



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

REFERRAL
JULY 07, 2025

2372 Ellsworth Street

Demolition Referral for Use Permit #ZP2024-0169 under Senate Bill 330 to demolish one commercial building at 2372 Ellsworth Street (APN 055-003-00)

I. Application Basics

A. Parties Involved:

- Project Applicant Brian Carter
1810 Sixth Street
Berkeley, CA 94710
- Evaluators Preservation Architecture
Mark Hulbert
447 17th Street, #302
Oakland, CA
- Property Owners Srihari and Jyothi Vegesna
3886 Vista Point Circle
San Jose, CA 95148

B. Staff Recommendation: Consider the evaluation and take no action.

II. Background

On November 26, 2024, the Use Permit applicant submitted an application to demolish one commercial building and construct a 7-story, 49,900 square-foot residential building with 49 units. The application is eligible for streamlined review per Senate Bill 330.

The Use Permit application #ZP2024-0169 is currently under review by the Zoning Officer. The hearing before the Zoning Adjustments Board (ZAB) is tentatively scheduled for September 11, 2025; see link to plans below.

<https://permits.cityofberkeley.info/citizenaccess/Default.aspx>

Pursuant to Berkeley Municipal Code (BMC) 23.326.070(C), any application for a Use Permit to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review prior to consideration of the Use Permit for demolition. Given the lack of a current, City-wide comprehensive historic resource survey, the referral requirement is understood to address the potential for the loss of unidentified significant resources.

When such a demolition request occurs under the provisions of Senate Bill 330¹, the City would be divested of the ability to impose conditions related to historic resource preservation upon Use Permit approval. Nevertheless, the study of potential significance and the LPC referral shall be completed in accordance with the BMC requirement.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for City of Berkeley (COB) Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (BMC Chapter 3), which are relatively specific and appear to align with the California Register. The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may initiate a designation or take no action based on the significance criteria, but still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

III. Historical Resources

The subject building does not appear on the National Register of Historic Places, California Register of Historical Resources or the State Historic Resources Inventory.

The subject development site does not feature a City of Berkeley Landmark or Structure of Merit though there are several in the vicinity. The City Landmark Marsh House (1891) and McCreary/Greer House (1901) are located northeast of the subject property at 2308 and 2318 Durant Avenue, respectively. The Atherton Street Child Center, also a City of

¹ At the time that the Use Permit application was submitted, the subject property was not a locally-designated Landmark site and not subject to BMC Chapter 3.24. If designation status were granted after Use Permit submittal date, then SB 330 would prevent the City from imposing any conditions under BMC 3.24 related to historical resource preservation on the project.

Berkeley Landmark (1960), is located south of the subject property at 2425 Atherton Street. See Figure 1, below.

