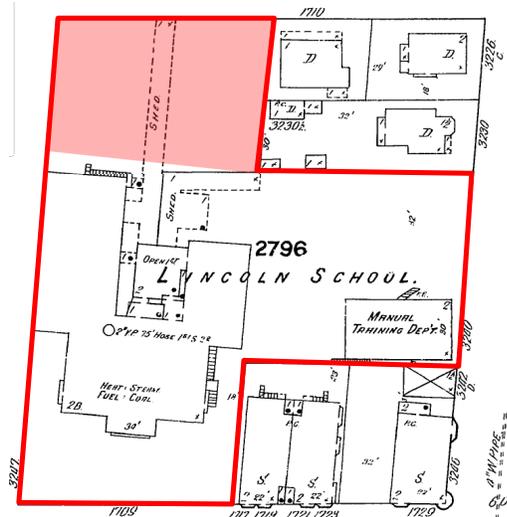


Figure 1. 1911 Sanborn map. North is up. The subject parcel is outlined in red, and the 2024 footprint of the subject building is shaded red. Source: ProQuest.



Figure 2. Aerial photograph, October 1931. North is up. The subject parcel is outlined in red, and the 2024 footprint of the subject building is shaded red. Source: UC Santa Barbara FrameFinder.

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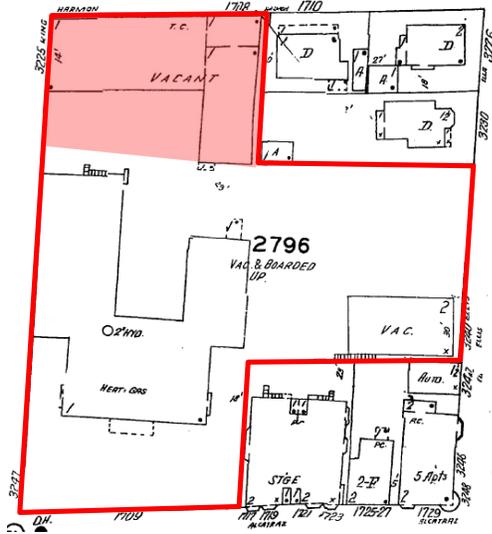


Figure 3. Sanborn map, 1950. North is up. The subject parcel is outlined in red, and the 2024 footprint of the subject building is shaded red. Source: ProQuest.

**Table 1: Property and Building History**

Date	Construction/Alteration	Source(s)
1911	The site of the subject building is vacant.	1911 Sanborn map
ca. 1911-24	The earliest component of the subject building was constructed as an assembly hall.	1911 Sanborn map; "Glee Club Will Give Berkeley Concert," <i>Oakland Tribune</i> , February 22, 1924, 4
1921	"[...]The old Lincoln school and property [are] to be sold [...]"	"Berkeley Starts Work on Schools," <i>Oakland Tribune</i> , October 20, 1921, 14
1930	"Addition of one classroom on rear of assembly hall [...]. Size of addition is 18' x 28' [...], with plumbing and shower to be used as practical demonstration and classroom for practical nursing."	Building permit 34248, April 4, 1930
1939	One-story gymnasium addition to an existing building. Size: 40' x 90'. Wood-frame construction. Stucco cladding. Dome roof covered with mineralized roofing	Building permit 46161, January 18, 1939, noted on 1708 Harmon Property Card, on file at the City of Berkeley
1940	"Stucco clinic front and chapel 2 sides. Move entrance to center of building and install double doors swinging out over cement platform."	Building permit 48679, October 1, 1940, <b>for 1700 Harmon Street</b>
1950	Unspecified work estimated to cost \$200	"Lab Heads Permit List," <i>Berkeley Gazette</i> , August 15, 1950, 3 Building permit 68033, August 9, 1950, noted on 1708 Harmon Property Card, on file at the City of Berkeley
1958	"Corrections as per H[earth] & Safety letter dated June 24, 1958"	Building permit 84996, July 16, 1958
1964	"Roof"	Building permit 98975-4667, July 1, 1964



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	Portions of the subject building were used as a health institute/clinic and a chapel for Golden Gate Academy.	"Plans for Organization of 9 Disaster Mobile Units Approved," <i>Oakland Tribune</i> , March 12, 1940, 19 Building permit 48679, October 1, 1940, for <b>1700 Harmon Street</b>
1951	Adventist Church used the old gymnasium building for "evangelistic services and special affairs."	"Graduation Program Held," <i>Berkeley Gazette</i> , June 12, 1951, 17
1952	Subject parcel vacated by the Golden Gate Academy, which relocated to Oakland	"Golden Gate Academy Students to Conduct Adventist Service," <i>Berkeley Gazette</i> , May 8, 1952, 22
1957	Emerson Cooperative Nursery School (occupant)	"Nursery School Members to Meet," <i>Oakland Tribune</i> , March 20, 1957, 27 "New Home for Local Nursery," <i>Berkeley Gazette</i> , April 6, 1957, 16
1958	Northern California Conference of Seventh Day Adventists (owner) The subject building was used as an assembly building for the nearby Adventist church.	Building permit 84996, July 16, 1958
	Emerson Cooperative Nursery School	Classified ad for "229 Day Nurseries," <i>Berkeley Gazette</i> , March 13, 1958, 16
1964	Lindsey (owner)	Building permit 98975-4667, July 1, 1964
1965	Seventh Day Adventist Youth Center	"Bates, Alta Athiel," <i>Oakland Tribune</i> , May 5, 1965, 49
1971	Church (use)	Application for use or change of occupancy, March 30, 1971
	"Operation of a head start day care center from 7:30 a.m. to 6:00 p.m. Monday through Friday, for a maximum of sixteen children" (use)	Use permit 6784, May 12, 1971
1972	Seventh Day Adventists (owner) Berkeley YMCA (occupant) YMCA Head Start (use)	Application for use or change of occupancy, July 25, 1972
1973	Berkeley YMCA (listed as owner but probably the occupant only) The subject building was used as a social hall.	Mechanical inspection 020773592, February 7, 1973
	YMCA Project Head Start (listed as owner but probably the occupant only)	Mechanical inspection 021373644, February 13, 1973
1974	Berkeley Head Start (listed as owner but probably the occupant only)	Building plan review 031374-213, March 13, 1974
	YMCA (occupant)	Mechanical inspection 021373644, February 13, 1973
1983	YMCA	"Free, Cut-Rate Meals Offered," <i>Berkeley Gazette</i> , July 21, 1983, 5
1989	Seventh Day Adventist Church	Building permit 0818827976, August 18, 1989
1992	Berkeley Ephesus Seventh Day Adventist Church	Pacific Bell Directory; Cole Information
1995	Berkeley Ephesus Seventh Day	Cole Information
1996	Berkeley Ephesus Seventh Day Adventist Church	Pacific Bell Directory
1998	Seventh Day Adventists	Electrical permit 98-201, January 20, 1998



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\*Date: October 2024

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good example of a style or type of institutional architecture in Berkeley. The original and subsequent design professionals or craftsmen are unknown, and the building does not appear to represent the work of a master. For these reasons, 1708 Harmon Street does not appear to possess significance under Criterion C.

*Criterion D – Information Potential*

While most often applied to archaeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information, and the information must be considered important. Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Summary

The subject building at 1708 Harmon Street does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a modest, vaguely Art Deco-style example of an early 20<sup>th</sup>-century institutional building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by ALTA. Because the subject building does not possess significance, no further assessment of integrity is provided. 1708 Harmon Street is recommended ineligible for listing in the National Register.

**\*B12. References:** (Continued from page 2)

"229 Day Nurseries" (classified ad). *Berkeley Gazette*. March 13, 1958.

"Adventists Buy Berkeley School." *Oakland Tribune*. March 29, 1923.

Alta Archaeological Consulting. *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*. October, 2024.

----. *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024.

"Bates, Alta Athiel." *Oakland Tribune*. May 5, 1965.

"Berkeley Starts Work on Schools." *Oakland Tribune*. October 20, 1921.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

City of Berkeley. Property records and building permits for 1708 Harmon Street. On file at the City of Berkeley Permit Service Station.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.1. September 27, 2024.

Ephesian Church of God in Christ. "Ephesian History." Accessed October 4, 2024, <https://www.ephesian-cogic.org/ephesian-history>.

"Free, Cut-Rate Meals Offered." *Berkeley Gazette*. July 21, 1983.

"Free U Told to Clean Up." *Berkeley Gazette*. May 14, 1971.

"Glee Club Will Give Berkeley Concert." *Oakland Tribune*. February 22, 1924.

"Golden Gate Academy Students to Conduct Adventist Service." *Berkeley Gazette*. May 8, 1952.

Google Maps. Street views of 1708 Harmon Street. Various dates April 2008–July 2024. Accessed October 1, 2024, <https://www.maps.google.com>.

"Graduation Program Held." *Berkeley Gazette*. June 12, 1951.

"Head Start Openings." *Berkeley Gazette*. February 12, 1977.

"Lab Heads Permit List." *Berkeley Gazette*. August 15, 1950.

"Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

"New Home for Local Nursery," *Berkeley Gazette*. April 6, 1957.

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"Nursery School Members to Meet." *Oakland Tribune*. March 20, 1957.

ParcelQuest. Alameda County Assessor Records for 1708 Harmon Street (APN: APN 052-1533-001-04). Accessed October 4, 2024, <https://www.parcelquest.com>.

"Plans for Organization of 9 Disaster Mobile Units Approved." *Oakland Tribune*. March 12, 1940.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Volume 2, sheet 213.

----- Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

"School Skating Rink Row On." *Oakland Tribune*. November 30, 1938.

Simon, Joshua. *Lorin Station: A Brief History of South Berkeley*. March 1983.

Thompson, Daniella. "Park Congregational Church." Berkeley Landmarks. August 22, 2006. Accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1910–50. Accessed October 4, 2024, <https://www.ancestry.com>.

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

Page 1 of 10 \*Resource Name or #: 1709 Alcatraz Avenue

P1. Other Identifier: Ephesian Church of God in Christ

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM  
 Address 1709 Alcatraz Avenue City Berkeley Zip 94703

UTM: Zone 10S, 563923.16 mE/ 4189286.79 mN; NAD 83

e. Other Locational Data: APN 052-1533-001-03 (formerly APN 052-1533-001-05)

\*P3a. Description: The property at 1709 Alcatraz Avenue is occupied by a one-story-over-basement religious building that is of concrete block construction; features an irregularly shaped footprint; is clad variously in stucco and ceramic tiles; and is capped by a steeply pitched, A-frame roof structure supported by massive glue-laminated beams and featuring skylights along the ridge. A small, two-story annex is attached to north façade of the main volume.

The primary (south) façade faces Alcatraz Avenue and is characterized by a distinctive, triangular profile. Flagstone planters flank concrete steps, which provide access to the building's main entrance. The recessed entrance features a pair of glazed, metal-frame doors flanked by canted walls with fixed, vertically oriented windows. On either side of the entrance are six recessed panels, two of which feature fixed windows. Centered above the entrance is a tall expanse of colored glass whose mullions feature cruciform patterns. A decorative panel with a dove (symbolizing the Holy Spirit) is located below the gable with deep overhangs. A three-dimensional sign reading "Ephesian Church of God in Christ" is prominently located on the west side of the façade. The beams that support the massive roof structure extend from the interior to the exterior of the building like buttresses. (Continued on page 3)

\*P3b. Resource Attributes: HP16. Religious building

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



P5b. Description of Photo: Oblique view of the primary (south) and secondary (west) façades of 1709 Alcatraz Avenue, view facing northeast.

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both  
 ca. 1965–68 (building permits and contemporary newspaper articles)

\*P7. Owner and Address:  
 Ephesian Church of God in Christ  
 1709 Alcatraz Avenue  
 Berkeley, CA 94703

P8. Recorded by:  
 Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: *Ephesian Legacy Court Project, Berkeley Cultural Resources Survey Report*, prepared by ESA for Community Housing Development Corporation, October 2024.

\*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  
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**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # PRIMARY  
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 \*NRHP Status Code 6Y

- B1. Historic Name: Ephesian Church of God in Christ
- B2. Common Name: Ephesian Church of God in Christ
- B3. Original Use: Church
- B4. Present Use: Church

\*B5. Architectural Style: Midcentury Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 1709 Alcatraz Avenue was constructed ca. 1965–68. For additional information about known alterations, see Table 1.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: Church annex at 1708 Harmon Street (recorded and evaluated separately)

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Early 20<sup>th</sup>-century institutional development Area Lorin District, South Berkeley  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject building at 1709 Alcatraz Avenue does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a Midcentury Modern-style religious building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta Archaeological Consulting (Alta). Because the subject buildings do not possess significance, no further assessment of integrity is provided. 1709 Alcatraz Avenue is recommended ineligible for listing in the National Register.

Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

(Continued on page 3)

B11. Additional Resource Attributes: N/A

\*B12. References: Continued on page 9

B13. Remarks: None

\*B14. Evaluator: Johanna Kahn, ESA  
 \*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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**\*P3a. Description:** (Continued from page 1)

The secondary (west) façade faces King Street and is composed of two segments. The south segment is the church itself, whose first floor is composed of seven structural bays delineated by the buttress-like roof beams. The first floor features six pairs of aluminum-sash windows with colored glass and two pairs of flush, metal doors accessed by concrete ramps. The basement is partially visible. The north segment is the church annex that is attached to the north façade of the church. The annex is a nondescript, two-story building with a gated entry and two windows with security grates on the first floor and two sliding, aluminum-sash windows on the second floor. This segment of the façade terminates in a flat roof with a deep overhang and metal coping at the roofline.

The rear façade faces a gated, paved driveway to the north and is composed of two segments. The east segment is the church itself which features blank, canted walls with a tall expanse of colored glass in the center (similar to the primary façade). The west segment is the church annex, and it obscures much of the east segment. It features three windows with security grates; one sliding, aluminum-sash window; and a metal stair leading to a flush, metal door on the second floor. This segment of the façade terminates in a flat roof with a deep overhang and metal coping at the roofline.



Secondary (west) and rear (north) façades, oblique view facing southeast. The annex is visible in the foreground, and the church is visible in the background. Source: ESA, 2024.

The side (east) façade is separated from the neighboring property at 1717 Alcatraz Avenue by a few feet. Only the north end of the façade is visible from the public right-of-way, and it appears to be similar to the west façade.

**\*B10. Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."<sup>2</sup>]

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near

<sup>2</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, October 2024, 11.

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Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>3</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>4</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>5</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*<sup>6</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South

<sup>3</sup> Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>4</sup> Ibid.

<sup>5</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>6</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

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Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject building is located on a large parcel with one other extant building (the Ephesian Church of God in Christ Annex at 1708 Harmon Street, which is documented and evaluated separately). Over time, several other buildings were located within the parcel, and none are extant. The following history is specific to the building at 1709 Alcatraz Avenue.

In 1889, the site was occupied by the Lincoln School, a public grammar school. The 1911 Sanborn Fire Insurance Company map (Sanborn map) depicts the school occupying the site (**Figure 1**); no changes appear on the 1950 Sanborn map (Figure 1). By 1912, the Sub-Committee on the Physical Condition of the Berkeley Schools reported that Lincoln School was “a fire trap [with] sinks badly placed” and poor lighting, and the recommendations were that the building should be condemned and “a new building with adequate playgrounds should be erected in this [school] district.”<sup>8</sup> By 1922, Lincoln School had been relocated to a new school at Ellis and Prince streets (this extant school was later renamed Malcolm X Elementary School).<sup>9</sup>

In 1923, the Seventh Day Adventist Church established its Golden Gate Academy in the former Lincoln School at 1709 Alcatraz Avenue.<sup>10</sup> The old building was adapted to the new use (details unknown), and the academy operated from that location until ca. 1949 when it relocated to Oakland. In 1965, the old school building was demolished (**Figure 2**). The property owner, the Ephesian Church of God in Christ, dedicated the extant church building at 1709 Alcatraz Avenue in March 1968 (**Figure 3**). The building included a 1,200-person auditorium on the first floor and a finished basement with a kitchen, dining hall, library, nursery, and restrooms (**Figure 4**).

A list of known construction and known and observed alterations is presented in **Table 1**.



Figure 1. Site plans of the subject block in 1911 (left) and 1950 (right). North is up. The subject parcel is outlined in red, and the 2024 footprint of the subject building is shaded red. Source: ProQuest.

<sup>8</sup> Berkeley Civic Bulletin 2 no. 1 (August 15, 1912), 59–60.  
<sup>9</sup> The Public Schools: Berkeley California (Unknown: High School Press, 1922–23), 22.  
<sup>10</sup> A Handbook of Private Schools for American Boys and Girls Vol. 26, 1941, 647.

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Figure 2. Aerial photograph, 1965. North is up. The subject parcel is outlined in red, and the 2024 footprint of the subject building is shaded red. Note that the site had recently been razed. Source: UC Santa Barbara FrameFinder.

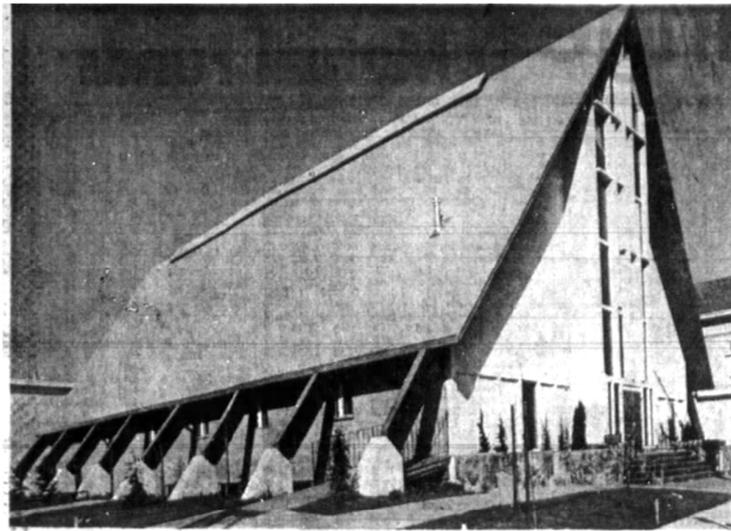


Figure 3. Photo of the newly constructed church, March 1968. Source: Oakland Tribune.

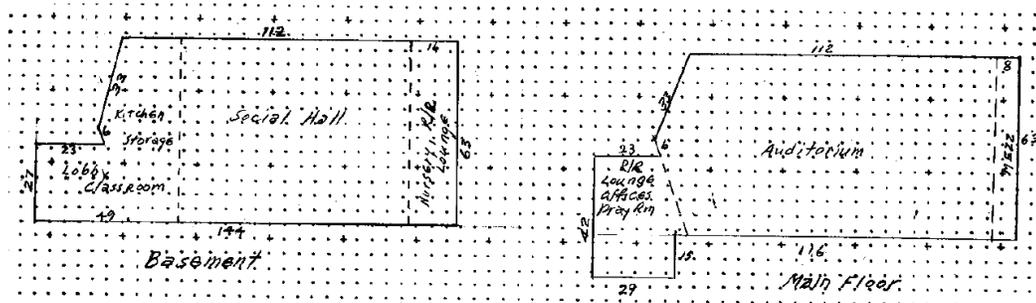


Figure 4. Floor plans of 1709 Alcatraz Avenue. East is up.  
Source: "1708 Harmon Property Card," on file at the City of Berkeley.

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**Table 1: Property and Building History**

Date	Construction/Alteration	Source(s)
1889	Lincoln School built on the site (City of Berkeley public grammar school; no longer extant)	S.D. Waterman, <i>History of the Berkeley Schools</i> (Berkeley, CA: The Professional Press, 1918), 87–89
1923	The former school building was repurposed as the Golden Gate Academy (no longer extant)	<i>A Handbook of Private Schools for American Boys and Girls Vol. 26</i> , 1941, 647
1950–51	The former school building was renovated and repurposed as the Ephesian Church of God in Christ	“Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <a href="https://www.ephesian-cogic.org/ephesian-history">https://www.ephesian-cogic.org/ephesian-history</a>
1965	The former school-turned-church was demolished	“Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <a href="https://www.ephesian-cogic.org/ephesian-history">https://www.ephesian-cogic.org/ephesian-history</a>
1966	The extant church was constructed for the estimated cost of \$260,000	Building permit 105805, March 28, 1966, as noted on the 1709 Alcatraz Property Card on file at the City of Berkeley
1967	Note from building inspector (June 9, 1967): Addition of two rooms	1709 Alcatraz Property Card on file at the City of Berkeley
1968	Note from building inspector (March 5, 1968): Construction approximately 90% complete	1709 Alcatraz Property Card on file at the City of Berkeley
	Church dedicated on March 17, 1968. It could accommodate 1,200 people and included a finished basement with a kitchen, dining hall, library, nursery, and restrooms.	“Ephesian Dedication Tomorrow,” <i>Berkeley Gazette</i> , March 16, 1968, 5

*Ownership and Occupancy*

Before the subject building was constructed ca. 1965–68, the site was occupied by a public school from 1889 to 1923 and by private school from 1923 to ca. 1949. Since 1950, the property has been owned by the Ephesian Church of God in Christ. The church occupied the former school building until 1965, when it was demolished. In 1968, the extant church building was dedicated, and it retains the same ownership and function in 2024. A list of known owners and occupants is presented in **Table 2**.

**Table 2: Ownership and Occupancy History**

Date	Owner / Occupant / Use	Source(s)
1889–1923	Lincoln School	S.D. Waterman, <i>History of the Berkeley Schools</i> (Berkeley, CA: The Professional Press, 1918), 87–89
1923–ca. 1949	Golden Gate Academy	<i>A Handbook of Private Schools for American Boys and Girls Vol. 26</i> , 1941, 647 R.L. Polk and Company (city directories)
1950	Purchased and renovated by the Ephesian Church of God in Christ (owner)	“Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <a href="https://www.ephesian-cogic.org/ephesian-history">https://www.ephesian-cogic.org/ephesian-history</a>
1951	First occupied by the congregation of the Ephesian Church of God in Christ (owner)	“Ephesian History,” Ephesian Church of God in Christ, accessed October 4, 2024, <a href="https://www.ephesian-cogic.org/ephesian-history">https://www.ephesian-cogic.org/ephesian-history</a>
1951–2024	Ephesian Church of God in Christ (owner and occupant)	ParcelQuest/Assessor data

Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

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The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

*Integrity*

For a property to be eligible for listing in the National Register, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. National Park Service guidance in "How to Apply the National Register Criteria for Evaluation" present seven aspects of integrity that should be considered when evaluating buildings as potential historic resources.<sup>11</sup> They are location, design, setting, materials, workmanship, feeling, and association.

Significance Evaluation

The subject building at 1709 Alcatraz Avenue is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California* prepared by Alta Archaeological Consulting.

*Criterion A - Events*

Preliminary research did not identify any significant associations between important events and the church at 1709 Alcatraz Avenue. The building was constructed ca. 1965–68; it replaced a school building that had been constructed in 1889 during the earliest period of construction in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that the subject building was the location of a specific historical event or that it was significant in the development of the neighborhood. Furthermore, preliminary research does not indicate that the subject building is significant under a them in the history of religion having a secular scholarly recognition, is significant under another historical theme (e.g., exploration, settlement, social philanthropy, or education), or is significantly associated with traditional cultural values (Criteria Consideration A). For these reasons, 1709 Alcatraz Avenue does not appear to possess significance under Criterion A.

*Criterion B - People*

Preliminary research did not identify any significant associations between important persons and the church at 1709 Alcatraz Avenue. The subject building has been owned and occupied by the Ephesian Church of God in Christ since before the church was dedicated in 1968. Preliminary research identified several church leaders associated with the subject building (i.e., Bishop Elmer Elisha Cleveland [1949–90], Bishop Robert-Richard Carr [1991–2015], and Bishop Johnathan D. Logan Sr. [2015–present]).<sup>12</sup> However, there is no indication that any of these men are important in religious history from the standpoint of scholarly, secular recognition or in other, non-religious historic contexts (e.g., social, economic, or political history) (Criteria Consideration A). For this reason, 1709 Alcatraz Avenue does not appear to possess significance under Criterion B.

*Criterion C - Design*

The Ephesian Church of God in Christ at 1709 Alcatraz Avenue was designed in the Midcentury Modern style of architecture. According to the San Francisco Planning Department, which published the fundamental and widely referenced *San Francisco Modern Architecture and Landscape Design 1935–1970 Historic Context Statement*, for an institutional building designed in the Midcentury Modern style to be eligible under Criterion C, it must "fully embody the Midcentury Modern design vocabulary."<sup>13</sup> The historic context statement identifies the following character-defining features of institutional buildings designed in the Midcentury Modern style:

- Spandrel glass
- Stacked roman brick veneer

<sup>11</sup> California Office of Historic Preservation, *Instructions for Recording Historical Resources*, (Sacramento: Office of Historic Preservation, 1995). Accessed October 4, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

<sup>12</sup> "Ephesian History," Ephesian Church of God in Christ, accessed October 4, 2024, <https://www.ephesian-cogic.org/ephesian-history>.