Figure 1: Vicinity Map showing Nearby City Landmarks and Structures of Merit

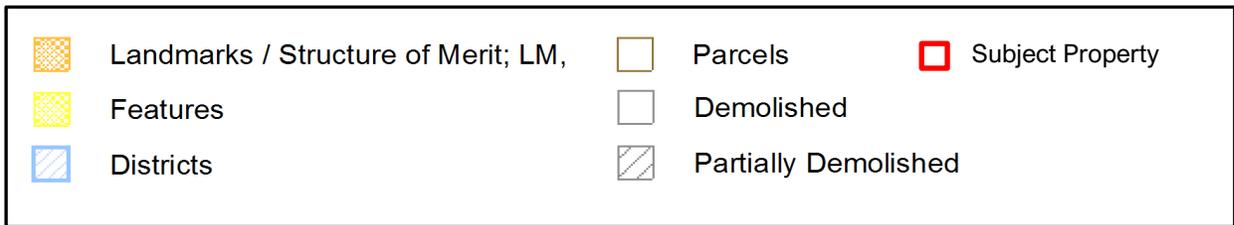
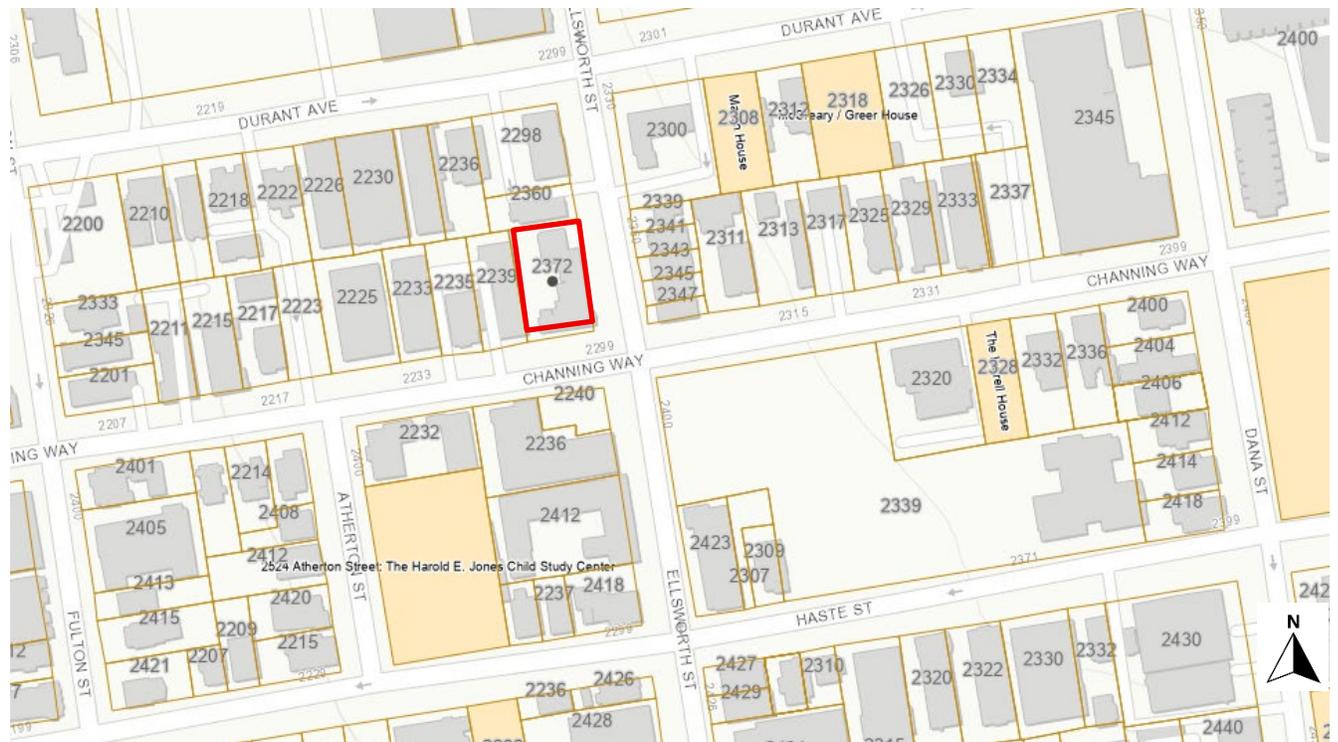


Figure 2: 1941 View of 2372 Ellsworth Street (Source: *Architectural Record*)