<sup>13</sup> San Francisco Planning Department, *San Francisco Modern Architecture and Landscape Design 1935–1970 Historic Context Statement*, adopted 2011, p. 195.

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- Integrated planters
- Angled or deeply recessed vestibules
- Terrazzo paving
- Projecting vertical elements
- Metal awnings or canopies (e.g., zigzag, corrugated metal, or sheet metal)
- Small geometric tiles set in geometric patterns
- Slightly projecting vertical mullions
- Jalousie windows, particularly at the transom
- Base-mounted signage or “advertising front” lettering
- Textile block screens or metal sheathing<sup>14</sup>

The subject building embodies few of the distinctive characteristics commonly associated with the Midcentury Modern style, namely its integrated planters, angled vestibule/primary entrance, and projecting vertical elements (the tall expanses of colored glass). (The “advertising front” lettering was added ca. 2017 and cannot be considered original to the building’s design.) Because the subject building does not embody enough character-defining features to be considered to “fully embody the Midcentury Modern design vocabulary”<sup>15</sup> or a “true representative of a particular type, period, or method of construction,”<sup>16</sup> it does not possess high artistic values. The original and subsequent design professionals or craftsmen are unknown, and the building does not appear to represent the work of a master. For these reasons, 1709 Alcatraz Avenue does not appear to possess significance under Criterion C.

*Criterion D – Information Potential*

While most often applied to archaeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information, and the information must be considered important. Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Summary

The subject building at 1709 Alcatraz Avenue does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a Midcentury Modern-style religious building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta. Because the subject building does not possess significance, no further assessment of integrity is provided. 1709 Alcatraz Avenue is recommended ineligible for listing in the National Register.

**\*B12. References:** (Continued from page 2)

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<sup>14</sup> Ibid., 190.

<sup>15</sup> Ibid., 195.

<sup>16</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, p. 18.

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[history.](#)

“Ephesian Dedication Tomorrow.” *Berkeley Gazette*. March 16, 1968.

Google Maps. Street views of 1709 Alcatraz Avenue. Various dates April 2008–July 2024. Accessed October 1, 2024, <https://www.maps.google.com>.

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----- Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

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U.S. Federal Census. 1910–50. Accessed October 4, 2024, <https://www.ancestry.com>.

Waterman, S.D. *History of the Berkeley Schools*. Berkeley, CA: The Professional Press, 1918.

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	HRI #
	Trinomial
	<b>NRHP Status Code</b>
Other Listings Review Code	Reviewer
	Date

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**P1. Other Identifier:** Yogalayam Prana Yoga Center

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

**\*a. County** Alameda

**\*b. USGS 7.5' Quad** Oakland West **Date** 2021 **T** 01S ; **R** 04W ; **¼ of ¼ of Sec** 11 ; **B.M.** MDM  
 Address 1717 Alcatraz Avenue City Berkeley Zip 94703

UTM: Zone 10S, 563954.61 mE/ 4189279.95 mN; NAD 83

**e.** Other Locational Data: APN 052-1533-006

**\*P3a. Description:** The property at 1717 Alcatraz Avenue is occupied by a two-story, mixed-use building that features an approximately square footprint and is capped by a cross-hipped roof in an H-shaped configuration and covered with asphalt shingles. The first floor originally contained two commercial spaces, and the second floor contained two residential flats.

The primary (south) façade faces Alcatraz Avenue. The first floor, which is clad in aluminum siding, features a recessed, covered entry flanked by banks of canted, two-over-one, fixed windows. At the two outer corners of the façade are single, flush pedestrian doors with transoms leading to the upstairs residential units. The second floor, which is clad in wood lap siding, features two pairs of angled bays with aluminum-sash windows that are separated by a deep light well. At the north end of the light well is a pair of original wood-sash windows. The façade terminates in a box eave with a metal gutter at the roofline.

The side (east and west) façades are clad in wood channel-drop siding on the first floor and narrow wood lap siding on the second floor. The east façade is separated from the adjacent building by approximately two feet. The rear (north) façade is not visible from the public right-of-way.

**\*P3b. Resource Attributes:** HP39. Other: Mixed-use (commercial and residential) building

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



P5b. Description of Photo: Oblique view of the primary (south) façade of 1717 Alcatraz Avenue, facing northeast.

**\*P6. Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both  
 1903 or earlier (1903 Sanborn map)

**\*P7. Owner and Address:**  
 Prana Y. Ashram  
 1717 Alcatraz Avenue  
 Berkeley, CA 94703-2712

**P8. Recorded by:**  
 Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

**\*P9. Date Recorded:** September 25, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

**\*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

Primary # [Abstract]  
 HRI#

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 1717 Alcatraz Avenue  
 Page 2 of 11

\*NRHP Status Code 6Y

- B1. Historic Name: 1717, 1719, 1721, and 1723 Alcatraz Avenue
- B2. Common Name: 1717 Alcatraz Avenue
- B3. Original Use: Two commercial shops (first floor) and two residential flats (second floor)
- B4. Present Use: Yoga center
- \*B5. **Architectural Style:** Altered Queen Anne with contemporary storefront alterations
- \*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
 The subject building was constructed in or before 1903. For additional information about known alterations, see Table 1.

\*B7. **Moved?**  No  Yes  Unknown **Date:** N/A **Original Location:** N/A  
 \*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. **Significance:** Theme Early 20<sup>th</sup>-century commercial/residential development **Area** Lorin District, South Berkeley  
 Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject building at 1717 Alcatraz Avenue does not possess significance under any National Register of Historic Places (National Register) criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a significantly altered example of an Edwardian-era, mixed-use building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta Archaeological Consulting (Alta). Because the subject building does not possess significance, no further assessment of integrity is provided. 1717 Alcatraz Avenue is recommended ineligible for listing in the National Register.

Berkeley and General Area

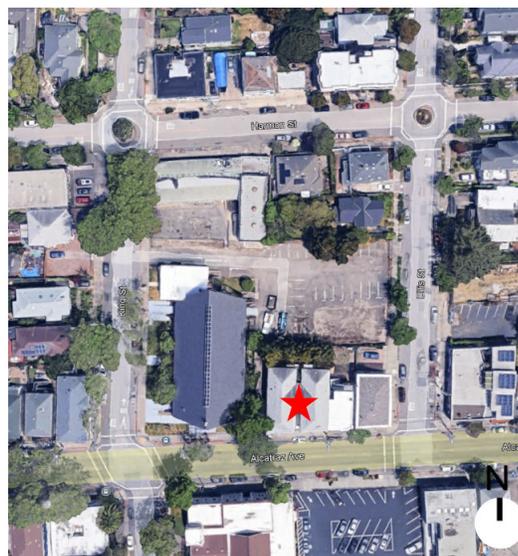
The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

(Continued on page 3)

- B11. Additional Resource Attributes: N/A
- \*B12. **References:** Continued on page 10.
- B13. Remarks: None
- \*B14. **Evaluator:** Johanna Kahn, ESA  
**Date of Evaluation:** October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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\*Date: October 2024

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\*B10. **Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."<sup>2]</sup>

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>3</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>4</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>5</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*<sup>6</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

<sup>2</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, October 2024, 11. <sup>3</sup> Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>4</sup> Ibid.

<sup>5</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>6</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

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\*Recorded by: Johanna Kahn, ESA

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*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 10666. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

#### Subject Property

##### *Property and Building History*

The subject property is in South Berkeley, specifically in the historic Lorin District neighborhood, the majority of which is comprised of residential buildings with moderate commercial infill particularly along Adeline Street. The 1903 Oakland Sanborn Fire Insurance Company map (Sanborn map) depicts the subject building; therefore, it was certainly constructed in or before 1903.

The 1903 Sanborn map depicts the subject property at 1717 Alcatraz Avenue as being developed with a two-story, commercial building with two commercial shops on the first floor. However, historic newspapers and city directories confirm that its original function was as a mixed-use building with two residential flats on the second floor.<sup>8,9</sup> The 1911 Sanborn map shows that angled bays were added to the primary (south) façade by that time (**Figure 1**). On the 1950 Sanborn map, the building's use is noted as "storage," and an angled bay had been constructed on the building's west façade (Figure 1).

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

<sup>8</sup> "Oakland Houses to Let," *San Francisco Call*, May 6, 1910, 12.

<sup>9</sup> "Oakland Houses to Let, Unfurnished," *San Francisco Call*, December 20, 1910, 14.

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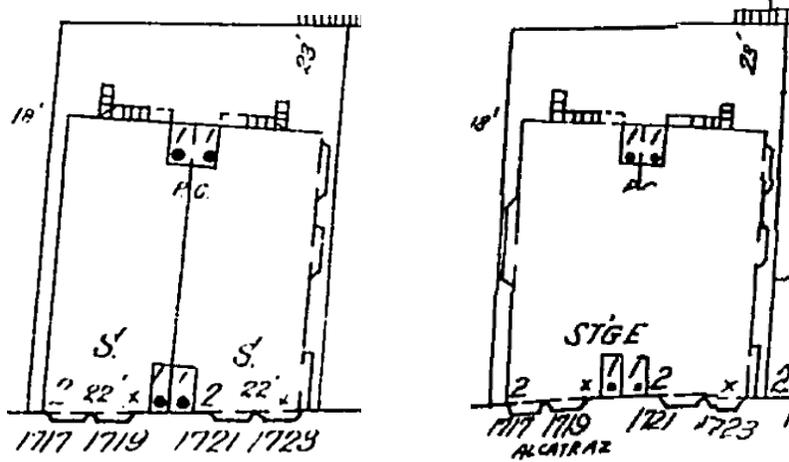
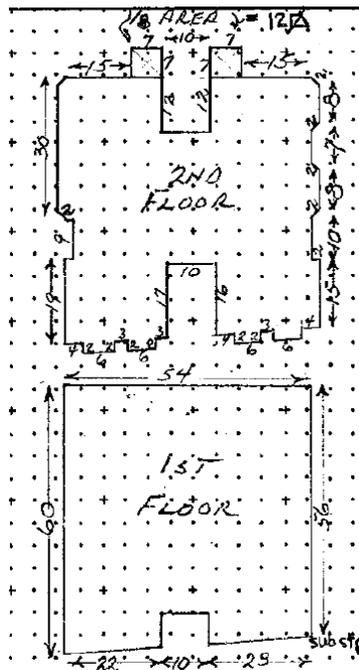


Figure 1. Site plans of 1717 Alcatraz Avenue in 1911 (left) and 1950 (right). North is up.  
 Source: Sanborn maps.

According to building permits and other property records on file at the City of Berkeley, several changes were made to the property over time, and they are listed in **Table 1** below. Included are the installation of metal decks with metal roofs in 1955; exterior and interior repairs required by extensive fire damage in 1957; replacement of rear stairs; installation of aluminum siding on the primary (south) façade in 1961; reroofing in 1973; and conversion of the building to a yoga school and meditation center in 1988. Other undocumented alterations observed by ESA staff include the likely reconfiguration of the ground-level commercial spaces. The original design featured a recessed entry shared by the two shops (as seen in Figure 1), and at some point, the entrance was reconfigured to feature canted (i.e., angled) walls. This likely occurred after 1963, as the original configuration is depicted in a sketch included in property records (**Figure 2**).<sup>10</sup> Additionally, the first-floor windows and doors and most of the second-floor windows appear to have been replaced at an unknown date(s).



First and second floor plans of the subject building.

Source: "1717 Alcatraz Property Card," dated 1949–63, on file at the City of Berkeley.

<sup>10</sup> "1717 Alcatraz Property Card," on file at the City of Berkeley.



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describes him as a family man who long served his multiple congregations as a dedicated minister.<sup>15</sup> After the death of her husband, Marie James remained at 1717 Alcatraz Avenue as an occupant (and possibly as the owner) until her death in 1986.<sup>16</sup>

Long-term commercial tenants include Village Cleaners (laundry) from ca. 1955 to ca. 1972; Black Repertory Group (an extant theater company founded in 1964 and operated and acted by African Americans) from 1973 to 1987;<sup>17</sup> and Yagalayam (yoga school and meditation center founded in Berkeley in 1975) from 1988 to the present.<sup>18</sup>

**Table 2: Ownership and Occupancy History**

Date	Address (on Alcatraz)	Owner / Occupant / Use	Source
1907	1719	Tom Curry's bicycle shop	"Cut Artery in His Head," <i>Berkeley Gazette</i> , October 3, 1907, 1
		Richard J. Orozoco's shop	"School Boy Rides Bicycle Into Window," <i>Oakland Enquirer</i> , October 4, 1907, 13
1910	1717	Henry Chaloner (mechanic in plumbing shop) and family (renters)	1910 U.S. Federal Census
	1721	Frederick Macquin (merchant in ice cream shop) (renter)	
		North Star Ice Cream Parlor	"North Star Ice Cream Parlors" (advertisement), <i>Berkeley Gazette</i> , Jun 20, 1910, 3
1911	1719	Herba Ink Co.	<i>Berkeley Gazette</i> , September 12, 1911, 2
		Temporary headquarters of the Carnation Club	"Plan for Benefit Entertainment," <i>Berkeley Gazette</i> , March 20, 1911, 5
1917	1717	W. Myers (owner)	<i>Oakland Enquirer</i> , July 19, 1917, 3
1919	1723	Harold Fisher	<i>San Francisco Bulletin</i> , June 7, 1919, 2
1921	1723	Marie Higgins	<i>Oakland Tribune</i> , January 30, 1921, Magazine Section, 5
1922	1717	Champagne (Champagne?) family	<i>Oakland Tribune</i> , June 11, 1922, 90
1925	1721	GEM COOKIE CO	R. L. Polk & Co.
		J. PETERSON and O. BAKER	
1926	1717-1723	Charles Nelson Co. (owner)	Building permit 25727, August 14, 1926
1928	1719	Av Consignment Co	R.L. Polk and Co.
1935	1717	Ida Senegal (domestic worker) and 3 sons (renters)	1940 U.S. Federal Census
1938	1717	IDA R. SENEGAL	Pacific Telephone
1940	1717	Ida Senegal (domestic worker) and 3 sons (renters)	1940 U.S. Federal Census
1943	1717	Ralph M. and Margaret E. Fissel	R. L. Polk & Co.
1950	1717	No one at Home	1950 U.S. Federal Census
	1723	MRS. R. MC CARTHY	Pacific Telephone & Telegraph Co.
		Henrietta Gilmore (renter)	
	"Upstairs"	Ellen McCarthy	

<sup>15</sup> Ibid.

<sup>16</sup> "James, Marie," *Oakland Tribune*, December 20, 1986, 23.

<sup>17</sup> Doris G. Worsham, "Berkeley's Black Rep Finally Gets a Home of Its Own," *Oakland Tribune*, October 11, 1987, Calendar Section, 2.

<sup>18</sup> Use permit R0233, July 8, 1988, on file at the City of Berkeley.

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	1719	O'Dell Realty (owner)	Building permit 68666, December 1, 1950
1955	1717	WILLIE MAE JACKSON	Pacific Telephone & Telegraph Co.
		REV. R.L. JAMES	
	1723	ELLEN GALLAGHER	The Pacific Telephone & Telegraph Co.
		OLEAN PURIFOY	
	1721	VILLAGE CLEANERS	
1719	MUZZINI & FRAZIER BUILDERS		
1957	1719–1721	R.L. and Marie James (building owners)	"Suit Blames Computer for \$14,148 Blaze," <i>Oakland Tribune</i> , December 6, 1957, 33
	1719	A.L. Muzzini (contractor; occupant)	
	1723	Village cleaners (occupant)	
1958	1717	R.L. James (owner)	Building permit 85004, July 17, 1958
	1719	A.L. Muzzini (occupant)	
1959	1717	Rev. R.L. James (occupant)	"Church Votes to Retain Pastor," <i>Oakland Tribune</i> , March 29, 1959, 8
1961	1717	R.L. James (owner)	Building permit 91837, March 23, 1961
1962	1717	Willie Mae Jackson	Pacific Telephone
		Rev. R.L. James	
	1723	Olean Purifoy	
		Elbert Williams	
1719	A.L. MUZZINI, general contractor		
1970	1717	REV. R.L. JAMES	Pacific Telephone Directory
	1723	LEMUEL D. AND AZILEE O. BORDEN	
	1721	VILLAGE CLEANERS	
1972	1721	Village Cleaners (owner)	Use permit 6963, May 18, 1972
1973	1719	Black Repertory Group (occupant)	Joan McKinney, "Nora's Store: Drama's Its Stock," <i>Oakland Tribune</i> , April 30, 1973, 21
1975	1717	REV. R.L. JAMES	Pacific Telephone
	1719	BLACK REPERTORY GROUP INC	Pacific Telephone
1976	1719	Black Repertory Group (owner)	Building plan review 092176217, September 5, 1976
1980	1717	Marie James	Pacific Telephone
	1723	Azilee O. Borden	
	1721	N.K. Hewitt	
	1719	Black Repertory Group Inc. (owner and occupant)	Pacific Telephone; Building permit 0826801703, August 14, 1980
1986	1717	Marie James	PACIFIC BELL WHITE PAGES
	1723	Azilee Borden	
	1719	Black Repertory Group Inc.; Box Office; Business Office	
1991	1717	Swami Vignananda	PACIFIC BELL WHITE PAGES
		Yogalayam	



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Review of archival data does not indicate that 1717 Alcatraz Avenue was the site of a specific historical event or that it was significant in the commercial and/or residential history of the neighborhood. For these reasons, 1717 Alcatraz Avenue does not appear to possess significance under Criterion A.

*Criterion B – Person*

Preliminary research did not identify any significant associations between 1717 Alcatraz Avenue and important persons. City directories, census data, and newspaper articles identified many short-term tenants over the years (both commercial and residential), suggesting that it may have functioned as a rental property owned by absentee landlords for much of its existence. It seems unlikely that any of the short-term commercial or residential tenants would have occupied 1717 Alcatraz Avenue during their productive lives (i.e., the time period when he or she would have gained importance within his or her profession or group). Longer-term commercial occupants included a laundry business (approximately 20-year occupancy); the Black Repertory Group, a theater company founded nearly a decade before it relocated to the subject building (14-year occupancy) and that has occupied its current location at 3201 Adeline Street for over 35 years; and Yogalayam (the current owner and occupant), a yoga school and meditation center founded 13 years before it relocated to the subject building (36-year occupancy). The longest-term residential occupants were Rev. Robert Lee James and his wife Marie James, who certainly resided in one of the second-floor flats from ca. 1955 to their respective deaths in 1978 and 1986 and who also owned the building for an unknown period of time. Preliminary research does not indicate that the residence of Rev. James, who was a Baptist minister in Oakland for over 20 years, would be significantly associated with his productive life. For these reasons, 1717 Alcatraz Avenue does not appear to possess significance under Criterion B.

*Criterion C – Design/Construction*

The subject building originally functioned as a mixed-use (residential above commercial) building, which was a common property type in Berkeley and nearby cities during the early 20th century. A review of property records (including building permits) on file at the City of Berkeley confirms that various alterations have been made since 1955 including the installation of aluminum siding on the first floor of the primary façade, reconfiguration of the storefronts, and replacement of most doors and windows. Despite these alterations, the subject building largely retains its original massing, footprint, and spatial layout of two privately accessed units above a commercial space. However, with the removal of original materials and change in use to function exclusively as commercial retail, the subject building no longer embodies the characteristics of an Edwardian-era, mixed-use building, and it does not possess high artistic values. Additionally, the building's original and subsequent design professionals or craftsmen are unknown, and it does not appear to represent the work of a master. For these reasons, 1717 Alcatraz Avenue does not appear to possess significance under National Register Criterion C.

*Criterion D – Information Potential*

While most often applied to archaeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information, and the information must be considered important. Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Summary

The subject building at 1717 Alcatraz Avenue does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a significantly altered example of an Edwardian-era, mixed-use building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta. Because the subject building does not possess significance, no further assessment of integrity is provided. 1717 Alcatraz Avenue is recommended ineligible for listing in the National Register.

**\*B12. References:** (Continued from page 2)

Alta Archaeological Consulting. *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*. October, 2024.

----- *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024.

"Berkeley Rooms to Let." *San Francisco Examiner*. March 31, 1903.

California Office of Historic Preservation. *Instructions for Recording Historical Resources*. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

"Church Votes to Retain Pastor." *Oakland Tribune*. March 29, 1959.

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City of Berkeley. Property records and building permits for 1717 Alcatraz Avenue. On file at the City of Berkeley Permit Service Station.

"Cut Artery in His Head." *Berkeley Gazette*. October 3, 1907.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.1. September 27, 2024.

Google Maps. Street views of 1717 Alcatraz Avenue. Various dates April 2008–July 2024. Accessed October 1, 2024, <https://www.maps.google.com>.

"James, Marie." *Oakland Tribune*. December 20, 1986.

"Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

McKinney, Joan. "Nora's Store: Drama's Its Stock." *Oakland Tribune*. April 30, 1973.

"North Star Ice Cream Parlors" (advertisement). *Berkeley Gazette*. Jun 20, 1910.

"Oakland Houses to Let." *San Francisco Call*. May 6, 1910, 12.

"Oakland Houses to Let, Unfurnished." *San Francisco Call*. December 20, 1910, 14.

ParcelQuest. Alameda County Assessor Records for 1717 Alcatraz Avenue (APN: 052-1533-006). Accessed October 4, 2024, <https://www.parcelquest.com>.

"Plan for Benefit Entertainment." *Berkeley Gazette*. March 20, 1911.

"Rev. Robert James." *Oakland Tribune*. November 17, 1978.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Volume 2, sheet 213.

----- Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

"School Boy Rides Bicycle into Window." *Oakland Enquirer*. October 4, 1907.

Simon, Joshua. *Lorin Station: A Brief History of South Berkeley*. March 1983.

"Situations Wanted." *Berkeley Gazette*. October 3, 1905.

"Suit Blames Computer for \$14,148 Blaze." *Oakland Tribune*. December 6, 1957.

Thompson, Daniella. "Park Congregational Church." Berkeley Landmarks. August 22, 2006. Accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1910–50. Accessed October 4, 2024, <https://www.ancestry.com>.

Worsham, Doris G. "Berkeley's Black Rep Finally Gets a Home of Its Own." *Oakland Tribune*. October 11, 1987.

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

Page 1 of 12 \*Resource Name or #: 3244 Ellis Street

P1. Other Identifier: 1727 Alcatraz Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM  
 Address 3244 Ellis Street City Berkeley Zip 94703

UTM: Zone 10S, 563977.37 mE/ 4189278.33 mN; NAD 83

e. Other Locational Data: APN 052-1533-005

**\*P3a. Description:**

The subject property is occupied by two historic-age buildings: one at 3244 Ellis Street and the other at 1727 Alcatraz Avenue.

**Building 1: 3244 Ellis Street**

3244 Ellis Street is a two-story apartment building that features a rectangular footprint, is clad in stucco, and is capped by a hipped roof covered with asphalt shingles. Immediately north of the building is a paved parking area.

The primary (east) façade faces Ellis Street. The first floor, which is raised above street level, features a recessed entry with two doors near the south end of the façade and one flush door at the north end of the façade. There are three sliding, vinyl-sash windows and one fixed, vinyl-sash windows. The second floor features a recessed entry with one door and three sliding, vinyl-sash windows. The apartments are accessed by three wood staircases. The façade terminates in a box eave at the roofline. (Continued on page 3)

\*P3b. Resource Attributes: HP3. Multiple-family property

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



P5b. Description of Photo: Oblique view of 3244 Ellis Street (Building 1), facing northwest. 1727 Alcatraz Avenue (Building 2) is partially obscured by the tree on the left.

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both

3244 Ellis Street (Building 1): built ca. 1902; remodeled in 1959 (3244-3248 Ellis Property Card, on file at the City of Berkeley)

1727 Alcatraz Avenue (Building 2): built in 1924 (1725-1727 Alcatraz Property Card, on file at the City of Berkeley)

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

Mohammad R. Hakam  
 P.O. Box 464  
 Berkeley, CA 94701-0464

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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 # [Abstract]  
 HRI#

\*Resource Name or # 3244 Ellis Street  
 Page 2 of 12  
 \*NRHP Status Code 6Y

- B1. Historic Names: 3242–3248 Ellis Street (Building 1); 1725–1727 Alcatraz Avenue (Building 2)
- B2. Common Names: 3244 Ellis Street (Building 1); 1727 Alcatraz Avenue (Building 2)
- B3. Original Uses: One commercial shop on the first floor and possibly residential units on the second floor (Building 1); two residential flats (Building 2)
- B4. Present Use: Abundant Beginnings (non-profit school)
- \*B5. **Architectural Style:** Contractor Modern/Vernacular Modern (Building 1); vaguely Italianate (Building 2)
- \*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
 Building 1 was constructed ca. 1902, and Building 2 was constructed in 1924. For additional information about known alterations, see Table 1.

\*B7. **Moved?**  No  Yes  Unknown **Date:** N/A **Original Location:** N/A

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

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance:** Theme Early 20<sup>th</sup>-century residential development Area Lorin District, South Berkeley  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is occupied by two historic-age buildings: 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2). Neither building possesses significance under any National Register criteria. They are not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the buildings during their productive lives (Criterion B). Building 1 is heavily altered from its original appearance and is a poor representative of the Contractor Modern style, and Building 2 is an unremarkable 1920s-era multiple-family residential building; neither rises to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta Archaeological Consulting (Alta). Because the subject buildings do not possess significance, no further assessment of integrity is provided. Both 3244 Ellis Street (Building 1) and 1727 Alcatraz Avenue (Building 2) are recommended ineligible for listing in the National Register.

Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

(Continued on page 3)

B11. Additional Resource Attributes: N/A

\*B12. **References:** Continued on page 12

B13. Remarks: None

\*B14. **Evaluator:** Johanna Kahn, ESA

\*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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\*Recorded by: Johanna Kahn, ESA

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\*P3a. Description: (Continued from page 1)

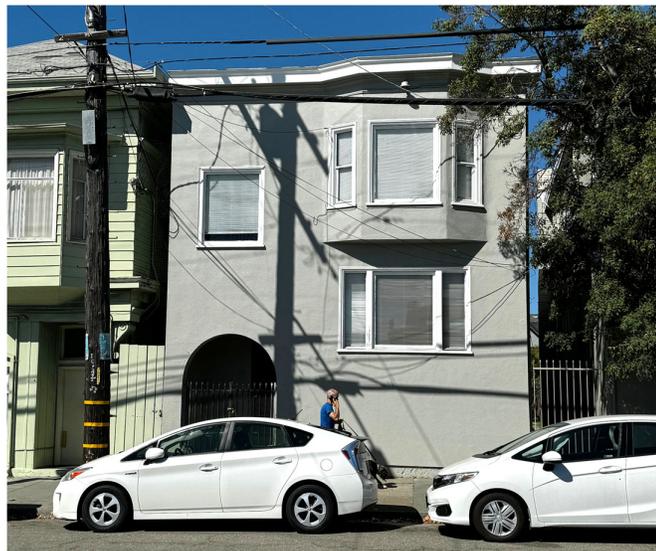
The secondary (south) and tertiary (north) façades features sliding, vinyl-sash windows at the first and second floors. The rear (west) façade is separated from the adjacent building by approximately four feet.

Building 2: 1727 Alcatraz Avenue

1727 Alcatraz Avenue is a two-story, residential flats building that features an L-shaped footprint, is clad in stucco, and is capped by a flat roof covered with built-up roofing.

The primary (south) façade faces Alcatraz Avenue. A gated, arched entryway from the street level leads to a raised landing from which both residential units are accessed. The first floor features a bank of three windows. The second floor features an angled bay with three windows (they appear to be either wood- or vinyl-sash). Above the arched entryway, there is one fixed window located at an interior stair landing between the first and second floors. The façade terminates in parapet with a modest, cornice-like molding at the roofline.

The side (east and west) façades are separated from the adjacent buildings by approximately four feet and two feet, respectively. The rear (north) façade is not visible from the public right-of-way.



Primary (south) façade of 1727 Alcatraz Avenue (Building 2), view facing north. Source: ESA, 2024.

**Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."<sup>2</sup>]

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near

<sup>2</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, October 2024, 11.

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Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>3</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>4</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>5</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*<sup>6</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South

<sup>3</sup> Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>4</sup> Ibid.

<sup>5</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>6</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.



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According to building permits and other property records on file at the City of Berkeley, several changes were made to the subject property over time, and they are listed in **Table 1** below. In 1959, Building 1 was “substantially destroyed by fire,”<sup>12</sup> and over the following months, Building 1 was remodeled and unspecified alterations and repairs were made.<sup>13,14</sup> Some changes are apparent in a sketch of the building footprint included in property records (**Figure 2**) as compared to the Sanborn maps (Figure 1). The fire started in the garage immediately north of Building 1 and “completely destroyed” the building’s interior.<sup>15</sup> Building 1 was further damaged by fire in 1967,<sup>16</sup> and exterior repairs were made in 1985 after a vehicle crashed into the building.<sup>17</sup> There are no documented alterations for Building 2. Other undocumented alterations observed by ESA staff include the replacement of all windows on Building 1 and some of the windows on Building 2 with vinyl-sash windows at an unknown date(s) and the installation of a metal security gate in the entry to Building 2 sometime between July 2009 and April 2011.

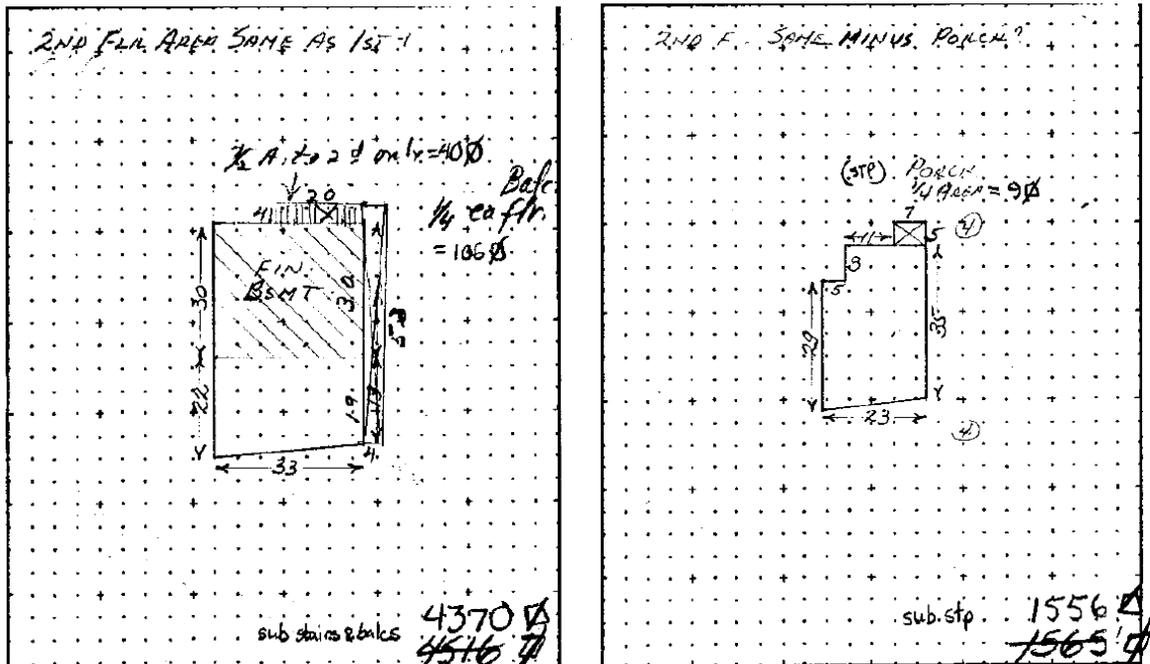


Figure 2: Floor plans of Building 1 (left) ca. 1962 and Building 2 (right) ca. 1961.  
 Source: Property cards, on file at the City of Berkeley.

**Table 1: Property and Building History**

Date	Address (Building #)	Construction/Alteration	Source
1902	3244-3248 Ellis (Building 1)	Original construction (apartment building and barn)	As noted on 3244-3248 Ellis Property Card, on file at the City of Berkeley
1924	1725-1727 Alcatraz (Building 2)	Original construction	Building permit 18790, as noted on the 1725-1727 Alcatraz Property Card, on file at the City of Berkeley
1959	3244 Ellis (Building 1)	Building “substantially destroyed by fire”	City of Berkeley memorandum, July 21, 1959
		Alterations, remodeling and repair fire damage.	Building permit 87808, August 4, 1959
1960	3244 Ellis (Building 1)	Finish existing work (unspecified)	Building permit 29290, March 17, 1960

<sup>12</sup> City of Berkeley memorandum, July 21, 1959, on file at the City of Berkeley.

<sup>13</sup> Building permit 87808, August 4, 1959, on file at the City of Berkeley.

<sup>14</sup> Building permit 29290, March 17, 1960, on file at the City of Berkeley.

<sup>15</sup> “4 Saved in \$20,000 Fire Here,” *Berkeley Gazette*, June 15, 1959, 1.

<sup>16</sup> Building permit 109219, July 3, 1967

<sup>17</sup> Building permit 053085499, May 30, 1985, and Building permit 0731850247, July 31, 1985, on file at the City of Berkeley.



<b>State of California — Natural Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>CONTINUATION SHEET</b>	<b>Primary # [Abstract]</b> <b>HRI #</b> <b>Trinomial</b>
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	3246	MRS. HELMA C. ANDERSON (NURSE)	
		MRS. HELEN HALEY (FACTORYWORKER)	
		A. H. PAINTER (CLERK)	
		IRVING H. PAINTER	
	3248	WILLIAM F.H. SCHADLER, MRS. ADELLA SHADLER (SALESWOMAN)	
1938	3244	HENRY R. YOUNG	Pacific Telephone
	3246	MRS. HILMA C. ANDERSON	
1938	3246	GEORGE R. CARLSON	Pacific Telephone
	3248	W.F. SCHADLER	
1940	3244	Katherine Young, widow (owner)	1940 U.S. Federal Census
	3246	Harvey Johnson (grocery clerk) and Edwina Johnson (renters); Louise Wullerdinger and Amy Machler (renters)	
	3248	Fred Krausnick (rate man) and Bertha Krausnick (renters)	
1943	3244	Kath. Young (widow of Henry)	R. L. Polk & Co.
	3246	Mrs. Amy Mahler	
		Quentin L. Thrall Jr. (shipyard worker) and Rosella V. Thrall	
		Mrs. Louise Wulferdinger	
3248	Fred H. Krausnick (clerk) and Bertha M. Krausnick		
1945	3244	HENRY R. YOUNG (error because he died in 1940)	The Pacific Telephone & Telegraph Co.
	3246	AMY P. MAEHLER	
		MRS. L. WULFERDINGER	
3248	F.H. KRAUSNICK SR.		
1950	3244	Katherine Young (owner)	1950 U.S. Federal Census
		WALTER E. STEVENSON	The Pacific Telephone & Telegraph Co.
		HENRY R. YOUNG (error because he died in 1940)	
	3246	Amy P. Maehler (head), Wallace S. Collins (salesman) and Gail S. Collins (telephone operator) (renters)	1950 U.S. Federal Census
	3248	Fred H. Krausnick and Bertha M. Krausnick (renters)	1950 U.S. Federal Census
	"Upstairs"	William C. Jones (furniture finisher) and Delia Jones (renters)	1950 U.S. Federal Census
1955	3244	EDWARD W. DOUGLAS JR.	The Pacific Telephone & Telegraph Co.
	3246	WILLIE H. BLUFORD	
		HENRY L. COLLINS	
1959	3244-2348	Adah Taylor (owner)	City of Berkeley memorandum, January 6, 1959
1960	3244	Adah Taylor (owner)	Building permit 29290, March 17, 1960
1962	3244	Robert De Vaughn	Pacific Telephone





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- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

*Integrity*

For a property to be eligible for listing in the National Register, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. National Park Service guidance in “How to Apply the National Register Criteria for Evaluation” present seven aspects of integrity that should be considered when evaluating buildings as potential historic resources.<sup>20</sup> They are location, design, setting, materials, workmanship, feeling, and association.

Significance Evaluation

The subject property at 3244 Ellis Street is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California* prepared by Alta Archaeological Consulting.

*Criterion A – Event*

Preliminary research did not identify any significant associations between important events and the multiple-family residential buildings at 3244 Ellis Street (Building 1) and 1727 Alcatraz Avenue (Building 2). Buildings 1 and 2 were originally constructed ca. 1902 and in 2024, respectively, decades after the earliest residential buildings were constructed in the neighborhood known as the Lorin District in present-day South Berkeley (i.e., during the period 1872–91). Review of archival data does not indicate that the subject property or either of the two historic-age buildings were the location of a specific historical event or that they were significant in the residential history of the neighborhood. For these reasons, neither 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2) appear to possess significance under Criterion A.

*Criterion B – Person*

Preliminary research did not identify any significant associations between important persons and the multiple-family residential buildings at 3244 Ellis Street (Building 1) and 1727 Alcatraz Avenue (Building 2). City directories, census data, and newspaper articles identified many short-term tenants over the years, indicating that both buildings functioned as rental properties owned by absentee landlords for much of their existence. It seems unlikely that any of the short-term occupants would have lived at either building during their productive lives (i.e., the time period when he or she would have gained importance within his or her profession or group). Building 1 has had three different owners, each of whom owned the building for approximately 25 years: Henry and Katherine Young (1930 [or earlier]–ca. 1950), John and Adah Taylor (ca. 1959 –ca. 1985), and Mohammad R. Hakam (2000–present). The Taylors and Hakam, who also owned Building 2, were absentee landlords, and it is unlikely that either Building 1 or Building 2 could be significantly associated with their productive lives. Henry Young was a butcher and owned the Lorin Market, which was located next door at 1727 Alcatraz Avenue (presumably in an earlier building that is no longer extant) from ca. 1904 to ca. 1922. Preliminary research does not suggest that Henry Young and/or his wife were more than small business owners, and they do not appear to have attained societal prominence during their lifetimes. For these reasons, neither 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2) appear to possess significance under Criterion B.

*Criterion C – Design/Construction*

While the original appearance of 3244 Ellis Street (Building 1) is unknown, a review of Sanborn maps indicates that it was originally designed as a Victorian-era corner building with a rounded corner bay and angled bays facing Ellis Street and Alcatraz Avenue. (An extant, contemporary example of this property type can be seen one block to the west at 1645 Alcatraz Avenue.) A review of property records (including building permits) on file at the City of Berkeley clearly indicates that Building 1 has been significantly remodeled since 1959 when it was remodeled and extensively altered/repared following a fire. It seems likely that the current appearance of Building 1 (i.e., no round or angled bays, no ground-level commercial space, no original doors or windows) is largely a result of the ca. 1960 remodeling. As a result of these and other alterations, Building 1 no longer embodies the characteristics of a Victorian-era, mixed-use building, and it does not possess high artistic values. 1727 Alcatraz Avenue (Building 2) is a modest, vaguely Italianate-style, multiple-family residential building constructed in 1924. It embodies few distinguishing characteristics (namely the angled bay at the second floor and the arched entryway), and it cannot be considered a good example of a style or type of residential architecture in Berkeley. The original and subsequent design professionals or craftsmen of Building 1 and Building 2 are unknown, and neither appears to represent the work of a master.

<sup>20</sup> California Office of Historic Preservation, *Instructions for Recording Historical Resources*, (Sacramento: Office of Historic Preservation, 1995). Accessed October 4, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

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For these reasons, neither 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2) appear to possess significance under Criterion C.

Summary

The subject property is occupied by two historic-age buildings: 3244 Ellis Street (Building 1) nor 1727 Alcatraz Avenue (Building 2). Neither building possesses significance under any National Register criteria. They are not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the buildings during their productive lives (Criterion B). Building 1 is heavily altered from its original appearance and is a poor representative of the Contractor Modern style, and Building 2 is an unremarkable 1920s-era multiple-family residential building; neither rises to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta. Because the subject buildings do not possess significance, no further assessment of integrity is provided. Both 3244 Ellis Street (Building 1) and 1727 Alcatraz Avenue (Building 2) are recommended ineligible for listing in the National Register.

**\*B12. References:** (Continued from page 2)

"4 Saved in \$20,000 Fire Here." *Berkeley Gazette*. June 15, 1959.

Alta Archaeological Consulting. *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*. October, 2024.

----. *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024.

"Berserk Gunman Slays Child, Self, Wounds Two." *Berkeley Gazette*. October 20, 1962.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

City of Berkeley. Property records and building permits for 3244 Ellis Street. On file at the City of Berkeley Permit Service Station.

"Death Halts Unusual Suit." *Oakland Post-Enquirer*. March 17, 1941.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.1. September 27, 2024.

Google Maps. Street views of 3244 Ellis Street and 1727 Alcatraz Avenue. Various dates April 2008–July 2024. Accessed October 1, 2024, <https://www.maps.google.com>.

"Legal Notices." *Oakland Tribune*. November 6, 1980.

"Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

"One Dead, Seven Hurt in Traffic Accidents." *Oakland Post-Enquirer*. August 11, 1947.

ParcelQuest. Alameda County Assessor Records for 3244 Ellis Street (APN: 052-1533-005). Accessed October 4, 2024, <https://www.parcelquest.com>.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Volume 2, sheet 213.

----. Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

Simon, Joshua. *Lorin Station: A Brief History of South Berkeley*. March 1983.

"Student Demurrers Overruled." *Berkeley Gazette*. March 27, 1969.

Thompson, Daniella. "Park Congregational Church." Berkeley Landmarks. August 22, 2006. Accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1910–50. Accessed October 4, 2024, <https://www.ancestry.com>.

"Young Man Wants Position in Butcher Shop" (classified ad), *Oakland Enquirer*. July 26, 1904.

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

Page 1 of 8 \*Resource Name or #: 1741-1743 Alcatraz Avenue

**P1. Other Identifier:**

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

\*a. **County** Alameda

\*b. **USGS 7.5' Quad** Oakland West **Date** 2021 **T** 01S ; **R** 04W ; **¼ of ¼ of Sec** 11 ; **B.M.** MDM  
 Address 1741-1743 Alcatraz Avenue City Berkeley Zip 94703

UTM: Zone 10 S 564040.82 mE/ 4189304.35 mN; NAD 83

e. Other Locational Data: APN: 052-1531-012-02

**\*P3a. Description:**

The property at 1741-1743 Alcatraz Avenue is occupied by an altered Mid-Century Modern style one-and two-story commercial building story-over-basement, constructed ca. 1948. The subject property has a rectangular footprint with a flat roof and a stucco exterior.

The primary (south) façade faces Alcatraz Street and features the primary entrances to the two businesses and a gabled parapet. The highly altered south façade features a central recessed, partially-covered front porch which holds a replacement metal-frame glass door with sidelights and transom window. The storefront for 1743 Alcatraz features a corrugated metal finished exterior with one fixed metal framed window and pair of sliding windows with a metal awning.. A metal garage door with glazed panels replaced the original storefront for 1941 Alcatraz Avenue. The west façade, although devoid of ornamentation, is painted with a mural, has a wood paneled double door at the northwest corner, and the wall terminates in a stepped parapet. The rear façade faces a parking lot and is partially hidden by low shrubs.

A rooftop addition covers part of the roof of the building and is set slightly back from the front (south) parapet wall. The addition is capped by a flat roof with skylights.

**\*P3b. Resource Attributes:** HP 6. 1-3 story commercial building.

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



P5b. Description of Photo: View of the primary (west) façade of 1743 Alcatraz Avenue, facing east

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both

C. 1948 Source: City of Berkeley Property Card

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

Green Alcatraz LLC  
 2332 Grant Street,  
 Berkeley, CA 94703-1716

**\*P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

**\*P9. Date Recorded:** September 25, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

**\*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 # Primary  
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\*Resource Name or # 1741-1743 Alcatraz Avenue\* NRHP Status Code 6Y  
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B1. Historic Name:  
 B2. Common Name: 1741 - 1743 Alcatraz Avenue  
 B3. Original Use: Commercial B4. Present Use: commercial

\*B5. Architectural Style: Altered Mid-Century-Modern  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1948. For additional information on known alterations to the subject property see Table 1

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Early 20<sup>th</sup>-century commercial development Area Lorin District, South Berkeley  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The residential building at 1743 Alcatraz Avenue is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting (Alta).

**Berkeley and General Area**

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

B11. Additional Resource Attributes: none

\*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Anoki Varma, ESA  
 \*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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DEPARTMENT OF PARKS AND RECREATION  
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\*Resource Name or # 1741-1743 Alcatraz Avenue

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

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\*B10. **Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."]²

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].³ Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].⁴ The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.⁵ The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*⁶

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

² Ibid., 11

³ Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

⁴ Ibid.

⁵ In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

⁶ Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, 9–10.





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\*Date: October 2024

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**Table 2: Ownership History of 1741-1743 Alcatraz Avenue**

Date	Owner / Occupant / Use	Source
1948	Joeseph Long (Owner)	Building Permit 62621, May 25, 1948
ca. 1958 or earlier	California Pacific Title Insurance Company (Owner)	Notice To Appear, Board of Health and Safety, City of Berkeley, December 1, 1958
ca.1959	Sam Shapiro (Owner)	Building permit 88651, November 16, 1959
1987	Robert C. DeSousa (Owner)	Special Inspection Report dated April 21, 1987
2013	Green Alcatraz LLC	Building permit B2023-02491, May 15, 2013

**Table 2: Occupancy History of 1741 Alcatraz Avenue**

Date	Owner / Occupant / Use	Source
1950	Bennetts Photo Service	The Pacific Telephone & Telegraph Co.
1955	Bear Photo Service	The Pacific Telephone & Telegraph Co.
1962	Sierra Sound Laboratories	Pacific Telephone
1970-1986	Sierra Sound Labs	Pacific Telephone Directory
1986	Sierra Sound Labs	Pacific Bell White Pages
	Sierra Spring Water Co	Pacific Bell White Pages
1991	Bay Records	Pacific Bell White Pages
	Studio H	Pacific Bell White Pages
1992	Bay Records	Pacific Bell Directory
	Studio H	Pacific Bell Directory
1995	Bay Records	Cole Information
1996-2000	Bay Records Recording Studios	Pacific Bell Directory
2005	Sara Glaser Design	Cole Information
2005-2010	Bay Records Recording Studios	Haines Company, Inc.
2020	Sara Glaser Graphic Design	Cole Information

**Table 3: Occupancy History of 1743 Alcatraz Avenue**

Date	Owner / Occupant / Use	Source
1950	Golden State Mutual Life Ins Co	The Pacific Telephone & Telegraph Co.
1962	Curl Groom Beauty Supply	Pacific Telephone
2017	Designgha	Cole Information



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\*Resource Name or # 1741-1743 Alcatraz Avenue

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

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Update

level necessary for inclusion in the National Register. Research did not indicate any known architect or master craftsman associated with the building. Moreover, it has undergone several alterations and additions since the time of its construction. Therefore, 1741-1743 Alcatraz Avenue does not appear eligible for individual listing under Criterion C.

Summary

The residential building at 1741-1743 Alcatraz Avenue is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence. It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register. Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

**\*B12. References:** (Continued from page 2)

"A Cottage Folk Music Industry", *The San Francisco Examiner*, February 3, 1978

Alta Archaeological Consulting. *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*. October, 2024.

"Business and Lunch", *The Berkeley Gazette*, July 11, 1898.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

City of Berkeley. Property records and building permits for 1741-1743 Alcatraz Street. On file at the City of Berkeley Permit Service Station.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.2. September 27, 2024.

"Notice of Dissolution of Partnership and Discontinuation of Use of Firm", *The Berkeley Gazette*, December 3, 1966

"Notice To Appear", Board of Health and Safety, City of Berkeley, December 1, 1958

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

Simon Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

"Thanks for the Memories Mike Cogan", *Oakland Tribune*, January 9, 1987

Thompson Daniella, "Park Congregational Church," *Berkeley Landmarks*, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1900–50. Accessed October 4, 2024, <https://www.ancestry.com>

U.S Marriage Index. 1949-1950. Accessed October 4, 2024, <https://www.ancestry.com>

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary [Abstract]  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

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\*Resource Name or #: 3233 Ellis Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM

Address 3233 Ellis Street City Berkeley Zip 94703

UTM: Zone 10 S 564040.82 mE/ 4189304.35 mN; NAD 83

e. Other Locational Data: APN: 052-1531-012-02

**\*P3a. Description:**

The property at 3233 Ellis Street is occupied by a two-story-over-basement, altered Folk Victorian style, single-family residential building with a rectangular footprint, asphalt shingle gable roof, and horizontal wood siding. The primary (west) façade faces Ellis Street and features a full-width porch with a central concrete staircase and metal railing. The porch has modern lattice railing and rectangular columns with ornamental brackets that support an asphalt shingle covered hip roof. Located on the porch is a wood paneled entry door flanked by pairs of replacement one-over-one vinyl sash windows. A replacement one-over-one vinyl sash window is present at the gable end. A decorative truss is present at the gable peak. The secondary (south) façade features an addition topped by a shed roof, at the southeast corner of the facade. This feature has replacement one-over-one vinyl sash and casement windows. The north and east facades are not visible from the public right of way.