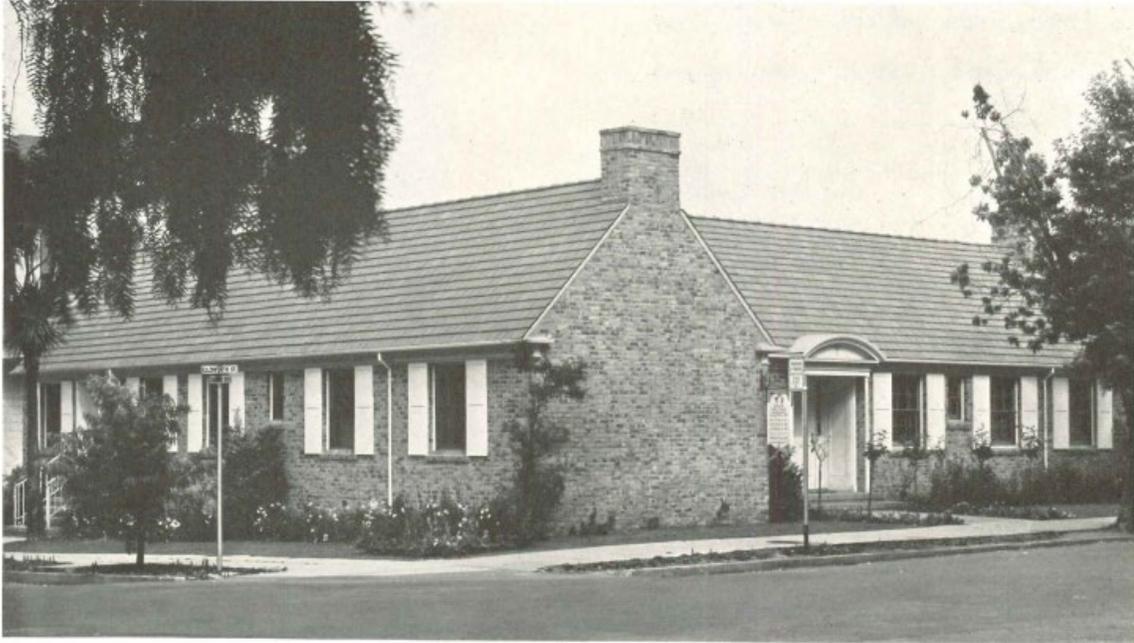


Figure 3: 1966 View of 2372 Ellsworth Street (Source: Berkeley Architectural Heritage Association)



Figure 4: Existing Conditions of 2372 Ellsworth Street (Source: Preservation Architecture)



Figure 5: Existing Conditions of 2372 Ellsworth Street, 1939 East Entry (Source: Preservation Architecture)



Figure 6: Existing Conditions of 2372 Ellsworth Street, 1939 South (Source: Preservation Architecture)



IV. Property Description

The Use Permit project site is located in Berkeley's Southside neighborhood and consists of a one-story commercial medical office building. The one-story, C-shaped building fronts Ellsworth Street along its east, or primary elevation and Channing Way along its south elevation. Its north and west elevations are mostly obscured by adjacent buildings. The lot is located in a residential/urban area south of UC Berkeley's campus and has a generally flat topography.

The building was recorded and evaluated in a historic resource evaluation (HRE) letter report and California Department of Parks & Recreation (DPR) forms by Mark Hulbert of Preservation Architecture in November 2024. The following description derives from the information contained in the DPR forms and HRE as well as the City's land use archives and building permit records and some supplemental research by staff; please see Attachment 1.

Building Description

2372 Ellsworth Street is a one-story commercial office building with a C-shaped footprint, brick and stucco-clad exterior, and slate shingled roof with gable roof ends. The building was built in two sections, one in 1939 and a later addition in 1947. The 1939 portion of the building occupies the corner of Ellsworth Street and Channing Way and features a gable end at its west end with an orthogonal chimney. The building was expanded in 1947 with an addition at its north end. The addition portion of the building extends northward along Ellsworth Street and features a stucco exterior with a brick apron along the primary elevation, while the north and west elevation walls have a stucco exterior.

The building includes several Colonial revival elements including two decorative entries along the east elevation. Entries are characterized by brick walkways and steps with wood paneled sidewalls. On the east elevation, the southeast entry has an arched pediment, while the northeast entry is flat with flanking pilasters. The building has a third entry at the south elevation, accessed via brick steps and features a simple wood casing. Windows are double-hung, and appear to be replacements of original multi-pane windows. There is a bay window along the 1947 portion's east elevation, that has also been updated with new glazing. Original shutter details were also removed at an unknown date. Lush vegetation fronting the building along both Ellsworth Street and Channing Way obscures the building's exterior from street view (**Figure 7**).

Figure 7 Existing Conditions of 2372 Ellsworth Street (Source: Google Maps)



Early Site History & Parcel Development

The property at 2372 Ellsworth Street was purchased from Milton and Ellen Greenfield in 1938 by Ellen's brother, Dr. William Reich. Designed for Dr. Reich in 1939 by the Oakland architecture firm Miller & Warnecke and built by contractor, N. Neergard, the subject building replaced an earlier residence. Constructed in an area with a mixture of uses that included residential, institutional, and commercial development, the subject property was built to serve as Dr. Reich's medical office building and as described in a 1941 issue of *Architectural Record*, was designed to blend in with near-by residential design (see Attachment 2). Dr. Reich, a local doctor and surgeon, was the chief of surgical service at the nearby Herrick Hospital on Dwight Way (now part of Alta Bates Summit Medical Center). The building was expanded with an addition in 1947, also designed by Miller & Warnecke and built by contractor John M. Bartlett.

The building was one of five professional office buildings that developed in the immediately pre-and-post World War II era in the general vicinity. The buildings were medical and dental offices and were situated advantageously relative to nearby Alta Bates, downtown, and the UC campus and represent a general transitional urban development pattern.

Over the next several years the building continued to be used for medical offices and, according to available building permits, it received minor interior improvements and regular maintenance work. In 1999 it was seismically upgraded. Other changes included window replacement and the removal of exterior shutters at an unknown date. It has otherwise remained largely the same since its 1947 addition.