The building is set back from the front (west) property line behind a small, landscaped front yard. An unpaved driveway is located along the south property line.

\*P3b. Resource Attributes: HP 2. Single Family Property.

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



P5b. Description of Photo: View of the primary (west) façade of 3233 Ellis Street, facing east

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both  
 ca. 1898 Source: The Berkeley Gazette<sup>1</sup>

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

Space Y LLC  
 691 Vista Bonita,  
 Newport Beach, CA 92600-4555

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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):

<sup>1</sup> "Business and Lunch", *The Berkeley Gazette*, July 11, 1898.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # [Abstract] HRI#
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\*Resource Name or # 3233 Ellis Street      \*NRHP Status Code    6Y  
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B1. Historic Name: 3233 Ellis Street  
 B2. Common Name: 3233 Ellis Street  
 B3. Original Use: Single Family residence      B4. Present Use: Single Family residence  
 \*B5. Architectural Style: Altered Folk-Victorian  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The subject property was constructed in ca.1898. For additional information on known alterations to the subject property see Table 1

\*B7. Moved?     No     Yes     Unknown    Date: N/A      Original Location: N/A  
 \*B8. Related Features:

B9a. Architect: Unknown      b. Builder: Unknown  
 \*B10. Significance: Theme Early 20<sup>th</sup>-century residential development      Area Lorin District, South Berkeley  
 Period of Significance N/A      Property Type N/A      Applicable Criteria N/A

The residential building at 3233 Ellis Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting (Alta).

**Berkeley and General Area**

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>2</sup>*

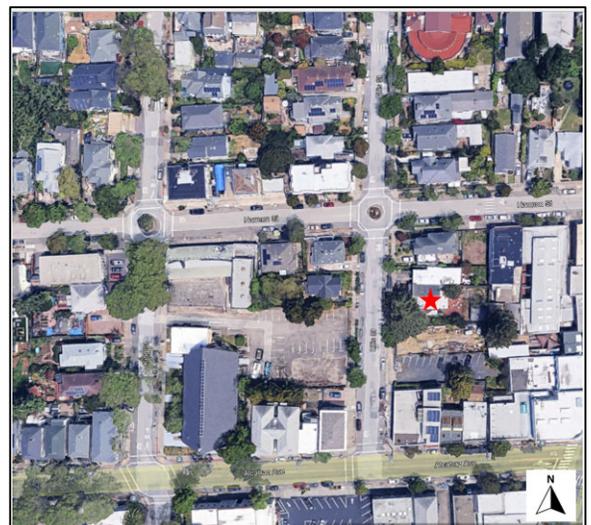
Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

B11. Additional Resource Attributes: N/A  
 \*B12. References: See Continuation Sheet

B13. Remarks: None

\*B14. Evaluator: Anoki Varma, ESA  
 \*Date of Evaluation: October 2024



<sup>2</sup> Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California, October, 2024, 9.







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\*Resource Name or # 3233 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

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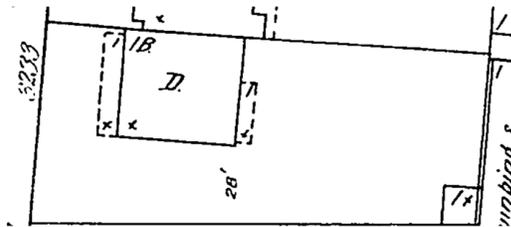


Figure 1. Site plans of 3233 Ellis Street in 1911 (left). North is up.  
 Source: Sanborn maps.

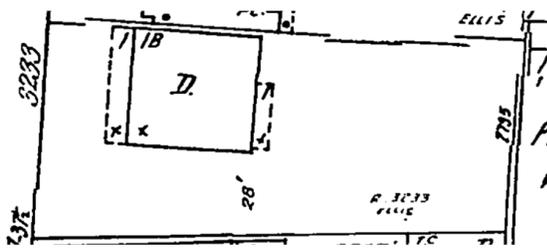


Figure 2. Site plans of 3233 Ellis Street in 1950. North is up.  
 Source: Sanborn maps.

*Ownership and Occupancy*

Preliminary research indicates that Mr. and Mrs. Christiana Grodhans resided at 3233 Ellis Street in ca. 1898 and were likely the original owners.<sup>11</sup> By 1912, the next resident of the subject property appears to be Geo. H. Rhodes.<sup>12</sup> The next known owners appear to be Mr. and Mrs. L. Haller in 1922, an estranged couple, who then likely put the house on sale in 1923. By 1925 Annie Seeley a single mother was residing at the subject property with her sons Harold and Baron Seeley.<sup>13</sup> Annie Seeley was a house worker, and Harold was a delivery worker at a drug store. The Seeley's owned the house until ca. 1940s. By 1943 the house was owned by an African American family of Elizabeth Jones, a domestic maid, an Andrew Kendrick, a clothes pressor and sister-in-law Venus Kendrick, a house worker.<sup>14</sup> Building permits also list Fred Smith as the owner of the house along with Elizabeth Jones. The couple got married in April of 1950.<sup>15</sup> This subject property appears to have remained in the ownership of this African American family till ca. 2020. Andrew Kendrick was listed as the owners of the property in the building permits from 1970 onwards.<sup>16</sup> In 1991, the Kendricks likely set up at business "Kendricks Beauty Supplies" from the residence, however, archival research did not any other reveal details about the business. The Kendrick family owned and resided in the subject property till it was sold to the current owners. A list of known owners and occupants of 3230 Ellis Street is presented in **Table 2** below.

**Table 2: Ownership and Occupancy History**

Date	Owner / Occupant / Use	Source
1898	Mrs. Christiana Grodhans	The Berkeley Gazette, (July 1898) <sup>17</sup>
1912	Geo H. Rhodes	The Berkeley Gazette (April, 1912) <sup>18</sup>

<sup>11</sup> "Business and Lunch", The Berkeley Gazette, July 11, 1898.  
<sup>12</sup> "Signers of Liquor Petition" The Berkeley Gazette, April 20, 1912.  
<sup>13</sup> 1930 U.S. Federal Census, available at <https://www.ancestry.com>.  
<sup>14</sup> 1950 U.S. Federal Census, available at <https://www.ancestry.com>.  
<sup>15</sup> 149-1959 U. S Marriage Index, available at <https://www.ancestry.com>.  
<sup>16</sup> City of Berkeley, Building Permit B 052278062, May 22, 1978  
<sup>17</sup> "Business and Lunch", *The Berkeley Gazette*, July 11, 1898.  
<sup>18</sup> "Signers of Liquor Petition" *The Berkeley Gazette*, April 20, 1912.



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\*Resource Name or # 3233 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

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*Integrity*

For a property to be eligible for listing in the National Register, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. National Park Service guidance in “How to Apply the National Register Criteria for Evaluation” present seven aspects of integrity that should be considered when evaluating buildings as potential historic resources.<sup>20</sup> They are location, design, setting, materials, workmanship, feeling, and association.

Significance Evaluation

The subject property at 3233 Ellis Street is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California prepared by Alta Archaeological Consulting.

*Criterion A – Events*

3233 Ellis Street was originally constructed in ca. 1898 as a single-family residence, in the historic Lorin District neighborhood, the present-day South Berkeley. The Lorin District primarily developed between 1872 to 1891 and is one of the several early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American entry into World War I. 3233 Ellis Street is one of many residences which were constructed within walking distance of areas served by streetcar lines. Archival research did not identify significant historic events related to 3233 Ellis Street nor did it indicate that the subject property was significant in the residential history of the neighborhood. Therefore, 3233 Ellis Street does not appear to be eligible for individual listing under Criterion A.

*Criterion B – People*

Research did not indicate that there are any significant associations between 3233 Ellis Street and significant persons. The subject property was owned by several families, however long-term ownership of the property began with the Seeley family (ca.1925-ca.1940). The next long-term owners were the African American Jones-Smith and Kendrick families, who owned and resided at the subject property from ca.1943 to ca.2020. By the time they purchased the property, South Berkeley already had an established African American population. All of the occupants were wage workers and gradually progressed in life with the Kendricks starting a small business. However, preliminary research did not indicate the residents of the subject property to have gained significance within their profession or the society, while residing at the subject property. Therefore, 3233 Ellis Street does not appear eligible for individual listing under Criterion B.

*Criterion C – Design*

3233 Ellis is a two-story-over-basement, single-family residential building featuring an approximately rectangular footprint and horizontal massing, designed in a Folk Victorian architectural style. No known architect or builder is associated with the original design or construction of the property. The residence retains a majority of its original features reflective of its Folk Victorian architectural style such as the steep gable roof with decorative trim at the eaves, full width porch with colonnade and ornamental brackets. However, the subject property has undergone several alterations including window, roof, exterior staircase, and exterior siding replacement and interior material alterations, since the time of construction. The subject property is a modest example of the style and does not rise to the level necessary for inclusion in the National Register. Therefore, 3233 Ellis Street does not appear eligible for individual listing under Criterion C

Summary

The subject building at 3233 Ellis Street does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is an altered example of a Folk Victorian style single-family residential building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta. Because the subject building does not possess significance, no further assessment of integrity is provided. 3230 Ellis Street is recommended ineligible for listing in the National Register.

\*B12. **References:** (Continued from page 2)

Alta Archaeological Consulting. *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*. October, 2024.

<sup>20</sup> California Office of Historic Preservation, *Instructions for Recording Historical Resources*, (Sacramento: Office of Historic Preservation, 1995). Accessed October 4, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

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\*Resource Name or # 3233 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

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"Business and Lunch", The Berkeley Gazette, July 11, 1898.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

City of Berkeley. Property records and building permits for 3230 Ellis Street. On file at the City of Berkeley Permit Service Station.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.2. September 27, 2024.

"Judge Reconciles Estranged Couple", *Oakland Tribune*, June 20, 1922

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Volume 2, sheet 213.

----. Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

"Signers of Liquor Petition" *The Berkeley Gazette*, April 20, 1912.

Simon Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1900–50. Accessed October 4, 2024, <https://www.ancestry.com>

U.S Marriage Index. 1949-1950. Accessed October 4, 2024, <https://www.ancestry.com>

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary [Abstract]  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 3231 Ellis Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; 1/4 of 1/4 of Sec 11 ; B.M. MDM  
 Address 3231 Ellis Street City Berkeley Zip 94703

UTM: Zone 10 S 564008.95 mE/ 4189345.06 mN; NAD 83

e. Other Locational Data: APN: 052-1531-013-01

\*P3a. Description: The subject property at 3231 Ellis Street is currently developed with a one-story-over-garage, single-family residential building originally constructed between 1882-1900. It was extensively remodel in 1965. The current building features an approximately rectangular footprint with horizontal massing, and minimal Mid-Century Modern influences. The building has a flat roof with a thin, defined parapet. The exterior finishes include coarse stone wall finish at the garage level and stucco at the residential-floor level.

The primary (west) façade faces Ellis Street and features the main entrance to the residence which is accessed by a set of open riser concrete stairs and a recessed porch. Fenestrations on the residential level include casement windows and a single, wood paneled door. The garage features a full-length paneled vehicular door. At the northwest corner of the building, a portion of the west facade steps back and features similar finishes; however due to the close proximity of the neighboring properties, the side (north and south) and rear (east) facades are not visible from the public right of way.

\*P3b. Resource Attributes: HP 2. Single Family Property.

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



P5b. Description of Photo: View of the primary (west) façade of 3231 Ellis Street, facing east

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
 1965 (Current building) Source: City of Berkeley  
 3231 Ellis Street Property Card  
 C. 1882-1900 (Previous Building, Source: City of Berkeley  
 3231 Ellis Street Property Card

\*P7. Owner and Address:

Daniel G. Chatman  
 3231 Ellis Street  
 Berkeley, CA 94703-2454

P8. Recorded by:

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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

Primary # [Abstract]  
 HR#

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 3231 Ellis Street \*NRHP Status Code 6Y

Page 2 of 8

- B1. Historic Name: 3231 Ellis Street
- B2. Common Name: 3231 Ellis Street
- B3. Original Use: Single Family residence
- B4. Present Use: Single Family residence

\*B5. **Architectural Style:** Altered Mid-Century Modern architecture

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was originally developed in C.1896-1900 and redeveloped in C.1965. For additional information see Table 1.

\*B7. **Moved?**  No  Yes  Unknown **Date:** N/A **Original Location:** N/A

\*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance:** **Theme** Early 20<sup>th</sup>-century residential development **Area** Lorin District, South Berkeley  
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

The residential building at 3233 Ellis Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting (Alta).

**Berkeley and General Area**

The following historical overview of Berkeley, California, since the Mexican Era is an excerpt from the Archaeological Survey Report: St. Paul Terrace Project, Berkeley prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

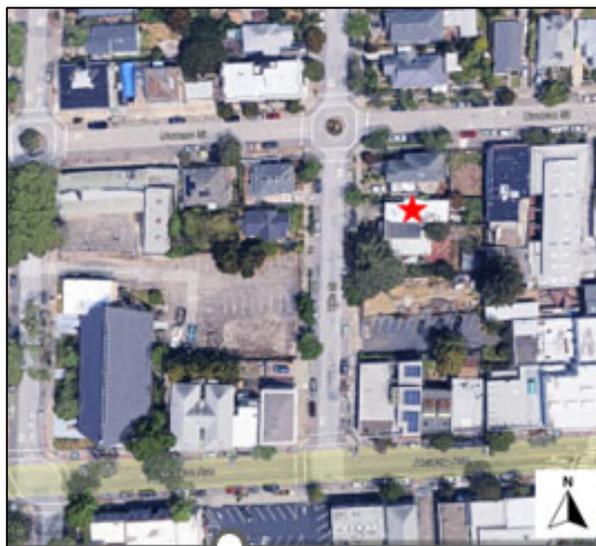
B11. Additional Resource Attributes: None

\*B12. **References:** See Continuation Sheet

B13. Remarks: None

\*B14. **Evaluator:** Anoki Varma, ESA

\*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California, October, 2024, 9.



State of California — Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # [Abstract] HRI # Trinomial
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\*Resource Name or # 3231 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

According to the City of Berkeley Property Card for 3231 Ellis Street, the residence was constructed between ca.1882-1900., The 1911 and 1950 Sanborn Fire Insurance Company maps depict the property at 3231 Ellis Street developed as a one-story-over- basement, single-family dwelling with a covered porch at its rear east and wood shingle roof (**Figure 1**). However, by 1965, the original construction underwent major remodel, with extensive demolition of the original construction and addition of bedrooms, kitchen, bathroom, family room and code upgrades. Per the 1966 Property Card, the footprint of the building has largely changed (**Figure 2**). The 1965 construction features a reinforced concrete foundation, wood frame structure with exterior stucco walls and flat roof, reflective of the current conditions. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction.

The building and property have been modified at various points since the time of its construction. **Table 1** below includes an accounting of these various changes recorded in the assessment record and building permit records.

**Table 1: Property and Building History**

Date	Alteration / Change	Source
C. 1882-1900	Date of construction of the original subject property	City of Berkeley Residential Building Record C. 1966.
1943	Repair (building and electrical). Cost was \$1000	Building Permit 54123, June 7, 1943
1958	Repair back porch, repair gas appliance. Cost was \$20	Building Permit 85017, July 21, 1958
1961	Roof ( <i>Likely repairs to the roof</i> ). Cost was \$190	Building Permit 93225(3241), September 21, 1961

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.



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\*Resource Name or # 3231 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

owners were the Littlefield family who likely occupied the subject property by 1958<sup>10</sup>. Elvin Littlefield lived with his wife Eddie Marie Littlefield and their children at the subject property. Elvin Littlefield was a dedicated community activist in the late 1960s and 1970s and former vice president of the Berkeley chapter of the NAACP. He served as the chairman of the South Berkeley Model Cities Program for a year, was a member of the International Association of Machinists (Locals 1304 and 824) and held the position of vice president of the South Berkeley Development Corporation. He was also a former chairman of Legal Services of Berkeley and an active member of the Berkeley Cooperative. In addition to his role as vice president of the Berkeley NAACP, he chaired its Legal Redress and Labor Industry Relations committees.<sup>11</sup> Eddie Littlefield lived at the subject property long after her husband Elvin died in 1978.<sup>12</sup> The Littlefield family owned and occupied the family for approximately 58 years. A list of known owners and occupants of 3231 Ellis Street is presented in **Table 2** below.

**Table 2: Ownership and Occupancy History**

Date	Owner / Occupant / Use	Source
1909	George C. Parsons (Owner)	The Berkeley Gazette, (June 1909) <sup>13</sup>
1910	Mr. and Mrs. C.M. Kell (Owner)	The Berkeley Gazette, (September 1910) <sup>14</sup>
1930	Meadows Ellen, H W Meadows (Owner)	1930 U.S. Federal Census <sup>15</sup>
1933	Meadows Ellen, H W Meadows (Owner)	R. L. Polk & Co.
1933	Meadows Haro (Radio Mech)	R. L. Polk & Co.
1938	H W. Meadows	Pacific Telephone
1943	Jones Ernest	R. L. Polk & Co.
1943	Paul A Doobnitsky	Oakland Tribune (April 1943) <sup>16</sup>
1945	Paul A Doobnitsky	The Pacific Telephone & Telegraph Co.
1950	Helen P R Plotkisi	The Pacific Telephone & Telegraph Co.
1958	Elvin Littlefield	Building Permit 85017, July 21, 1958
2014	Eddie Littlefield	Cole Information
2017	Laura Landolf	Cole Information
2020	Laura Landolf	Edr Digital Archive
2020	Warren Woodward	Edr Digital Archive

Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

<sup>10</sup> City of Berkely, Building Permit 85017, July 21, 1958.

<sup>11</sup> "Rites set for community activist Elvin Littlefield" *The Berkeley Gazette*, October 4, 1978.

<sup>12</sup> Ibid.

<sup>13</sup> "Two Little Girls Burglarize House", *The Berkeley Gazette*, April 25, 1906.

<sup>14</sup> "Searching for lost Nephew", *The Berkeley Gazette*, September 27, 1910.

<sup>15</sup> 1930 U.S. Federal Census, available at <https://www.ancestry.com>.

<sup>16</sup> "Sparks from Chimney Cause \$1500 Fire" *Oakland Tribune*, April 16, 1943.



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**CONTINUATION SHEET**

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\*Resource Name or # 3231 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Modern style on the altered building does not rise to the level necessary for inclusion in the National Register. Therefore, 3231 Ellis Street does not appear eligible for individual listing under Criterion C.

Summary

The residential building at 3231 Ellis Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

**\*B12. References:** (Continued from page 2)

Alta Archaeological Consulting. Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California. October, 2024.

Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California. October, 2024.

"Berkeleyan Feted On 93rd Birthday", *The Oakland Post Enquirer*, January 11, 1940

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

City of Berkeley. Property records and building permits for 3231 Ellis Street. On file at the City of Berkeley Permit Service Station.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.2. September 27, 2024.

"Rites set for community activist Elvin Littlefield" *The Berkeley Gazette*, October 4, 1978.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Volume 2, sheet 213.

----. Insurance Maps of Berkeley, California. 1950. Volume 2, sheet 213.

"Searching for lost Nephew", *The Berkeley Gazette*, September 27, 1910.

Simon Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

"Sparks from Chimney Cause \$1500 Fire" *Oakland Tribune*, April 16, 1943.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

"Two Little Girls Burglarize House", *The Berkeley Gazette*, April 25, 1906

U.S. Federal Census. 1900–50. Accessed October 4, 2024, <https://www.ancestry.com>

U.S. Marriage Index. 1949-1950. Accessed October 4, 2024, <https://www.ancestry.com>

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary [Abstract]  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 10

\*Resource Name or #: 3230 Ellis Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11; B.M. MDM  
 Address 3230 Ellis Street City Berkeley Zip 94703

UTM: Zone 10S, 563966.36 mE/ 4189336.44 mN; NAD 83

e. Other Locational Data: APN 052-1533-004

**\*P3a. Description:** The property at 3230 Ellis Street is occupied by a one-and-a-half-story, single-family residential building that features an irregular footprint, is clad variously in channel-drop and lap wood siding and fish-scale wood shingles below the gables, and is capped by a cross-gabled roof covered with asphalt shingles. A driveway is located along the south property line.

The primary (east) façade faces Ellis Street. The building is set back from the east property line behind a small, landscaped front yard. At the south end of the façade is an L-shaped porch with turned wood posts, carved wood brackets, and a spindlework frieze above. Located within the porch on the first floor is a partially glazed, paneled wood entry door and one double-hung, wood-sash windows with ogee lugs. (This window type is typical on all façades.) To the north of the porch is an angled bay with three windows; the two outer windows feature carved wood brackets that form a type of "hood." Farther to the north, the façade is recessed and features one window on the first floor. Above the angled bay is a box bay with a pair of windows. The upper floor of the façade terminates in a gable with a simple, wood bargeboard; the south slope of the gable forms a catslide roof over the covered porch.

The side (north and south) façades are partially obscured by wood security fences. Both façades feature one window at the upper floor below a gable. The rear (west) façade is not visible from the public right-of-way.

**\*P3b. Resource Attributes:** HP2. Single-family property

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



P5b. Description of Photo: Oblique view of the primary (east) façade of 3230 Ellis Street, view facing southwest.

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both  
 ca. 1900 (3230 Ellis Property Card, on file at the City of Berkeley; 1900 U.S. Federal Census)

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

Christopher Linvill Trust  
 3230 Ellis Street  
 Berkeley, CA 94703

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

**\*P9. Date Recorded:** September 25, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

**\*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

Primary # [Abstract]  
 HRI#

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 3230 Ellis Street  
 Page 2 of 12

\*NRHP Status Code 6Y

- B1. Historic Name: 3230 Ellis Street
- B2. Common Name: 3230 Ellis Street
- B3. Original Use: Single-family residence
- B4. Present Use: Single-family residence

\*B5. **Architectural Style:** Altered Queen Anne

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject building was constructed ca. 1900. For additional information about known alterations, see Table 1.

\*B7. **Moved?**  No  Yes  Unknown **Date:** N/A **Original Location:** N/A

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

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme** Early 20<sup>th</sup>-century residential development

**Area** Lorin District, South Berkeley

**Period of Significance** N/A

**Property Type** N/A

**Applicable Criteria** N/A

The subject building at 3230 Ellis Street does not possess significance under any National Register of Historic Places (National Register) criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a significantly altered example of a Queen Anne-style single-family residential building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta Archaeological Consulting (Alta). Because the subject building does not possess significance, no further assessment of integrity is provided. 3230 Ellis Street is recommended ineligible for listing in the National Register.

Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

(Continued on page 3)

B11. Additional Resource Attributes: N/A

\*B12. **References:** Continued on page 9

B13. Remarks: None

\*B14. **Evaluator:** Johanna Kahn, ESA

\***Date of Evaluation:** October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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\*Resource Name or # 3230 Ellis Street

\*Recorded by: Johanna Kahn, ESA

\*Date: October 2024

Continuation

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\*B10. **Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."<sup>2]</sup>

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>3</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>4</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>5</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*<sup>6</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

<sup>2</sup> Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, Oct 2024, 11.

<sup>3</sup> Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>4</sup> Ibid.

<sup>5</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>6</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

State of California — Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # [Abstract] HRI # Trinomial
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\*Recorded by: Johanna Kahn, ESA                      \*Date: October 2024                       Continuation                       Update

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject property is in South Berkeley, specifically in the historic Lorin District neighborhood, the majority of which is comprised of residential buildings with moderate commercial infill particularly along Adeline Street. The 1911 Sanborn Fire Insurance Company map (Sanborn map) depicts the subject property at 3230 Ellis Street as being developed with a one-and-a-half-story, single-family dwelling with a small, covered porch on the primary (east) façade, a smaller dwelling at the northwest corner of the parcel, and two sheds (Figure 1). No changes to the residence appear on the 1950 Sanborn map, but the smaller dwelling and sheds had been removed, and a detached garage had been constructed at the southwest corner of the parcel (Figure 1). No further alterations had been made by 1963 (Figure 2). While building records on file at the City of Berkeley do not include the original building permit for 3230 Ellis Street, they include a note that the dwelling was constructed in 1900.<sup>8</sup> Additionally, the 1900 U.S. Federal Census confirms that the subject building was occupied that year and owned by the Robinson family. For these reasons, the subject building is believed to have been constructed ca. 1900.

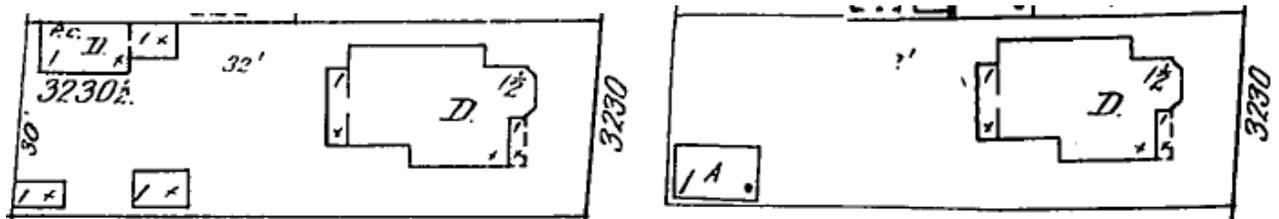


Figure 1. Site plans of 3230 Ellis Street in 1911 (left) and 1950 (right). North is up.  
 Source: Sanborn maps.

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

<sup>8</sup> "3230 Ellis Property Card," on file at the City of Berkeley.

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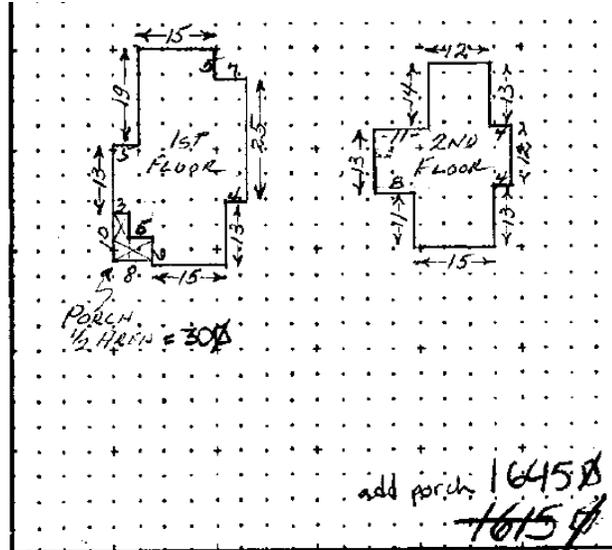


Figure 2. Footprint of 3230 Ellis Street, ca. 1963. West is up.  
Source: "3230 Ellis Property Card," on file at the City of Berkeley.

Preliminary research indicates that the subject building has continuously functioned as a single-family residence since the time of its construction. According to building permits and other property records on file at the City of Berkeley, several changes were made to the property over time, and they are listed in **Table 1** below. Included are the demolition of the second dwelling and two sheds on the parcel and the construction of a detached garage in before 1950 (no longer extant); recladding the residence in aluminum siding in 1961; installation of one new window and one interior door in 1973 (locations unknown); replacing unspecified areas of the original brick foundation with concrete in 1990; and various, unspecified repairs and alterations in the 1990s. Other undocumented alterations observed by ESA staff include the replacement of the 1961-era aluminum siding with horizontal wood siding sometime before 2011, installation of the current horizontal wood siding, window moldings, and decorative brackets ca. 2011–18; and recent reroofing (**Figure 3**).<sup>9</sup>



Figure 3. Photograph of 3230 Ellis Street, January 2018. Note that the current siding, window moldings, and decorative brackets were not yet installed. Source: Google Maps.

<sup>9</sup> Street view of 3230 Ellis Street, Google Maps, April 2011 and January 2018, accessed October 1, 2024, <https://www.maps.google.com>.

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**Table 1: Property and Building History**

Date	Alteration / Change	Source(s)
ca. 1900	Building originally constructed	3230 Ellis Property Card, on file at the City of Berkeley 1900 U.S. Federal Census
ca. 1900-11	A second small dwelling (3230 ½ Ellis Street) and two sheds were constructed on the subject property. All were demolished by 1950.	1911 Sanborn Map
1928	"Replace roof"	Building permit 31316, September 7, 1928
Unknown (before 1950)	A detached garage was constructed at the southwest corner of the subject property.	1950 Sanborn Map
1961	"Apply aluminum siding on exterior of house"	Building permit 91660, March 1, 1961
1971	"General termite work"	Building plan review 092971943, September 29, 1971
1973	Install new window and interior door (exact locations not specified)	Building plan review 102373920, October 23, 1973
1990	"Replacing brick foundation with concrete"	Building permit 33285, February 21, 1990
1992	Alterations (unspecified)	Building permit 92-2024, November 17, 1992
1993	Misc. alterations (unspecified)	Building permit 93-6301, October 5, 1993
	Misc. alterations (unspecified)	Building permit 93-7132, November 30, 1993
Unknown (before 2011)	1961-era aluminum siding replaced with horizontal wood siding	Google Maps, April 2011
ca. 2011–18	Installation of the current horizontal wood siding, window moldings, and decorative brackets	Google Maps, April 2011 and January 2018

*Ownership and Occupancy*

A list of known owners and occupants of 3230 Ellis Street is presented in **Table 2** below. Preliminary research confirmed that the original owner of the subject building was Albin (or Albion) Robinson, a carpenter, who lived there with his wife, stepson, and sister-in-law in 1900.<sup>10</sup> After Albin Robinson died in 1905,<sup>11</sup> his wife, Hannah Robinson, remained in residence and was the sole property owner until her death in 1932. During her ownership, there were other occupants in the house, and they were likely boarders. By 1938, 3230 Ellis Street was occupied by John Kolb, a driver and salesman, and his family; the 1940 and 1950 U.S. Federal Census lists Kolb as the property owner. There have been several other owner-occupants including Alfred Thomas and his family (ca. 1955–ca. 1967), Paul W. Hammond (ca. 1973), Eric D. Arbucci (ca. 1989), Allison Turner and Edwin Bish (1989–ca. 1995), Moira Moniz (ca. 1999–ca. 2006), and Christopher Linvill (ca. 2010–present).

**Table 2: Ownership and Occupancy History**

Date	Owner / Occupant / Use	Source
1900	Albin Robinson (carpenter) (owner) Hannah L. Robinson (wife) Frederick Gunther (stepson) Minnie Kimball (sister-in-law)	1900 U.S. Federal Census
1902	Albin Robinson (carpenter)	Polk-Husted Directory

<sup>10</sup> 1900 U.S. Federal Census, available at <https://www.ancestry.com>.

<sup>11</sup> "Robinson [Albin]" (obituary), *San Francisco Call*, March 6, 1905, 10.

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1903	Charles F. Guenther (printer) Albion Robinson (builder)	Polk-Husted Directory
1906	Mr. Gunther Mrs. Hannah L. Robinson	"Refugees at South Berkeley," <i>Berkeley Gazette</i> , April 28, 1906, 5 Polk-Husted Directory
1908	J.R. Mott	"Talks on Teeth," <i>Alameda Times Star</i> , June 13, 1908, 20
1910	Hannah L. Robinson (owner) Roomers: John McDonald (hotel man), Walter Bailes (traveling salesman), Charles Gunther (son, printer), Charles Garciona (driver), William Wilson (mill man)	1910 U.S. Federal Census
1912	Charles McCarthy (ironworker)	"Said Steak Was Tough," <i>Oakland Enquirer</i> , May 6, 1912, 20
1914	W.L. Swoap (contractor)	Polk-Husted Directory
1920	Hannah L. Robinson (owner) James Tennant	1920 U.S. Federal Census "Tennant Copy Holder for Typewriters," <i>Office Appliances</i> 32, no. 2 (August 1920), 40
1924	W.L. Swoap (contractor)	<i>Building and Engineering News</i> 24, no. 27 (July 5, 1924), 34
1927	Hannah L. Robinson (widow of Albion)	Polk-Husted Directory
1928	Mrs. Robertson (Robinson?) (owner) Joseph A. Swallow (fieldman for Berkeley City Assessor)	Building permit 31316, September 7, 1928 R.L. Polk and Co. of California
1930	Hannah L. Robinson (owner)	1930 U.S. Federal Census
1938	John L. Kolb (driver) and Elsie Kolb	R.L. Polk and Co. of California
1940	John L. Kolb (salesman) (owner) Elsie Kolb (wife) Children Richard, Ramon, and Joyce	1940 U.S. Federal Census
1947	Ramon Kolb	"Swimmers Report Wallet Thefts," <i>Oakland Post-Enquirer</i> , May 2, 1947, 12
1950	John L. Kolb (salesman) (owner) Elsie Kolb (wife) Children Richard, Ramon, and Joyce	1950 U.S. Federal Census
1955	Alfred Thomas	Pacific Telephone & Telegraph Co.
1959	John E. Thomas	"Bake Goods Stolen Here," <i>Berkeley Gazette</i> , June 23, 1959, 11
1962	Alfred, Minnie, and John Thomas	"Wife Shot; Mate Held," <i>Berkeley Gazette</i> , November 17, 1962, 1
1967	Alfred and Minnie Thomas (owners)	Gas permit 5725, August 14, 1967
1970	R.M. Roseman	Pacific Telephone Directory
1973	Paul W. Hammond (owner)	Building plan review 102373920, October 23, 1973
1981	Henry Yeaton (instrument maker)	Susan Caust Farrell, <i>Directory of Contemporary American Musical Instrument Makers</i> (Columbia, MO: University of Missouri Press, 1981), 152
1989	Eric D. Arbucci (owner/seller); Allison Turner and Edwin Allen Bish II (buyers)	Residential Energy Conservation Ordinance Transfer of Responsibility from Seller to Buyer, August 31, 1989
1990	Allison Turner and Edwin A. Bish (owners)	Letter from City of Berkeley, July 18, 1990



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significant in the residential history of the neighborhood. For these reasons, 3230 Ellis Street does not appear to possess significance under Criterion A.

*Criterion B – Person*

Preliminary research did not identify any significant associations between 3230 Ellis Street and important persons. City directories, census data, and newspaper articles identified several property owners, beginning with Albion Robinson, an elderly carpenter, in 1900. The Robinson family retained ownership for 32 years. The next owner was John Kolb, a driver and salesman, who lived in the subject building with his family for an unconfirmed period of time. Since the 1970s, the building has been owned by a series of relatively short-term owners. The current owner, Christopher Linvill (an architect, a former commissioner and chairperson of the Berkeley Landmarks Preservation Commission, and a current member of the Berkeley Architectural Heritage Association's board of directors),<sup>13</sup> has owned the property since 2010. Preliminary research does not indicate that the subject building—a single-family residence—would be significantly associated with the productive life (i.e., the time period when he or she would have gained importance within his or her profession or group) of any individual or family. For this reason, 3230 Ellis Street does not appear to possess significance under Criterion B.

*Criterion C – Design/Construction*

The subject building appears to have continuously functioned as a single-family residence (occasionally with boarders) since its construction ca. 1900. A review of property records (including building permits) on file at the City of Berkeley clearly indicates that it has been significantly remodeled since the 1960s. Documented changes include the installation of aluminum siding in 1961, installation of one new window in 1973, replacing some or all of the original brick foundation with concrete in 1990, unspecified alterations during the 1990s, replacement of the 1961-era aluminum siding sometime before 2011, and the installation of the current horizontal wood siding, window moldings, and decorative brackets ca. 2011–18. Despite these alterations, the subject building largely retains its original massing and footprint. However, considering the extensive removal and/or replacement of original materials and recent rehabilitation, the subject building no longer embodies the characteristics of a genuine Queen Anne-style residence. (Many more intact, contemporary examples of this building type and style can be seen within a few blocks of the subject building.) For these reasons, 3230 Ellis Street does not appear to possess significance under National Register Criterion C.

*Criterion D – Information Potential*

While most often applied to archaeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information, and the information must be considered important. Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Summary

The subject building at 3230 Ellis Street does not possess significance under any National Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a significantly altered example of a Queen Anne-style single-family residential building that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta. Because the subject building does not possess significance, no further assessment of integrity is provided. 3230 Ellis Street is recommended ineligible for listing in the National Register.

\*B12. **References:** (Continued from page 2)

Alta Archaeological Consulting. *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*. October, 2024.

----- *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024.

"Bake Goods Stolen Here." *Berkeley Gazette*. June 23, 1959.

*Building and Engineering News* 24, no. 27. July 5, 1924.

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"Christopher Linvill, Architect at Linvill Pond Architects, Berkeley, California." LinkedIn. Accessed October 4, 2024,

<sup>13</sup> "Christopher Linvill, Architect at Linvill Pond Architects, Berkeley, California," LinkedIn, accessed October 4, 2024, <https://www.linkedin.com/in/christopher-linvill-66130b14a>.

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\*Recorded by: Johanna Kahn, ESA

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Simon, Joshua. *Lorin Station: A Brief History of South Berkeley*. March 1983.

"Swimmers Report Wallet Thefts." *Oakland Post-Enquirer*. May 2, 1947.

"Tennant Copy Holder for Typewriters." *Office Appliances* 32, no. 2. August 1920.

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Thompson, Daniella. "Park Congregational Church." Berkeley Landmarks. August 22, 2006. Accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1910–50. Accessed October 4, 2024, <https://www.ancestry.com>.

"Wife Shot; Mate Held." *Berkeley Gazette*. November 17, 1962.

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary [Abstract]  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

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\*Resource Name or #: 1710 Harmon Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM  
 Address 1710 Harmon Street City Berkeley Zip 94703

UTM: Zone 10S, 563945.59 mE/ 4189344.34 mN; NAD 83

e. Other Locational Data: APN 052-1533-002

\*P3a. Description: The property at 1710 Harmon Street is occupied by a one-story, single-family residential building that features an irregular footprint, is clad in channel-drop wood siding, and is capped by a hipped roof covered with asphalt shingles.

The primary (north) façade faces Harmon Street. The building is set back from the north property line and partially obscured by a stucco-clad, wood-frame wall set atop a low brick wall and capped by sloping wood boards. Mature trees also obscure the building, which is accessed via a wood gate in the wall. stucco-clad wall with a wood gate. A recessed entry is located at the center of the façade and is composed of a wood door with two wood-sash sidelites. The entry is flanked by banks of wood-sash windows. The façade terminates in an eave with a metal gutter at the roofline.

The side (east and west) and rear (south) façades are not visible from the public right-of-way.

\*P3b. Resource Attributes: HP2. Single-family property

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



P5b. Description of Photo: Primary (north) façade of 1710 Harmon Street, view facing south.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
 ca. 1906 (1710 Harmon Property Card, on file at the City of Berkeley) to ca. 1909  
 (ParcelQuest/Alameda County Assessor)

\*P7. Owner and Address:

Lynn G. Woltjer  
 1710 Harmon Street  
 Berkeley, CA 94703-2431

\*P8. Recorded by:

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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 <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # [Abstract] HRI#
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\*Resource Name or # 1710 Harmon Street \*NRHP Status Code 6Y  
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- B1. Historic Name: 1710 Harmon Street
- B2. Common Name: 1710 Harmon Street
- B3. Original Use: Single-family residence B4. Present Use: Single-family residence
- \*B5. **Architectural Style:** Altered Craftsman bungalow
- \*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
 The subject building was constructed ca. 1906–09. For additional information about known alterations, see Table 1.

\*B7. **Moved?**  No  Yes  Unknown Date: N/A Original Location: N/A  
 \*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. **Significance:** **Theme** Early 20<sup>th</sup>-century residential development **Area** Lorin District, South Berkeley  
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

The subject building at 1710 Harmon Street does not possess significance under any National Register of Historic Places (National Register) criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), nor are there any historically significant individuals who are associated with the building during their productive lives (Criterion B). It is a significantly altered example of the Craftsman style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential (Criterion D) is discussed in a separate report prepared by Alta Archaeological Consulting (Alta). Because the subject building does not possess significance, no further assessment of integrity is provided. 1710 Harmon Street is recommended ineligible for listing in the National Register.

Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

(Continued on page 3)

- B11. Additional Resource Attributes: N/A
- \*B12. **References:** Continued on page 8
- B13. Remarks: None
- \*B14. **Evaluator:** Johanna Kahn, ESA  
**\*Date of Evaluation:** October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.

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\*B10. **Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."²]

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].³ Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].⁴ The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.⁵ The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*⁶

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

² Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California*, Oct 2024, 11.

³ Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

⁴ Ibid.

⁵ In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

⁶ Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project*, 9–10.

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\*Recorded by: Johanna Kahn, ESA

\*Date: October 2024

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*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 10666. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject property is in South Berkeley, specifically in the historic Lorin District neighborhood, the majority of which is comprised of residential buildings with moderate commercial infill particularly along Adeline Street. The 1911 Sanborn Fire Insurance Company map (Sanborn map) depicts the subject property at 1710 Harmon Street as being developed with a one-story, single-family dwelling with a covered porch across the primary (north) façade and a small, covered porch on the rear (south) façade (Figure 1). No changes to the residence appear on the 1950 Sanborn map (Figure 1). While building records on file at the City of Berkeley do not include the original building permit for 1710 Harmon Street, they include a note that the dwelling was constructed in 1906.<sup>8</sup> Additionally, the Alameda County Assessor notes that the subject building was constructed in 1909. For these reasons, the subject building is believed to have been constructed ca. 1906–09.

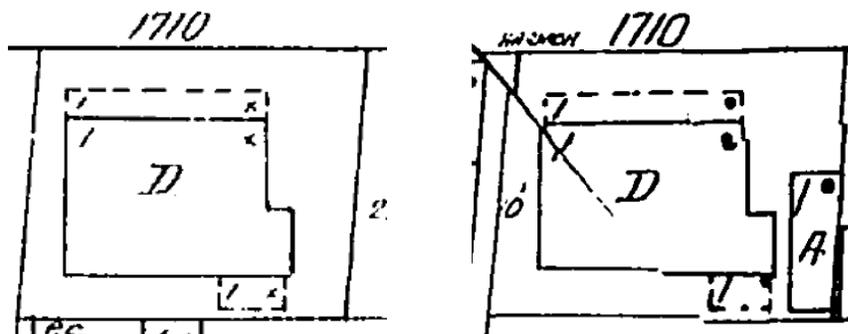


Figure 1. Site plans of 1710 Harmon Street in 1911 (left) and 1950 (right). North is up.  
 Source: Sanborn maps.

Preliminary research indicates that the subject building has continuously functioned as a single-family residence since the time of its construction. According to building permits and other property records on file at the City of Berkeley, several changes were made to the property over time, and they are listed in Table 1 below. Included are the construction of a detached garage in 1920 (no longer extant); recladding the residence in asbestos siding in 1950; various repairs and alterations to the front steps, rear porch, and rear façade in 1958; repairs to the foundation wall and front steps in 1974; and interior alterations to the kitchen and bathroom in 1982. Other undocumented alterations observed by ESA staff include the construction of a wall with a

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

<sup>8</sup> "1710 Harmon Property Card," on file at the City of Berkeley.

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\*Resource Name or # 1710 Harmon Street

\*Recorded by: Johanna Kahn, ESA

\*Date: October 2024

Continuation

Update

gate along the north property line, the front porch was infilled with windows to become part of the interior living space, and reroofing. According to historic photography, these alterations occurred sometime before April 2008.<sup>9</sup> The infilling of the front porch may have occurred as early as ca. 1950, as depicted in a sketch included in property records (Figure 2).<sup>10</sup>

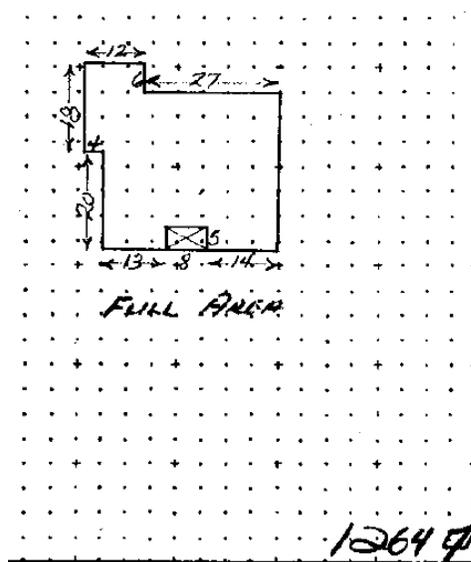


Figure 2. Footprint of 1710 Harmon Street, ca. 1950. South is up.  
 Source: "1710 Harmon Street Property Card," on file at the City of Berkeley.

**Table 1: Property and Building History**

Date	Construction/Alteration	Source(s)
ca. 1906-09	The subject building was constructed as a single-family residence.	1710 Harmon Property Card, on file at the City of Berkeley ParcelQuest/Alameda County Assessor
1920	A detached garage was constructed. It is no longer extant.	1710 Harmon Property Card, on file at the City of Berkeley
1950	"Install asbestos siding on house. Reroof garage"	Building permit 68265, September 18, 1950
1958	"Repair existing laundry porch and bring up to standard. Concrete foundation. Redwood MDSL. 2x6 floor joist 16" O.C. 2x4 studding 16" O.C. Rear wall: eliminate openings and stucco exterior and 5/8 sheetrock interior."	Building permit 84334, April 11, 1958
	Building inspector ordered that dry rotted front stair be replaced; the building must be rodent-proofed	Letter from health and safety committee, June 10, 1958, on file at the City of Berkeley
1974	"General repair foundation wall, front steps"	Building plan review 102974523, October 29, 1974
1982	Unspecified "drywall work in kitchen and bath"	Building permit 35820980, March 5, 1982
Unknown (before April 2008)	Construction of a wall with a gate along the north property line, infill of the front porch with windows to become part of the interior living space, and reroofing	Google Street View of 1710 Harmon Street, various dates April 2008–July 2024

<sup>9</sup> Street views of 1710 Harmon Street, Google Maps, various dates April 2008–July 2024, accessed October 1, 2024, <https://www.maps.google.com>.

<sup>10</sup> "1710 Harmon Property Card," on file at the City of Berkeley.

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*Ownership and Occupancy*

A list of known owners and occupants of 1710 Harmon Street is presented in **Table 2** below. Preliminary research did not confirm the original owner of the subject building at 1710 Harmon Street. According to city directories, the first known occupants were Herbert Callinan, a stereotyper at a newspaper, and his wife Ella in 1910.<sup>11,12</sup> For the next several decades, the subject building had a series of short-term occupants, and this suggests that they may all have been renters rather than owners. The first apparent owner was Celestine Newell in 1950.<sup>13</sup> Various records list her as either the owner or occupant until 1962; during this period, she may have lived there with her husband and a third person named Antoinette Dastros. In 1974, R.A. Smith and J.A. O’Hearn were named as the property owners on a building plan review document.<sup>14</sup> By 1982, the property was owned by Gilbert Woltjer, and his relative, Lynn Woltjer is listed as the owner and/or occupant from 1997 to 2024. Other occupants who are apparently unrelated to the Woltjers resided in the subject building during the Woltjers’ ownership.

**Table 2: Ownership and Occupancy History**

Date	Owner / Occupant / Use	Source
1910	Herbert E. Callinan (occupant, stereotyper at a newspaper)	Polk-Husted Directory Co.
	Herbert and Ella Callinan	1910 U.S. Federal Census
1911	C.H. Elrod (occupant)	"Dogs Attack Children," <i>San Francisco Examiner</i> , May 22, 1911, 3
1913	Miss N.B. Kirby (occupant)	"Eggs," <i>San Francisco Call</i> , April 13, 1913, 11
1914	Benjamin G. Kauffmann (occupant)	Polk-Husted Directory Co.
1919	Capt. John G. Hagen and wife (occupants)	"The Meddler," <i>Oakland Tribune</i> , June 8, 1918, B3
1928	Roy E. Teagar (baker) and Ella C. Teagar (occupants)	R.L. Polk and Co. of California
1939	Alice Jensen (occupant)	"Bay Postal Clerk Faces Theft and Bigamy Charges," <i>San Francisco Examiner</i> , April 14, 1939, 9
1943	Mrs. Antoinette Dastros (occupant)	R. L. Polk & Co.
	Elmer Newell (shipyard worker) and Celestine Newell	R. L. Polk & Co.
1950	Mrs. E. Newell (owner)	Building permit 68265, September 18, 1950
1951	Elmer Newell (Albers Milling Co.) and Celeste H. Newell (occupants)	"Elmer Newell," <i>Berkeley Gazette</i> , November 16, 1951, 20
1958	Celeste Newell (owner)	Building permit 84334, April 11, 1958
1959	Antoinette Dastros (occupant)	"Deaths," <i>Oakland Tribune</i> , March 13, 1959, D55
1962	Mrs. Celeste Newell (occupant)	Pacific Telephone
1974	R.A. Smith and J.A. O’Hearn (owners)	Building plan review 102974523, October 29, 1974
1982	Gilbert Woltjer (Owner)	Plumbing permit 2-1820305
1986	Theresa Laferriere (occupant)	Pacific Bell White Pages
1997	Lynn P. Woltjer (owner)	Mechanical permit 97-372, January 28, 1997
2000	IRVIN HANNS (occupant)	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information
2014	LYNN WOLTJER (occupant)	Cole Information
2017	DAVID GUFFY (occupant)	Cole Information

<sup>11</sup> 1910 City of Oakland Directory (Polk-Husted Directory Co., 1910).

<sup>12</sup> 1910 U.S. Federal Census, available at <https://www.ancestry.com>.

<sup>13</sup> Building permit 68265, September 18, 1950, on file at the City of Berkeley.

<sup>14</sup> Building plan review 102974523, October 29, 1974, on file at the City of Berkeley.







State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary [Abstract]  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 10 **\*Resource Name or #:** 3218 Ellis Street

**P1. Other Identifier:** None

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

**\*a. County** Alameda

**\*b. USGS 7.5' Quad** Oakland West **Date** 2021 **T** 01S ; **R** 04W ;  $\frac{1}{4}$  of  $\frac{1}{4}$  of **Sec** 11 ; **B.M.** MDM  
**Address:** 3218 Ellis Street **City:** Berkeley **Zip:** 94703

**UTM:** Zone 10 S 563881.69 mE/ 4189319.53 mN; NAD 83

**e. Other Locational Data:** APN: 052-1534-010

**\*P3a. Description:**

The property at 3218 Ellis Street is occupied by a two-story-over-basement, multi-family residential building constructed ca. 1906 in the Italianate architectural style. It has an approximately rectangular footprint. It is capped by flat roof with projecting eaves that are supported by corbels. Columns of stacked window bay flank the entry porch that is set off by a pedimented porch supported by circular columns. The building is clad with wood shingles at the first and second stories and wood lap siding at the basement.

The primary (east) façade faces Ellis Street and features a central, pedimented porch supported by simplified Ionic columns. The porch contains the entrances to two units 3218 and 3220 Ellis Street. A central concrete stair with a metal handrail is flanked by pony walls covered in horizontal wood siding provides access to the porch. Two replacement one-over-one, single-hung vinyl sash windows are located at the second floor above the entry porch. The entry is flanked by two-story window bays with replacement one-over-one vinyl sashes.

Continued on page 3.

**\*P3b. Resource Attributes:** HP3. Multi-Family Residential building.

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



**P5b. Description of Photo:** View of the side (east) elevation of 3218 Ellis Street Street, facing west.

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both  
 C. 1907, Source: City of Berkeley Property Card for 3218 Ellis

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

Paul Aguirre TR and Vinella Peter  
 633 Ocean Ave,  
 Richmond, CA 94801-3731

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

**\*P9. Date Recorded:** September 25, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

**\*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**

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- B1. Historic Name: 3218 Ellis Street
- B2. Common Name: 3218 Ellis Street
- B3. Original Use: Multi-family Residence
- B4. Present Use: Multi-family Residence
- \*B5. Architectural Style: Italianate
- \*B6. Construction History: (Construction date, alterations, and date of alterations)  
The subject property was constructed in C. 1906. For additional information on known alterations to the subject property see Table 1.
- \*B7. Moved?  No     Yes     Unknown    Date:      Original Location: 3218 Ellis Street
- \*B8. Related Features:
- B9a. Architect: Unknown      b. Builder: Unknown
- \*B10. Significance: Theme Early 20<sup>th</sup>-century residential development      Area Lorin District, South Berkeley  
Period of Significance: N/A      Property Type: N/A      Applicable Criteria: N/A

The residential building at 3218 Ellis Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting.

**Berkeley and General Area**

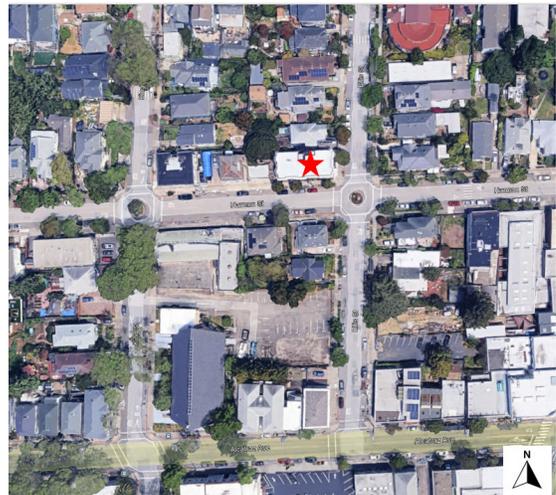
The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

- B11. Additional Resource Attributes: none
- \*B12. References:  
See Continuation Sheet
- B13. Remarks:
- \*B14. Evaluator: Anokhi Varma, ESA  
Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California, October, 2024*, 9.

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**\*P3a. Description (continued):**

The secondary (south) façade faces Harmon Street with the entrance to the units addressed as 1717-1719 Harmon Street at the southwest corner. A recessed porch with a broken segmental pediment supported by simplified ionic columns with single wood paneled door serves as the entrance to the remaining units. A one-over-one, single-hung vinyl sash window is present on the second floor above the entrance. The porch is flanked by a pair of one-over-one single-hung windows with wood surrounds and sills at the first and second floor. The southeast portion of the façade features a set of two and three one-over-one single-hung vinyl sash windows at the first and second floor. The building features a heavy, bracketed, wood cornice and a wood belt course at the water table. The rear (west) façade is similar to the front (east) façade with bay windows at the first and second floor.

**\*B10. Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. [“In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968.”]<sup>2</sup> The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].<sup>3</sup> Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].<sup>4</sup> The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.<sup>5</sup> The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*<sup>6</sup>

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and

<sup>2</sup> Ibid., 11

<sup>3</sup> Daniella Thompson, “Park Congregational Church,” Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

<sup>4</sup> Ibid.

<sup>5</sup> In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. “Lorin District, Berkeley, California,” Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

<sup>6</sup> Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, 9–10.

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Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

#### *Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

#### Subject Property

##### *Property and Building History*

The subject property is located in the historic Lorin District neighborhood, the present-day South Berkeley. According to the City of Berkeley Property Card for 3218 Ellis Street, the residence was constructed in 1907, however a newspaper article from 1906 indicates that the subject property was already developed by then.<sup>8</sup> The property was listed for sale multiple times throughout 1906 as a home with 10 rooms, hall, bath on a 100x135 lot, located 2 blocks from a car line.<sup>9</sup> The 1911 Sanborn Fire Insurance Company map depict the property at 3218 Ellis Street as a two-story, multi-family residence with four flats (**Figure 1**). A one-story structure is present to the northwest of the subject property. By 1929, a one-story garage was present to the west of the subject property (**Figure 2**). Per the 1950 Sanborn map, the footprint of the building appears to unchanged.

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

<sup>8</sup> "For Sale", *San Francisco Bulletin*, September 16, 1906.

<sup>9</sup> *Ibid.*

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Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. The building and property have been modified at various points since the time of its construction.

The four flats of the subject property include addresses: 3218-3220 Ellis Street and 1717-1719 Harmon Street. Table 1 below includes an accounting of these various changes recorded in the assessment record and building permit records.

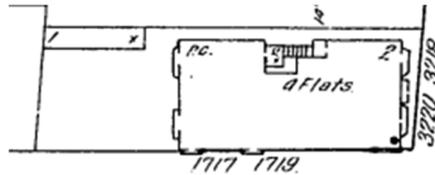


Figure 1. Site plans of 3218 Ellis Street in 1911. North is up.  
 Source: Sanborn maps.

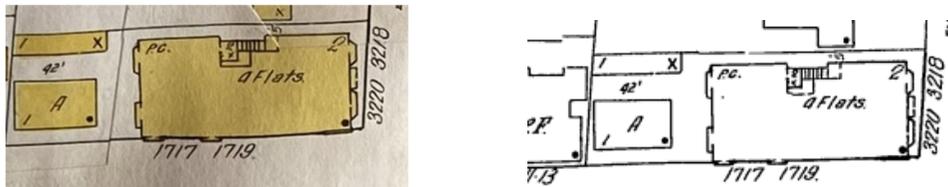


Figure 2. Site plans of 3218 Ellis Street in 1929 (left) and 1950 (right). North is up.  
 Source: Sanborn maps.

**Table 1: Property and Building History**

Date	Alternation / Change	Source
1906	Date of construction of the subject property	San Francisco Bulletin, (September 1906) <sup>10</sup>
1957	Remove shingles from side wall of second story and cover same with red wood rustic siding. Install metal galvanized gutter, new kitchen sink and cabinets, sheet rock in one room, two new metal windows, remove one partition to enlarge room, paint exterior and interior. Cost was \$3,275.	Building Permit 82717, August 12, 1957
1978	Repair work on front porch steps, repair termite damage, add concrete foundation to service stair, minor repair to the staircase. Cost was \$1997.	Building Permit 82478232, August 23, 1978
1979	Electrical permit for new light fixtures, receptacles, and switches.	Building Permit 1003791865, October 3, 1979
1981	Termite repair. Cost was \$216	Building Permit 0819819123, August 19, 1981
1998	Changes to the building within the existing footprint. (Plans submitted to the City Planning department were approved but the permit appears to be cancelled.) (permit not legible)	September 29, 1998
2015	Add 160 square feet to the lower floor within existing footprint,. Relocate bath, replace foundation, kitchen remodel.	Building Permit B2015-04815, October 2, 2015

<sup>10</sup> Ibid.



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1950	Basford Cora Mrs R	The Pacific Telephone & Telegraph Co.
1962	Williams Perry A	Pacific Telephone
1975	Blackmon J	Pacific Telephone
1980	Miller Theresa	Pacific Telephone
1995	Emery, Dawn	Cole Information
2000	Switzer Adrian	Pacific Bell
	Adam Jankowitz	Cole Information
2005	Marya George	Cole Information
2010	K Harris-Charles	Cole Information

**Table 4: Occupancy History of 3220 Ellis Street**

Date	Occupant / Use	Source
ca.1908	J. R. Mott	Oakland Tribune (July 1908) <sup>18</sup>
1925	Wolff Marcus D R	R. L. Polk & Co. of California
1933	Lassich Peter	R. L. Polk & Co.
1943	Silva Chas D Amena E (Cabinetmake)	R. L. Polk & Co.
1945	Silva C D R	The Pacific Telephone & Telegraph Co.
1950	Silva Minnie Mrs R	The Pacific Telephone & Telegraph Co.
1959	Mr. and Mrs. Henry Bess	The Berkeley Gazette (March, 1959) <sup>19</sup>
1962	Green Matilda	Pacific Telephone
	Robinson M T	Pacific Telephone
1970	Green Matilda Mrs	Pacific Telephone Directory
1991	Goldberg Matthew A	Pacific Bell White Pages
	Goldberg Mayer	Pacific Bell White Pages
	Weinberg Paul B	Pacific Bell White Pages
	Weinberg Rebecca A	Pacific Bell White Pages
	Weinberg Steven L	Pacific Bell White Pages
	Weinberg V CD	Pacific Bell White Pages
1995	Manaugh, Sara	Cole Information
2000	Cefalu Chris & Heather	Pacific Bell
2000	Chris Cefalu	Cole Information
2005	Fletcher Williams	Cole Information
2014	Jacqueline Mack	Cole Information

<sup>18</sup> "Talk on Teeth by The Rex Dental Co", *Oakland Tribune*, July 26, 1908.

<sup>19</sup> "Boy, 13, in Arson Quiz", *The Berkeley Gazette*, March 6, 1959.

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**Table 5: Occupancy History of 1717 Harmon Street**

Date	Occupant / Use	Source
1943	Froines Henry W Ruby S	R. L. Polk & Co.
1962	Lyons E	Pacific Telephone
1995	Caples, Yvonne	Cole Information
2000	Shelby Angela	Pacific Bell
2014	Timothy Ferk	Cole Information
2017	Heather Gaumer	Cole Information

**Table 6: Occupancy History of 1719 Harmon Street**

Date	Occupant / Use	Source
1943	Rogers Kenneth H Ruth E Lab H	R. L. Polk & Co.
1962	Daigle Anna	Pacific Telephone
1992	Fraser Paul	Pacific Bell Directory
2000	Feola Michael	Pacific Bell
2005	Isabeaux	Cole Information
2014	Nate Steffen	Cole Information

Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

*Integrity*

For a property to be eligible for listing in the National Register, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. National Park Service guidance in "How to Apply the National Register Criteria for Evaluation" present seven aspects of integrity that should be considered when evaluating buildings as potential historic resources.<sup>20</sup> They are location, design, setting, materials, workmanship, feeling, and association.

<sup>20</sup> California Office of Historic Preservation, *Instructions for Recording Historical Resources*, (Sacramento: Office of Historic Preservation, 1995). Accessed October 4, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

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Primary # [Abstract]  
HRI #  
Trinomial

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\*Resource Name or # 3218 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Significance Evaluation

The subject property at 3233 Ellis Street is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California prepared by Alta Archaeological Consulting.

*Criterion A – Events*

3218 Ellis Street was originally constructed in ca.1906 in the historic Lorin District, the present-day South Berkeley neighborhood. The multi family residence was constructed almost a decade after the development of the Lorin District (ca.1871-1891). It has no association with the initial establishment of the Lorin District, nor does 3218 Ellis Street represent any significant changes in the evolution of South Berkeley's urban planning or neighborhood development. The neighborhood was one of several early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American entry into World War I. 3218 Ellis Street is one of many residences which were constructed within walking distance of areas served by streetcar lines and was advertised as such. Moreover, research did not identify significant historic events related to 3218 Ellis Street. Therefore, 3218 Ellis Street does not appear to be eligible for individual listing under Criterion A.

*Criterion B – People*

The preliminary research does not indicate that there are any significant associations between 3218 Ellis Street and significant people or businesses. Since the time of construction, the multi-family subject property has had several tenants and various owners. The earliest known owner of the subject property was Mrs. Gace Norman, who worked in real estate and sold the building in ca.1907. Preliminary research did not uncover any subsequent owners until Mr. Thomas Bowling ca. 1957, Mr. Albert Fisher, ca. 1978 and Mr. and Mrs. P. Vinella ca. 1979 to present. A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person of significance having lived in or been associated with the subject property. Therefore, 3218 Ellis Street does not appear eligible for individual listing under Criterion B.

*Criterion C – Design*

3218 Ellis Street is a two-story, multi-family residential building featuring an approximately rectangular footprint with Italianate architectural features such as a flat roof with projecting eaves supported by corbels, bay windows, and pedimented entry porches. Research did not reveal a known architect or builder associated with the original design or construction of the property. The subject property was likely constructed ca. 1906, when several multi-family residences were developed within walking distance of the train stations. The residence retains its original footprint and use and likely a majority of its original features from the time of its construction, such as the flat roof with projecting eaves, elaborate cornice with dentils, bay windows, and elaborate entry porches. However, the subject property is a nice, but not notable example of the Italianate architectural style as applied to a multi-family building. It does not rise to the level necessary for inclusion in the National Register. Therefore, 3218 Ellis Street does not appear eligible for individual listing under Criterion C.

Summary

The residential building at 3218 Ellis Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

**\*B12. References:** (Continued from page 2)

Alta Archaeological Consulting. Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California. October, 2024.

Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California. October 2024.

"Boy, 13, in Arson Quiz", *The Berkeley Gazette*, March 6, 1959

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

"Child Attacked by Vicious Dog" *The Berkeley Gazette*, April 20, 1912

City of Berkeley. Property Card for 3218 Ellis Street. On file at the City of Berkeley Permit Service Station. Berkeley, California.

"Died" *The Berkeley Gazette*, July 30, 1906.

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DEPARTMENT OF PARKS AND RECREATION  
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HRI #  
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\*Resource Name or # 3218 Ellis Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

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Environmental Data Resources, Inc. City Directory Report for 1708 Harmon St 106. Inquiry Number: 7776338.2. September 27, 2024.

"For Sale", *San Francisco Bulletin*, September 21, 1906.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Sheet 192.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1950. Sheet 192.

Simon, Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

"Talk on Teeth by The Rex Dental Co", *Oakland Tribune*, July 26, 1908

U.S. Public Records Index, 1980

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

Page 1 of 9 \*Resource Name or #: 1701 Harmon Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM  
 Address 1701-1709 Harmon Street City Berkeley Zip 94703

UTM: Zone 10 S 563923.41 mE/ 4189366.77 mN; NAD 83

e. Other Locational Data: APN: 052-1534-011

**\*P3a. Description:**

The subject property is occupied by two historic-age buildings: one at 1701 Harmon Street and the other at 1707 Harmon Street.

1701 Harmon Street is a two-story apartment building that features a rectangular footprint, is clad in stucco and is capped with a flat roof. Immediately east of the building is a paved parking area. The primary (south) façade faces Harmon Street. The first floor features a central recessed entry with concrete steps and a recessed entrance that is framed by engaged pilasters supporting a shallow shed roof. A small one-over-one single-hung, metal sash, window and a metal sliding window are located on either side of the recessed entry at the first floor. The metal sliding windows have a central arched feature recessed into the stucco finish. The second floor is symmetrically composed with pairs of single-hung, one-over-one windows and pairs of metal sliding windows. All the windows are replacement windows.

(Continued on Page 3)

**\*P3b. Resource Attributes:** HP 3. Multiple Family Property.

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



P5b. Description of Photo: View of the primary (south) façade of 1701 Harmon, facing north

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both  
 Ca. 1924 City of Berkeley Property Card for 1701 Harmon Street.

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

Humphrey C. Lau  
 13958 Tortuga Rd,  
 San Leandro, CA 92600-4555

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

**\*P9. Date Recorded:** September 25, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

**\*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 Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 1701 Harmon Street \*NRHP Status Code 6Y  
 Page 2 of 9

B1. Historic Name:  
 B2. Common Name: 1701 and 1709 Harmon  
 B3. Original Use: Multi- Family residence B4. Present Use: Multi- Family residence  
 \*B5. Architectural Style: Minimal Classical stye stucco-box multi-family residence  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The subject property was constructed in 1924. For additional information on known alterations to the subject property see Table 1

\*B7. Moved?  No  Yes  Unknown Date: Original Location:  
 \*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Early 20<sup>th</sup>-century residential development Area Lorin District, South Berkeley  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

The residential buildings at 1701 and 1707 Harmon Street are recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting.

**Berkeley and General Area**

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

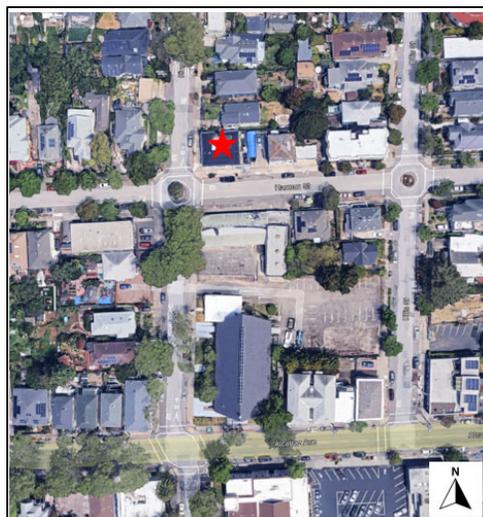
Continued on page 3.

B11. Additional Resource Attributes: (List attributes and codes)  
 \*B12. References:

See Continuation Sheet

B13. Remarks: None

\*B14. Evaluator: Anoki Varma, ESA  
 \*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California, October, 2024, 9.

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DEPARTMENT OF PARKS AND RECREATION  
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\*Resource Name or # 1701 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

\*P3a. **Description:** (Continued from page 1)

The secondary (west) façade features a central projection with a pair of one-over-one, single-hung replacement windows flanked by replacement fixed windows at the first and second floor. Other fenestration includes paired, and single, one-over-one, single-hung replacement windows at the first and second floor. The rear (north) façade is not visible from the public right of way. The east façade is partially visible and features a similar central projection and fenestration patterns.

1709 Harmon Street is a two-story-over-basement, residential flats building. It has a rectangular footprint, is clad in stucco, and is capped by a hip roof.

The primary (south) façade faces Harmon Street. A faux arched entryway with concrete steps at the southeast corner of the façade leads to the upper units. The basement level features a six-panel wood door, a blocked window, and a replacement single-panel wood door with a blocked window. The first-floor features two replacement, metal, sliding windows with arch lintels. The second floor features three replacement, metal, sliding windows. The west elevation features boarded windows at the basement level and two single-hung, one-over-one windows and a pair of one-over-one, single-hung windows at the first and second floor. The east and north facades are not visible from the public right-of-way.

\*B10. **Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."]²

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].³ Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].⁴ The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.⁵ The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*⁶

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck

² Ibid., 11

³ Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

⁴ Ibid.

⁵ In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

⁶ Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, 9–10.

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DEPARTMENT OF PARKS AND RECREATION  
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\*Resource Name or # 1701 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 10666. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject property is located in the Lorin District neighborhood, the present-day South Berkeley. According to the City of Berkeley Property Card for 1701 Harmon, the multi-family apartment buildings were constructed in 1924. They are described as a two-story, 4-unit multi-family residence (1701 Harmon Street), a one-story garage (located between the two residences) and a two-story-over-basement, two-unit flat (1709 Harmon Street). The garage located between the two residences is no longer extant. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.



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\*Resource Name or # 1701 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

**Table 3: Occupancy History of 1701 Harmon St.**

Date	Owner / Occupant / Use	Source
1943	Peterson R Laverne	R. L. Polk & Co.
1943	Peterson Roy Marie (salesman) H D Irwin	R. L. Polk & Co.
1962	Mack Everett J	Pacific Telephone
2005	H Lau	Cole Information
2010	H Lau	Cole Information
2020	Jose Echeveste	EDR Digital Archive

**Table 4: Occupancy History of 1703 Harmon St.**

Date	Owner / Occupant / Use	Source
1943	Smeder Albt P lab h	R. L. Polk & Co.
	Smeder Conrad boxmkr r	R. L. Polk & Co.
	Smeder Halver mach h	R. L. Polk & Co.
	Smeder Sophie L h	R. L. Polk & Co.
1962	Allen Minnie r	Pacific Telephone
2000	Ariel Ocegera	Cole Information
2010	Quennetta Gonzalez	Cole Information
2014	Sadiy Morales	Cole Information
2017	Sadiy Morales	Cole Information

**Table 5: Occupancy History of 1705 Harmon St.**

Date	Owner / Occupant / Use	Source
1943	Wilson Horace B Pearl Shtmtlwkr H	R. L. Polk & Co.
1950	Hall Lonnie R	The Pacific Telephone & Telegraph Co.
1962	Brown Mittie W	Pacific Telephone
1995	Vazquez Luz Maria	Pacific Bell
2000	Gilda Ponce	Cole Information
2000	Ruben Castaneda	Cole Information
2005	Ofelia Martin	Cole Information
2006	Ofelia Martin	Cole Information
2010	Erasmio Ambriz	Cole Information





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\*Resource Name or # 1701 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

City of Berkeley. Property records and building permits for 3230 Ellis Street. On file at the City of Berkeley Permit Service Station.

Environmental Data Resources, Inc. "City Directory Report for 1708 Harmon St 106." Inquiry Number: 7776338.2. September 27, 2024.

"Judge Reconciles Estranged Couple", *Oakland Tribune*, June 20, 1922

"Public Notice: Delinquent Tax List", *The Berkeley Gazette*, September 2, 1983.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1929. sheet 212.

Simon Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1900–50. Accessed October 4, 2024, <https://www.ancestry.com>.

U. S. Index to Public Records, 1994-2019, Accessed October 4, 2024, <https://www.ancestry.com>.

"Week's Permits Total \$132,003", *The Berkeley Gazette*, April 22, 1947.

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

Page 1 of 9 \*Resource Name or #: 1645 Harmon Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; 1/4 of 1/4 of Sec 11 ; B.M. MDM  
 Address: 1645 Harmon Street City: Berkeley Zip: 94703  
 UTM: Zone 10 S 563881.69 mE/ 4189319.53 mN; NAD 83  
 e. Other Locational Data: APN: 052-1535-005

\*P3a. Description: The property at 1645 Harmon Street is occupied by an altered Queen Anne style one-story-over-basement, multi-family residential building constructed ca. 1892. The subject property has an irregular footprint with cross-hip asphalt shingle covered roof. It is covered in horizontal shiplap siding except at the gable ends which featured checkerboard shingles.

The primary (south) façade faces Harmon Street. The main entry is approached via a set of concrete steps with a wood railing. The steps lead to an offset, partial width porch at the southwest corner of the façade. The northwest portion of the façade features a bay window with one-over-one, single-hung replacement windows with elaborate wood trim. The gable end projects slightly over the bay windows which are supported by ornamental sunburst patterned brackets. The porch features turned wood posts with ornamental brackets and a spindle frieze supporting the porch roof. A partially glazed and partially paneled wood door with a glass transom window serves as the entrance into the residence. A replacement aluminum sliding window is located underneath the bay window at the basement level. An octagonal bay with replacement windows surrounded with wood trim, is located at the southwest corner of the west façade. The basement level of this bay has a single, one-over-one, double-hung vinyl sash window. The rest of the west facade is not visible from the public right-of-way.

Continued on page 3.

\*P3b. Resource Attributes: HP 3. Multi-family Property.

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



P5b. Description of Photo: View of the side (east) elevation of 1645 Harmon Street, facing west.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
 C. 1892, Source: City of Property Card for 1645 Harmon Street

\*P7. Owner and Address:

Estrin Eric E and Pitt Hannah S  
 3236 King Street,  
 Berkeley, CA 94703

P8. Recorded by:

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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 <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # HRI#
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\*Resource Name or # 1645 Harmon Street \*NRHP Status Code 6Y  
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B1. Historic Name: 1645 Harmon Street  
 B2. Common Name: 1645 – 1647 Harmon Street  
 B3. Original Use: Single-family Residence  
 B4. Present Use: Multi-family Residence

\*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in C. 1892. For additional information on known alterations to the subject property see Table 1.

\*B7. Moved?  No  Yes  Unknown Date: Original Location: 1645 Harmon Street

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Early 20<sup>th</sup>-century residential development

Area: Lorin District, South Berkeley

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

The residential building at 1645 Harmon Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting.

**Berkeley and General Area**

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

B11. Additional Resource Attributes: none

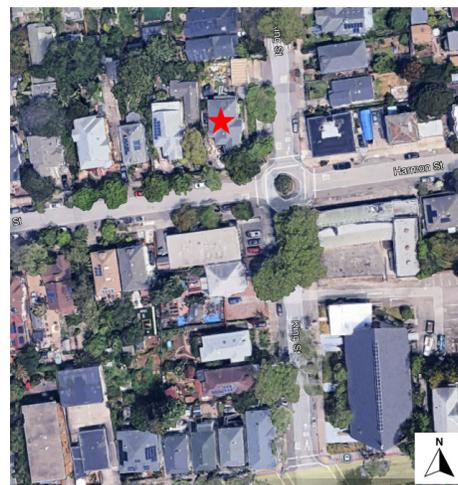
\*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Anokhi Varma, ESA

\*Date of Evaluation: October 2024



<sup>1</sup> Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California, October, 2024, 9.



State of California — Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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\*Resource Name or # 1645 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric and rail systems had been abandoned, the Bay Area Electric Railroad Association was formed to preserve and interpret the history of the electric railroads.

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject property located in the Lorin District neighborhood, present-day South Berkeley. According to the City of Berkeley Residential Building Record, the residence was constructed in 1892. The 1911 Sanborn Fire Insurance Company map depicts the property at 1645 Harmon Street as a one-story-over-basement, single-family dwelling with a covered porch at its south façade, a chimney, and wood shingle roof (**Figure 1**). A one-story wood shingle covered shed was present to the north of the dwelling. By 1929, a one-story garage was present to northeast of the dwelling. The 1950 Sanborn map does not indicate any changes to the footprint of the subject property, although the subject property was converted from a single-family residence to a two-story multi-family residence with four units in November of 1949. The subject property was damaged in fire in 1980, specifically the kitchen of the lower west unit where the fire originated.<sup>8</sup> Due to the subsequent repairs in 1981, the subject property was then converted into a two-story building with two residential units.

Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. It appears that the subject property may be one of the many buildings constructed by Edward Dana Harmon, who

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

<sup>8</sup> "Fire Damage Report", prepared by John Owsley, City of Berkeley, Housing and Development Department, Codes and Inspection Division for Ella Martin, December 20, 1980.





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\*Resource Name or # 1645 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

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**Table 2: Occupancy History of 1645 Harmon Street**

Date	Owner / Occupant / Use	Source
ca. 1908	Mr. and Mrs. George Palmer	U.S City Directories, 1822-1995 <sup>14</sup>
1943	Fisher Franklin D Gladys (Teacher)	R. L. Polk & Co.
1962	Burton V	Pacific Telephone
1992	Slevin, John R	Cole Information
	Mccrainey, Beryl A	Cole Information
1995	Slevin, John R	Cole Information
	Mccrainey, Ba	Cole Information
2000	Ba Mccrainey	Cole Information
	John Slevin	Cole Information
2006	Mccrainey Ba	Haines Company, Inc.
	Slevin J Richard	Haines Company, Inc.
2010	John Slevin	Cole Information
2014	John Slevin	Cole Information
2017	John Slevin	Cole Information
2020	Beryl Slevin	EDR Digital Archive
2020	Brendan Slevin	EDR Digital Archive
2020	John Slevin	EDR Digital Archive

**Table 2: Ownership and Occupancy History of 1647 Harmon Street**

Date	Occupant / Use	Source
1995	Garay, E	Cole Information
1996	Moscoso Guido	Pacific Bell Directory
2000	Moscoso Guido	Pacific Bell

Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or

<sup>14</sup> U.S., City Directories, 1822-1995, available at ancestry.com



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\*Resource Name or # 1645 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

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individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

**\*B12. References:** (Continued from page 2)

Alta Archaeological Consulting. Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California. October, 2024.

Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California. October, 2024.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

City of Berkeley. Property Card for 1645 Harmon Street. On file at the City of Berkeley Permit Service Station. Berkeley, California.

Environmental Data Resources, Inc. City Directory Report for 1708 Harmon St 106. Inquiry Number: 7776338.2. September 27, 2024.

"Fire Damage Report", prepared by John Owsley, City of Berkeley, Housing and Development Department, Codes and Inspection Division for Ella Martin, December 20, 1980.

"Official List of the original Nacional Co., M. & F. of San Francisco", *Oakland Tribune*, July 11, 1912

Parcelquest.com. Alameda County Assessor Records for 1645 Harmon Street (APN: 053-1592-023). Accessed October 4, 2024

Radtkey, Nicholas "Historic Resources Inventory, DPR 523: 1645 Harmon Street," Alta Archaeological Consulting, 2024, 1-2.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Sheet 192.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1950. Sheet 192.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S., City Directories, 1822-1995, available at [ancestry.com](http://ancestry.com)

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

Page 1 of 8

\*Resource Name or #: 1642 Harmon Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; ¼ of ¼ of Sec 11 ; B.M. MDM

Address: 1642 Harmon Street

City: Berkeley

Zip: 94703

UTM: Zone 10 S 563881.69 mE/ 4189319.53 mN; NAD 83

e. Other Locational Data: APN: 052-1521-001

**\*P3a. Description:**

The property at 1642 Harmon Street is occupied by a two-story, multi-family residential building with a rectangular footprint and horizontal massing with Mid-Century Modern influences. The building features a flat roof and is primarily clad with stucco except for vertical wood siding present at the northwest corner of the north facade.

The primary (north) facade faces Harmon Street and features a cantilevered balcony with wood railing on the second floor and three concrete porches with concrete steps and wood railing on the first floor, providing access to the units (Figure 19). Tall square wood columns extending from the porch at the first floor provide support to the cantilevered balcony above. Fenestration on the primary facade includes aluminum sliding windows and wood paneled doors at the first and second floor. The east facade features an open riser, wood staircase with wood railing that leads to the cantilevered balcony at the second floor. Tall, equidistant columns across the facade support the extended roof. Electric equipment is present at the northeast corner of the wall. The west facade features aluminum sliding windows at the southwest corner on the first and second floor. The rear south facade is not visible from the public right-of-way.

Paved parking is present along the east and west portion of the lot and a wood fence is present along the north boundary of the lot. A small, shed structure with vertical wood siding is located to the west of the subject property.

\*P3b. Resource Attributes: HP3. Multi-Family Residential building.

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



P5b. Description of Photo: View of the side (east) elevation of 1642 Harmon Street, facing west.

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both

C. 1960, Source: City of Berkeley Residential Building Record

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

Isaken Leslie P & Nancy L Trs & St. John Michael Tr

P.O. Box 388  
 Mendocino, CA 95460-0038

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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  
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HRI#

\*Resource Name or # 1642 Harmon Street \*NRHP Status Code 6Y  
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- B1. Historic Name: 1642 Harmon Street
- B2. Common Name: 1642 Harmon Street
- B3. Original Use: Multi-family Residence
- B4. Present Use: Multi-family Residence

\*B5. Architectural Style: Mid-Century Modern  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1960. For additional information on known alterations to the subject property see Table 1.

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

\*B8. Related Features:

- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme Early 20<sup>th</sup>-century residential development Area Lorin District, South Berkeley  
Period of Significance: N/A Property Type: N/A Applicable Criteria: N/A

The residential building at 1642 Harmon Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting.

**Berkeley and General Area**

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

*The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

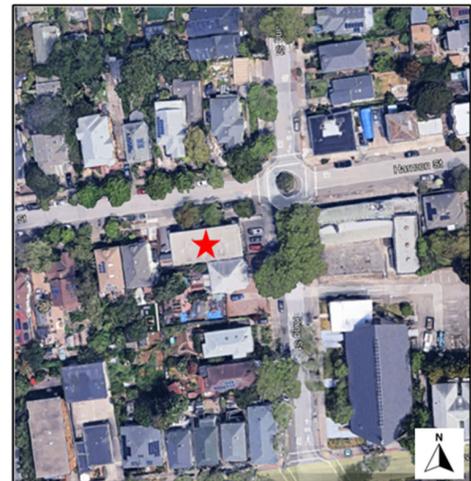
B11. Additional Resource Attributes: none

\*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Anokhi Varma, ESA  
\*Date of Evaluation: October, 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.



State of California — Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # HRI # Trinomial
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Page 4 of 8 \*Resource Name or # 1642 Harmon Street

\*Recorded by: Anokhi Varma, ESA \*Date: October 2024  Continuation  Update  
 interpret the history of the electric railroads.

*Immigration of Racial Minorities to South Berkeley in the 20<sup>th</sup> Century*

The following history is an excerpt from Lorin Station, A Brief History of South Berkeley, California, prepared by Joshua Simon in 1983.<sup>7</sup>

Although some of the area's trains ran until the forties, they were gradually replaced by buses. Also contributing to change, the increased popularity of automobiles allowed residents to relocate to new suburbs such as Orinda. Newer immigrants to the city who could not afford to purchase a car moved to communities such as South Berkeley, close to public transportation. Throughout the [1920s and 1930s], these immigrants tended to be Japanese, and Blacks from the rural south.

With the additional of Black and Japanese residents to South Berkeley, the area remained stable and relatively prosperous until the [1940s]. This stability was ended by President Roosevelt's executive order 1066. This order resulted in the relocation of Japanese-Americans to internment camps [during World War II]. As the Japanese were being relocated, hundreds of thousands of jobs were being created to support the war effort and the Bay Area experienced a major population explosion. Since there was already an established black community in South Berkeley, many of the newly arrived, job-seeking Blacks moved into the vacant houses left by relocated Japanese-Americans. When the wartime jobs disappeared, South Berkeley, with its large proportion of new immigrants, fell on difficult economic times.

With the disproportionately high unemployment of Blacks throughout the post-war years [i.e., through 1983, when this article was written], South Berkeley has been slow to recover. A further setback was caused by [Bay Area Rapid Transit (BART)] construction work in the late [1960s]. The noise and interruption of traffic caused by its construction made business difficult to conduct. By the time construction was completed, the Adeline-Alcatraz district had lost 20–25% of its businesses.

Subject Property

*Property and Building History*

The subject property is located in Lorin District, the present-day South Berkeley. According to the City of Berkeley Property Card for 1642 Harmon, the new multi-family apartment structure was constructed in 1960. The new construction features a rectangular footprint, with a reinforced concrete foundation, wood frame structure with stucco exterior, flat roof and aluminum sash windows. Archival review indicates that the subject property has continuously functioned as a residential building since the time of its construction. One of the apartment units at subject property was damaged in a fire in 1968.

The building and property have been modified at various points since the time of its construction. **Table 1** below includes an accounting of these various changes recorded in the assessment record and building permit records for the extant building

**Table 1: Property and Building History**

Date	Alteration / Change	Source
1960	Build new 6 unit apartment with new material, with plumbing and electric work as required. Cost was \$30,000.	Building Permit 89804, June 17, 1960
1968	Repair fire damage in apt #1, work includes new cabinet over range, new hood wall covering in the kitchen above range. Glass to replace in sash, paint entire apartment. Cost was \$1100.	Building Permit 111132, March 5, 1968
1969	Repair tar and gravel roof and drain pipe	Building Permit 115413, September 7, 1971
1971	Replace 6 sheets plaster and 6 doors	Building Permit 090721520, Nov 12, 1969
1973	Spud off and apply 3/15 tar and gravel	Building Permit 100573645, October 5, 1973

<sup>7</sup> Joshua Simon, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.





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\*Resource Name or # 1642 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Significance Evaluation

The subject property at 1642 Harmon Street is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California prepared by Alta Archaeological Consulting.

*Criterion A – Events*

The existing apartment structure at 1642 Harmon Street was originally constructed in 1960 as a 6-unit multi-family residence in present day South Berkely neighborhood, which largely developed in 1872-1891 as the historic Lorin District. 1642 Harmon Street has no association with the initial establishment of the Lorin district, nor does 1642 Harmon Street represent any significant changes in the evolution of South Berkeley's urban planning or neighborhood development. The 1960 construction of 1642 Harmon Street is one of many multi-family residences which were constructed in the already established neighborhood and is not associated with any significant milestones or events within the history of the City of Berkeley. Although it was initially owned and constructed by an African American Homer L. Brown, it was not the first and only property that was owned by an African American. By 1960s, South Berkely already had a well-established African American population, due to increased migration of racial minorities since the 1920s and 1930s. The subject property remained in the ownership of the Brown approximately until c.1968. Preliminary research did not reveal significant events associated with the subject property. Therefore, 1642 Harmon Street does not appear to be eligible for individual listing under Criterion A.

*Criterion B – People*

The research does not suggest any notable connections between 1642 Harmon Street and significant individuals. While the property was owned and developed by African American Homer L. Brown in the early 1960s, this was at a time when South Berkeley already had a well-established African American community, as explained above. As a multi-family apartment building, 1642 Harmon Street has been owned and occupied by a variety of individuals throughout its history. research has not identified any owners or tenants of 1642 Harmon Street to have made significant contributions to the history of national, state, regional, or City-wide history while residing at or during construction of 1642 Harmon Street. Therefore, 1642 Harmon Street does not appear to be eligible for individual listing under Criterion B.

*Criterion C – Design*

1642 Harmon Street is a two-story, six-unit multi-family residential building featuring an approximately rectangular footprint and horizontal massing, designed with vernacular Mid-Century Modern influences. No known architect or builder is associated with the original design or construction of the property. The Mid-Century Modern features of the building minimal and the subject property does not rise to the level necessary for inclusion in the National Register. Therefore, 1642 Harmon Street does not appear eligible for individual listing under Criterion C.

Summary

The residential building at 1642 Harmon Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

**\*B12. References:** (Continued from page 2)

Alta Archaeological Consulting. Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California. October, 2024.

Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, October 2024.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

City of Berkeley, Ordinance 6099 Form C, September 12, 1977

City of Berkeley. Property Card for 1642 Harmon Street. Ca. 1970. On file at the City of Berkeley Permit Service Station. Berkeley, California.

City of Berkeley. Building Permits for 1642 Harmon Street (1925 to C.1998) on file at the City of Berkeley Permit Service Station. Berkeley, California.

Environmental Data Resources, Inc. City Directory Report for 1708 Harmon St 106. Inquiry Number: 7776338.1. September 27, 2024.

<b>State of California — Natural Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>CONTINUATION SHEET</b>	<b>Primary #</b> <b>HRI #</b> <b>Trinomial</b>
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\*Resource Name or # 1642 Harmon Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Parcelquest.com. Alameda County Assessor Records for 1642 Harmon Street (APN: 053-1592-023). Accessed October 4, 2024

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Sheet 192.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1950. Sheet 192.

Simon Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in *Alta Archaeological Consulting, Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

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

Page 1 of 8 \*Resource Name or #: 3226 King Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad Oakland West Date 2021 T 01S ; R 04W ; 1/4 of 1/4 of Sec 11 ; B.M. MDM  
 Address: 3226 King Street City: Berkeley Zip: 94703

UTM: Zone 10 S 563872.27 mE/ 4189319.66 mN; NAD 83

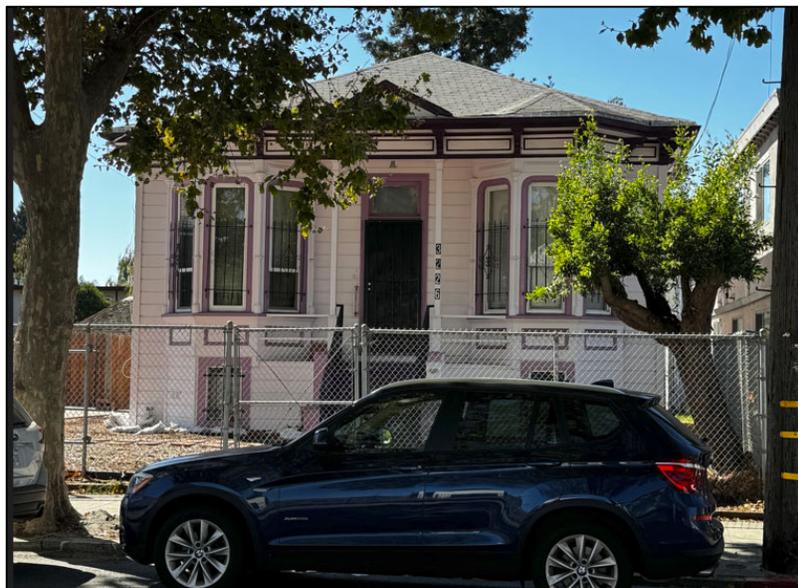
e. Other Locational Data: APN: 052-1521-002

**\*P3a. Description:** The property at 3226 King Street is occupied by a one-story-over-basement, single-family residential building built in ca. 1875. It has an approximately square-plan and is capped by a hip roof covered with asphalt shingles. The building features a paneled frieze with brackets and window bays flanking the main, recessed entrance. The primary (east) façade faces King Street and features a central recessed porch flanked by bay windows. A central concrete stair with metal railing leads to the porch which is supported by tall turned posts. A wood paneled door with a transom window is covered with a metal screen security door. This is the main entry to the residence. The window bays are accentuated with a paneled frieze supported by engaged turned wood posts, inset with replacement one-over-one, single-hung vinyl sash window with chamfered window surrounds and metal security grills. Two fixed-glass windows with security grills are present at the basement level below each bay window.

The side (south) façade also features a window bay similar to the primary (east) façade. A single-hung, one-over-one replacement vinyl sash window is located to the east of the central bay window and a replacement vinyl sliding window is located to the west of the central bay window. The side (north) and rear (west) facades are not visible from the public right-of-way. The building is set back from the sidewalk. A paved driveway is located along the south of the subject property which is protected by a chain-link fence on the east, north and south.

\*P3b. Resource Attributes: HP 2. Single-family Property.

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



P5b. Description of Photo: View of the side (east) elevation of 3226 King Street, facing west.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
 ca. 1875, Source: City of Berkeley Property Card for 3226 King

\*P7. Owner and Address:

Eastman Dorlene TR  
 3226 King Street,  
 Berkeley, CA 94703-2448

P8. Recorded by:

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

\*P9. Date Recorded: September 25, 2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

\*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#

\*Resource Name or # 3226 King Street \*NRHP Status Code 6Y  
Page 2 of 8

- B1. Historic Name: 3226 King Street  
B2. Common Name: 3226 King Street  
B3. Original Use: Single-family Residence  
B4. Present Use: Single-family Residence  
\*B5. **Architectural Style:** Altered Italianate cottage-style  
\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
The subject property was constructed in ca.1878. For additional information on known alterations to the subject property see Table 1.  
\*B7. **Moved?**  No  Yes  Unknown **Date:** **Original Location:**  
\*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown  
\*B10. **Significance: Theme** Early 20<sup>th</sup>-century residential development **Area** Lorin District, South Berkeley  
**Period of Significance:** N/A **Property Type:** N/A **Applicable Criteria:** N/A

The residential building at 3226 King Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting.

### Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

#### *The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

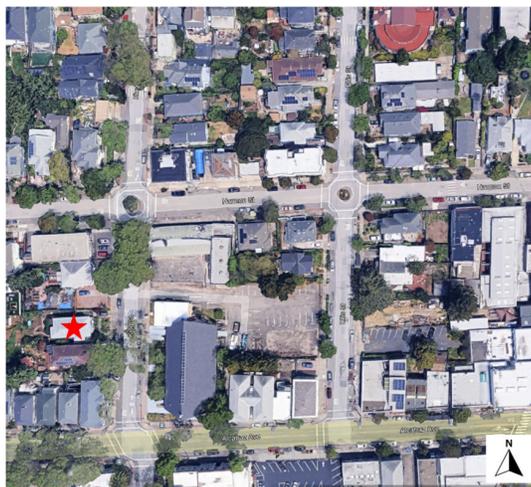
Continued on page 3.

- B11. Additional Resource Attributes: none  
\*B12. **References:**

See Continuation Sheet

B13. Remarks:

- \*B14. **Evaluator:** Anokhi Varma, ESA  
**Date of Evaluation:** October, 2024



<sup>1</sup> Alta Archaeological Consulting, *Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California*, October, 2024, 9.







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\*Resource Name or # 3226 King Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

2010	Dorlene Eastman	Cole Information
2014	Dorlene Eastman	Cole Information
2017	Samuel Martin	Cole Information
2020	Dorlene Eastman	EDR Digital Archive

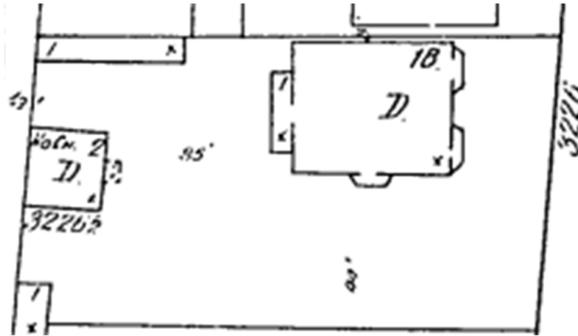


Figure 1. Site plans of 3226 King Street in 1911. North is up.  
 Source: Sanborn maps.

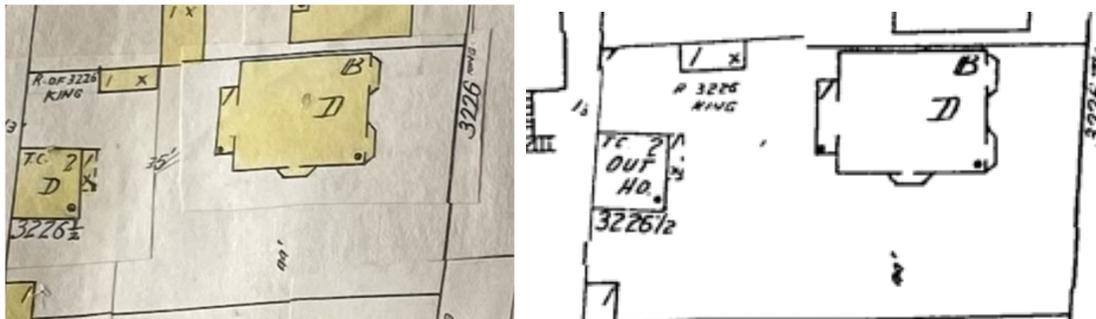


Figure 2. Site plans of 3226 King Street in 1929 (left) and 1950 (right). North is up.  
 Source: Sanborn maps.

Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or

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D) Have yielded, or may be likely to yield, information important in prehistory or history

*Integrity*

For a property to be eligible for listing in the National Register, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. National Park Service guidance in "How to Apply the National Register Criteria for Evaluation" present seven aspects of integrity that should be considered when evaluating buildings as potential historic resources.<sup>12</sup> They are location, design, setting, materials, workmanship, feeling, and association.

Significance Evaluation

The subject property at 3226 King Street is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California prepared by Alta Archaeological Consulting.

*Criterion A – Events*

3226 King Street was originally constructed ca. 1878 as a single-family residence in the present-day South Berkeley which developed at the historic Lorin District from ca. 1871 to 1891. 3226 King Street is one of many residences which were constructed in the Lorin district within walking distance of areas served by streetcar lines, which by 1912, was the vast majority of small residential improvements within the City of Berkeley. Research did not identify significant historic events associated with 3226 King Street. Therefore, 3236 King Street does not appear to be eligible for individual listing under Criterion A.

*Criterion B – People*

The research does not indicate that there are any significant associations between 3226 King Street and significant persons. The first known owner of the subject property was Susan M. Fay and her family including her daughter Carrie Baxley, son-in-law William T. Baxley (lumberjack, later mechanic) and their sons. They owned the subject property until the ca. 1930s. However, the subject property was advertised for rent for subsequent years since ca. 1902 under their ownership. The next known owners of the subject property were the African American Ray Eastman and family (ca. 1943). Ray Eastman was an asphalt mixer, and his wife Dorothy was a housekeeper when they acquired the subject property. The subject property has remained in the Eastman family since then, currently owned by their daughter Dordene Eastman. By the time the Eastman's acquired ownership of the subject property, South Berkeley already had a presence of the African American community resulting from their migration to South Berkeley in 1920s and 1930s. Moreover, research did not reveal the African American owner to be associated with any significant events or having gained a social status. A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person of significance having lived in or been associated with the subject property. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion B.

*Criterion C – Design*

3226 King Street developed as a one-story-over-basement, single-family residential building featuring an approximately rectangular footprint and horizontal massing, designed with Italianate features such as a hipped roof, symmetrical tall windows, colonnade porch, false gables and decorated frieze. Research did not reveal any known architect associated with the original design or construction of the property. The subject property thus does not rise to the level needed for inclusion in the National Register. Therefore, 3226 King Street does not appear eligible for individual listing under Criterion C.

Summary

The residential building at 3226 King Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

\*B12. **References:** (Continued from page 2)

Alta Archaeological Consulting. Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California. October, 2024.

<sup>12</sup> California Office of Historic Preservation, *Instructions for Recording Historical Resources*, (Sacramento: Office of Historic Preservation, 1995). Accessed October 4, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

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\*Resource Name or # 3226 King Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California. October 2024.

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

City of Berkeley. Property Card for 3226 King Street. Ca. 1970. On file at the City of Berkeley Permit Service Station. Berkeley, California.

City of Berkeley. Building Permits for 3226 King Street (1925 to C.1998) on file at the City of Berkeley Permit Service Station. Berkeley, California.

Environmental Data Resources, Inc. City Directory Report for 1708 Harmon St 106. Inquiry Number: 7776338.2. September 27, 2024.

"Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

"Rooms and Boarding", *Oakland Tribune*, February 11, 1904.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1911. Sheet 213.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1929. Sheet 213.

Sanborn Fire Insurance Company. Insurance Maps of Berkeley, California. 1950. Sheet 213.

Simon, Joshua, *Lorin Station: A Brief History of South Berkeley*, March 1983, 9–10, included in Alta Archaeological Consulting, *Archaeological Survey Report: 1708 Harmon Street*, Attachment A, 1626–1637.

Thompson Daniella, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

U.S. Federal Census. 1900–50. Accessed October 4, 2024, <https://www.ancestry.com>.

Vital Statistics", *The Oakland Post Enquirer*, May 01, 1948.

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

Page 1 of 9 **\*Resource Name or #:** 3236 King Street

**P1. Other Identifier:** None

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

**\*a. County** Alameda

**\*b. USGS 7.5' Quad** Oakland West **Date** 2021 **T** 01S ; **R** 04W ; **¼ of ¼ of Sec** 11 ; **B.M.** MDM  
 Address: 3236 King Street **City:** Berkeley **Zip:** 94703

UTM: Zone 10 S 563881.69 mE/ 4189319.53 mN; NAD 83

e. Other Locational Data: APN: 052-1521-003

**\*P3a. Description:** The property at 3236 King Street is occupied by a one-story-over-basement, single-family residential building. The building has an approximately rectangular footprint, horizontal massing in the Craftsman style with American Foursquare-style influences. The building features an asphalt shingle covered, cross-hipped roof with skylights and a hip-roofed dormer. The residence is covered in shiplap siding at the basement level and narrow clapboard siding at the second floor, residential unit area.

The primary (east) facade faces King Street and features an offset canted bay window at the second floor. The east facade features one-over-one, single-hung replacement windows with wood sills and wood surrounds at the second floor, and two one-over-one single-hung windows at the basement. The main entrance to the residence is accessed from an offset porch with a set of concrete steps with wood railing. The entry door is set in the south façade. The porch is covered by an asphalt shingle roof supported by circular columns. The secondary (north) facade features four one-over-one, single-hung windows with wood sills and surrounds and is only partially visible from the public right-of-way. A deck with a set of steps leading to the backyard is present at the northwest corner of the residence. The south and the rear west facades are not visible from the public right of way.

**\*P3b. Resource Attributes:** HP 2. Single-family Property.

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



P5b. Description of Photo: View of the side (east) façade of 3236 King Street, facing west.

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  Both

C. 1906, Source: City of Berkeley Property Card

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

Estrin Eric E and Pitt Hannah S  
 3236 King Street,  
 Berkeley, CA 94703

**P8. Recorded by:**

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94612

**\*P9. Date Recorded:** September 25, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** ESA. *Ephesian Legacy Court Project, Berkeley, Alameda County, California Cultural Resources Survey Report*. Prepared for Community Housing Development Corporation. October 2024.

**\*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):

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## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 3236 King Street      \*NRHP Status Code 6Y  
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B1. Historic Name: 3236 King Street  
B2. Common Name: 3236 King Street  
B3. Original Use: Single-family Residence      B4. Present Use: Single-family Residence

\*B5. **Architectural Style:** Craftsman Style with American Four-Square Influences

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in C. 1906. For additional information on known alterations to the subject property see Table 1.

\*B7. **Moved?**  No    Yes    Unknown   **Date:**      **Original Location:** 3236 King Street

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme** Early 20<sup>th</sup>-century residential development

**Area** Lorin District, South Berkeley

**Period of Significance:** N/A

**Property Type:** N/A

**Applicable Criteria:** N/A

The residential building at 3236 King Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting.

### Berkeley and General Area

The following historical overview of Berkeley, California, is an excerpt from the *Archaeological Survey Report: St. Paul Terrace Project, Berkeley*, prepared by Alta in October 2024.

#### *The American Period<sup>1</sup>*

Concerted American settlement in the East Bay began in the early 1850s. James Jacobs and William Bowen established a wharf and inn on the shoreline of the bay, which formed the nucleus of the community of Ocean View. The area between Ocean View and the future University of California was primarily agricultural. The site of the university was selected by Henry D. Durant in 1858 and was then chosen as the permanent site by the board of trustees in 1860. The foundation of the University was instrumental in the evolution of the city, since people chose to settle the city due to the prominence of the university. [...]

Continued on page 3.

B11. Additional Resource Attributes: none

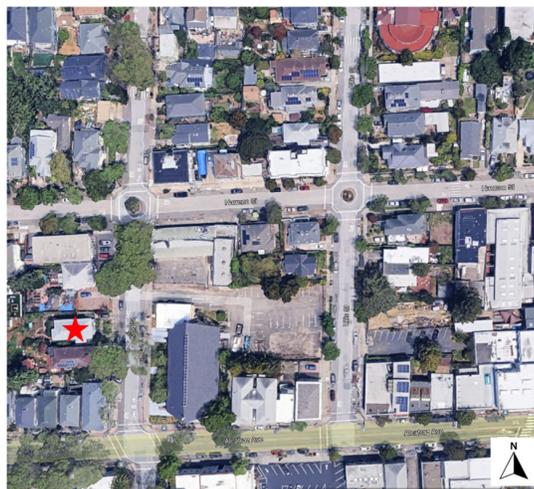
\*B12. **References:**

See Continuation Sheet

B13. Remarks:

\*B14. **Evaluator:** Anokhi Varma, ESA

\***Date of Evaluation:** October, 2024



<sup>1</sup> Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, Berkeley, Alameda County, California, October, 2024, 9.

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\*Recorded by: Anokhi Varma, ESA

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**\*B10. Significance:** (Continued from page 2)

In 1868, the town of Berkeley became home to the University of California, an institution which quickly established the city as a renowned center for higher education. A spur line of the Central Pacific Railroad was built along Shattuck Avenue into Oakland in 1876, connecting Berkeley to the nation on the Transcontinental Railroad and firmly establishing its downtown. The town began to grow rapidly at the turn of the 20th century as new neighborhoods and rail transport lines were constructed. The population boomed as refugees fled San Francisco in the wake of the 1906 earthquake and fire. The [San Francisco-Oakland] Bay Bridge was completed in 1936, connecting the East Bay [Area] to San Francisco which led to the closure of the Berkeley ferry. From 1916 through the 1960s, policies such as single-family zoning laws caused increasing segregation in Berkeley's urban areas, restricting Black and Asian residents to south and west Berkeley. The post-[World War II] growth of the defense industry attracted a diverse population of workers, with the Black population increasing due to migration, but the city was becoming starkly segregated. ["In the 1960s and 70s, Berkeley was the center for progressive activist movements, home to organizations such as the Black Panther Party, formed in South Berkeley and North Oakland in 1966. The Rumford Act, outlawing racial segregation, passed in 1964 in the California legislature, and the Berkeley Unified School District began an endeavor to desegregate schools through busing in 1968."]²

The development of South Berkeley began in 1861 when Edward Dana Harmon purchased land near Alcatraz Avenue and King Street [the intersection of which marks the southwest corner of the project site]. In 1866 Harmon subdivided the land [selling parcels to prospective homeowners].³ Between 1872 and 1891 he built over forty Victorian[-era] homes [on what had been farmland, and he was recognized as the major developer of the village known as Lorin].⁴ The spur line of the Central Pacific Railroad began operating along Adeline Street in 1876, and a train station was built at Alcatraz Avenue [one block east of the project site]. The station was [originally] called Lorin Station after the neighborhood's first post office. The small village of Lorin thrived and during the 1880s before it was annexed by Berkeley in 1892.⁵ The lands between Lorin and Berkeley, later known as Ashby Station, were mostly agricultural fields for many years.

[...] *Streetcar Suburbs*⁶

[...] Transportation has been fundamental in South Berkeley's history and development. The development of the railroads facilitated accelerated development of towns around the East Bay and laid the foundation for a complex interurban transportation network. When the University of California opened its first campus in Berkeley in 1873, the only way to reach the campus via Oakland was by horse drawn trolley and would take nearly one and a half hours. As previously mentioned, the city of Berkeley developed largely due to the emerging promise of the university; public transport accordingly developed around the university. In 1876 Leland Stanford established rail lines along Shattuck Avenue, thus connecting Berkeley to Oakland.

With the coming of the railroads into Berkeley, [Lorin Station,] Ashby Station and other subdivisions of Berkeley soon became streetcar suburbs—mixed-use neighborhoods which were served by electric railways. Adeline Street in particular was one of the original routes of the San Francisco, Oakland, and San Jose Railway, which would later reorganize into the Key System. During the pre-automobile era the interurban railroad stations of Oakland and Berkeley served local residents with convenient public transit access to both San Francisco and Sacramento. Neighborhoods in Berkeley were soon developed around the services provided along the railroad corridors. Residential development was planned for ease of pedestrian traffic, and shops and services were established in storefronts along Adeline Street to serve the needs of nearby residents. [...]

The East Bay would be the last major region of independent urban railroads to be constructed in California. When completed, it stood as the last great example of electric railway development before [World War I]. Indeed, by 1912 trains were so numerous that no one was more than three blocks away from some form of public transportation in the city of Berkeley. The spread of the automobile would eventually cause its demise. In 1946, after many of the electric

² Ibid., 11

³ Daniella Thompson, "Park Congregational Church," Berkeley Landmarks, August 22, 2006, accessed October 4, 2024, [https://berkeleyheritage.com/berkeley\\_landmarks/sbcc.html](https://berkeleyheritage.com/berkeley_landmarks/sbcc.html).

⁴ Ibid.

⁵ In 2024, the approximate boundaries of the Lorin District are Ashby Avenue to the north, Adeline Street and Martin Luther King Jr. Way to the east, 62nd Street to the south, and Sacramento Street to the west. "Lorin District, Berkeley, California," Wikipedia, accessed October 4, 2024, [https://en.wikipedia.org/wiki/Lorin\\_District,\\_Berkeley,\\_California](https://en.wikipedia.org/wiki/Lorin_District,_Berkeley,_California).

⁶ Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, 9–10.



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1925	Fire at the property began in the basement led to windows broken. <i>(The windows were likely replaced thereafter)</i>	Modesto Morning Herald, March 18, 1925, Page 11, The Oakland Post Enquirer, March 17, 1925
1925-1926	Unspecified repairs to the building and electrical work <i>(likely fire damage repairs)</i>	Building Permit 20730, May 11-13, 1925
1929	Roof Repair. Cost was \$171	Building Permit 32731, July 2, 1929
1948	Repair damage caused by fire (another fire). Replace burned rafters, roof sheathing, composition roofing and exterior trim. Cost was \$300	Building Permit 63146, May 12, 1948
1960-1961	Reroof. Cost was \$208	Building Permit 89727(2647), January 19, 1961
1962	Stairs to be repaired. Porch to be floored. Cost was \$120 <i>(An exterior rear porch was likely added by C.1960)</i>	Building Permit 95128, June 4, 1962
1979	Electrical Permit for new service, alteration of wiring garbage disposal, new fixtures.	Building Permit 0417796999, April 17, 1979
1987	Mechanical Permit (heating, gas appliances upgrade)	Building Permit 0828876138, August 28, 1987
1992	3236 King St. for sale at \$170,000 with 4 bedrooms 2 bathroom or 2+2 Duplex.	The San Francisco Examiner, September 20, 1992
1998	Changes to the building within the existing footprint. <i>(Plans submitted to the City Planning department were approved but the permit appears to be cancelled.) (permit not legible)</i>	September 29, 1998
2015	Add 160 square feet to the lower floor within existing footprint,. Relocate bath, replace foundation, kitchen remodel.	Building Permit B2015-04815, October 2, 2015
2018	Rebuild and expand rear deck	Building Permit B2018-01493, April 18, 2018
2024	Reroof: Tear -off existing and install new Class A Composite Shingles Roof.	Building Permit B2024-00349, January 24, 2024

**Ownership and Occupancy**

Preliminary research did not reveal any known original owners of the subject property at 3236 King Street. According to the official list of refugees who had registered with the City of Berkeley as specified in the Berkeley Gazette dated April 24, 1906, John Mullin and his wife resided at the subject property.<sup>8</sup> By 1912, the next resident of the subject property appears to be a Geo. J. Clain.<sup>9</sup> Further review of Berkeley city directories, assessor records, and U.S. Federal Census records did not identify any subsequent owners until the 1925. The property was purchased by a Samuel L. Lewis\*, who was of African American descent and a waiter with the Southern Pacific Company.<sup>10</sup> Soon after Lewis bought the property, a fire in the basement of the residence caused \$2000 worth damage to the property.<sup>11</sup> According to a handful of articles published in the newspapers, the new ownership of the property by an African American family appeared to have incited the fire.<sup>12</sup> A police investigation did reveal the fire was an arson and “the porch and steps of the residence were smeared with red paint”.<sup>13</sup> Following this incident, the Caucasian residents of the neighborhood held a meeting and raised funds in the hopes of buying the property from

<sup>8</sup> “Refugees Registered in Berkeley up to Twelve O’ Clock”, *The Berkeley Gazette*, April 25, 1906

<sup>9</sup> “Signers of Liquor Petition” *The Berkeley Gazette*, April 20, 1912

<sup>10</sup> “Incendiary Fire Arouses Police” *Oakland Tribune*, March 17, 1925

\* Several newspapers incorrectly note Mr. Lewis as “F. L. Lewis” instead of “S. L. Lewis”, as recorded in the Building Permits.

<sup>11</sup> “Berkeley Police Investigating Arson Claim”, *The Oakland Post Enquirer*, March 17, 1925

<sup>12</sup> “Incendiary Fire Arouses Police” *Oakland Tribune*, March 17, 1925

<sup>13</sup> Ibid

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Lewis.<sup>14</sup> However, it appears that the attempt to negotiate with Lewis was unsuccessful, as permits from May of 1925 indicate Mr. Samuel Lewis was still the owner of the subject property. Throughout the ordeal, Mr. Lewis was represented by African American attorney E. B. Gray who helped facilitate the police investigations. E. B. Gray further noted that "...several colored families reside in that district", indicating that Lewis' purchase of the property was not unprecedented.<sup>15</sup> Preliminary research did not uncover any further events in the neighborhood related to the arson or the ownership of the property by an African American or in the life of Samuel Lewis. The last known permit of the subject property under the ownership of the Lewis family was from 1962. It is unclear when the property was sold. The next confirmed owner was Mr. William Parks, whose name appears on the permits from 1979 to 1987. Thereafter the subject property was remodeled and put on sale in 1992.<sup>16</sup> The next known owners of the subject property were Kevin Canada (1995-2017) and Jacob Vorreuter (2017-2022). The residence was sold to the current owners in 2022.

A list of known owners and occupants of 3236 King Street is summarized in **Table 2** below.

**Table 2: Ownership and Occupancy History**

Date	Owner / Occupant / Use	Source
c.1906	John Mullin and wife (refugee)	The Berkeley Gazette (April,1906) <sup>17</sup>
c. 1912	Geo. J. Clain	The Berkeley Gazette (April,1912) <sup>18</sup>
c. 1925	Samuel Lewis (owner)	Building Permit 20730
1943	Lewis Phoebe (owner, widow of Samuel Lewis), Whitfield Michel (lodger) <i>Porter</i>	R. L. Polk & Co.
1962	Samuel Lewis, Phoebe Lewis	Pacific Telephone, Building Permit 95128
1979	William Parks (possible owner)	Building Permit 0417796999
1995	Kevin Canada	Cole Information
2000	Ashumat Habib (Lodger) , Janella Street (Lodger)	Pacific Bell, Cole Information
2006	Kevin Canada (Owner)	Haines Company
2014	Kevin Canada (Owner)	Cole Information
2017	Jacob Vorreuter (Owner)	Cole Information
2020	Grace Vorreuter, Judith Vorreuter, Jacob Vorreuter, Taran Canada	EDR Digital Archive

<sup>14</sup> "Plan Laid to Buy home of Negro" *Oakland Tribune*, March 19, 1925

<sup>15</sup> "Incendiary Fire Arouses Police" *Oakland Tribune*, March 17, 1925

<sup>16</sup> "Open Homes, Berkeley", *The San Francisco Examiner*, September 28, 1992

<sup>17</sup> "Refugees Registered in Berkeley up to Twelve O' Clock", *The Berkeley Gazette*, April 25, 1906

<sup>18</sup> "Signers of Liquor Petition" *The Berkeley Gazette*, April 20, 1912

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\*Resource Name or # 3236 King Street

\*Recorded by: Anokhi Varma, ESA

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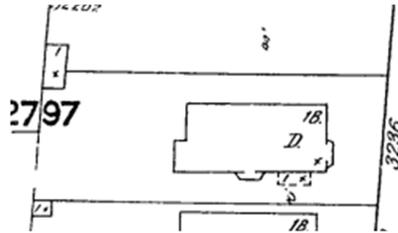


Figure 1. Site plans of 3236 King Street in 1911. North is up.  
Source: Sanborn maps.

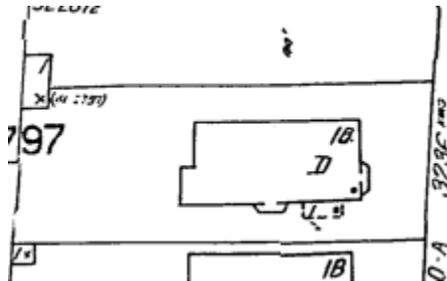


Figure 2. Site plans of 3236 King Street in 1950. North is up.  
Source: Sanborn maps.

### Regulatory Framework

#### *National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

#### *Integrity*

For a property to be eligible for listing in the National Register, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. National Park Service guidance in "How to Apply the National Register Criteria for Evaluation" present seven aspects of integrity that should be considered when evaluating buildings as potential historic resources.<sup>19</sup> They are location, design, setting, materials, workmanship, feeling, and association.

<sup>19</sup> California Office of Historic Preservation, *Instructions for Recording Historical Resources*, (Sacramento: Office of Historic Preservation, 1995). Accessed October 4, 2024, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

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

Primary #  
HRI #  
Trinomial

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\*Resource Name or # 3236 King Street

\*Recorded by: Anokhi Varma, ESA

\*Date: October 2024

Continuation

Update

Significance Evaluation

The subject property at 1642 Harmon Street (APN 052-1521-003) is evaluated below for potential historic significance according to National Register Criteria A through C. Eligibility under Criterion D is assessed in Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California prepared by Alta Archaeological Consulting. For the purpose of this evaluation the period of significance is considered to be 1906, the year of construction of the subject property.

*Criterion A – Events*

3236 King Street was originally constructed in 1906 as a single-family residence in present-day South Berkeley which historically developed as the Lorin District (ca. 1871-19). It has no association with the initial establishment of the Lorin District, nor does 3236 King Street represent any significant changes in the evolution of the City of Berkeley's urban planning or neighborhood development. Lorin District, is one of the several early streetcar suburbs which developed within the City of Berkeley with the expansion of the electric railway network in the years before American entry into World War I. 3236 King Street is one of many residences which were constructed within walking distance of areas served by streetcar lines, which by 1912, was the vast majority of small residential improvements within the City of Berkeley. In 1925, it was likely the first property on the street to be owned by an African American Samuel L. Lewis. The sale of the property to an African American person resulted in hostilities from the neighbors and likely resulted in arson at the property. When Lewis purchased the property ca. 1925, South Berkeley was already facing a large influx of population migration. Many, people who could not afford cars, moved to communities with train stations in close proximity such as South Berkeley, which caused a large influx of African American and Japanese American immigrants in the neighborhood. By 1960s, South Berkeley already had an established African American population. The subject property remained in the ownership of the Lewis family approximately until ca. 1970s. Furthermore, no evidence relating 3236 King Street to any other specific significant historic events was identified during the course of this evaluation. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion A.

*Criterion B – People*

Research did not indicate that there are any significant associations between 3236 King Street and significant persons. Although the subject property was owned by African American family in the 1920s until the 1970s, this was during the period when African American and Japanese residents were migrating to South Berkeley. Moreover, research did not reveal Mr. Samuel Lewis to be associated with any significant events. A review of building permit records, historical newspapers, census, and city directory data failed to identify any other person of significance having lived in or been associated with the subject property. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion B.

*Criterion C – Design*

3236 King Street is a one-story-over-basement, single-family residential building featuring an approximately rectangular footprint and horizontal massing, with minimal American Four-Square-influenced features such as a hipped roof, dormer, porch, and symmetrical windows. No known architect or builder is associated with the original design or construction of the property. It has minimal influences of the American Four-Square features and does not rise to the level necessary for inclusion in the National Register. Therefore, 3236 King Street does not appear eligible for individual listing under Criterion C.

Summary

The residential building at 3236 King Street is recommended ineligible for listing in the National Register under any criteria. It is not significantly associated with events that are historically influential (Criterion A), nor are there any historically significant individuals who are associated with the property during their productive period of influence (Criterion B). It is a modest example of its style that does not rise to the level necessary for inclusion in the National Register (Criterion C). Information potential is discussed in a separate report prepared by Alta Archaeological Consulting. Because the property is recommended ineligible for listing in the National Register, no further assessment of integrity is provided.

**\*B12. References:** (Continued from page 2)

Alta Archaeological Consulting. Archaeological Survey Report: 1708 Harmon Street, Berkeley, Alameda County, California. October, 2024.

Alta Archaeological Consulting, Archaeological Survey Report: St. Paul Terrace Project, October 2024

California Office of Historic Preservation. Instructions for Recording Historical Resources. Sacramento: Office of Historic Preservation, 1995. Accessed October 4, 2024. <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

City of Berkeley. Property Card for 3236 King Street. Ca. 1970. On file at the City of Berkeley Permit Service Station. Berkeley, California.

City of Berkeley. Building Permits for 3236 King Street (1925 to C.1998) on file at the City of Berkeley Permit Service Station.