Ownership History

After Reich's death in 1949, the building's ownership passed to his wife Dorothy Reich, who held the property until 1961. It was sold to John W. and Elizabeth Collins and George E. and Yvonne Brown in 1961; Charley S. and Naomi Yasuda, Hisao and Shikako Abe, Aiko Yasuda, and Glenn Yasuda in 1966; G. Carleton Prince and Phyllis Keegan and George A. and Eva M. Prince in 1977; and Meghan Keegan in 2013. The current owners have owned the property since 2021.

Miller & Warnecke

The firm Miller & Warnecke, comprised of Chester H. Miller (1890-1953) and Carl I. Warnecke (1891-1971) was active from 1917 until 1951. Warnecke, born in Montreal, moved to California as a child in 1901. He was not formally trained and his career in architecture began in about 1911, when he worked as an apprentice architect in San Francisco. He subsequently worked as a draftsman for Bakewell and Brown, Chester H. Miller, and John J. Donovan. Though he pursued courses at l'Ecole des Beaux Arts in 1914, this formal education was interrupted by wartime evacuations. He established the partnership with Miller in 1917.

Miller was a native of Oakland whose training in architecture was also acquired vocationally rather than through formal education. Miller & Warnecke were prolific beginning in the 1920s, and designed many residences in popular revival styles of the period. In the 1930s, they also designed Art Deco institutional and civic buildings. Their body of work included residential work, commercial buildings, and civic buildings. By the late 1940s, Warnecke's son, John Carl Warnecke had joined the firm. The younger Warnecke, who went on to become a prominent modernist designer, likely influenced the firm's later work, like the 1948 Oakland Main Library's Moderne design. After Miller retired in 1950, Warnecke merged the firm with his son, becoming Warnecke & Warnecke. The firm worked on several more modern designs, including Terminal 1 at Oakland Airport, eventually becoming John Carl Warnecke & Associates.

V. Evaluation of Significance Criteria

Historic Context²: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that since the building is not identified as significant, no period of significance applies.

Owing to the subject property's commercial use and location in a neighborhood with diverse building types, it is an early-mid-20th century commercial style building and is linked to a historic context related to commercial development, particularly of medical office buildings. The building's historic context also includes its architectural design, a Colonial Revival style commercial building designed by the Oakland-based architectural firm Miller & Warnecke.

Significance Criteria: The subject properties are evaluated based on the criteria of the California Register of Historical Resources and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing building is over 50 years old and, therefore, may be on the California Register of Historical Resources. Because it is more than 40 years old, BMC Section 23.326.070(C) requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

In determining the potential significance of this property, Mark Hulbert has analyzed the building's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR) and the Landmarks Preservation Ordinance (LPO), BMC Chapter 3.24, which closely aligns to criteria of the CR. The evaluation concentrates on possible associations with events (CR-1, BMC Sections 3.24.110.A.2 and B.2), persons (CR-2, BMC Section 3.24.110.A.4), architectural design (CR-3, BMC Sections 3.24.110.A.1.a-c and B.2.a and c), and information/education (CR-4, BMC Section 3.24.110.A.3). The result of Mark Hulbert's and staff's evaluations are discussed below.

CR and BMC Criteria:

Events – CR Criterion 1/BMC Criterion for *Historic Value*

The HRE concludes that the building at 2372 Ellsworth Street does not meet CR Criterion 1 because it was not found to be associated with any events that made a significant contribution to the broad patterns of local or regional history. The building was constructed in 1939 and altered in 1947 as a medical office building, at a time when several other medical office buildings were being constructed in the vicinity and was typical of the transitional urban development pattern. It does not uniquely represent a significant phase of commercial development of Berkeley or a business type important to Berkeley's history. It is, therefore, not eligible for listing in the California Register or local register.

Persons – CR Criterion 2/BMC Criterion for *Cultural Value*

The HRE concludes that 2372 Ellsworth Street does not meet CR Criterion 2 because it is not associated with any individuals that have made significant contributions to our history. Though built for Dr. William Reich, who was respected in his community for his

² National Register Bulletin #15, Item V: How to Evaluate a Property within its Historic Context (2002); National Register Bulletin #16A. Section III: How to Complete the National Register Registration – Period of Significance (1997).

work, he is of no identified or identifiable historic importance. Though Glenn and Diane Yasuda, founders and longtime proprietors of the local market, Berkeley Bowl, owned the property for several years, their ownership of the subject property preceded the establishment of Berkeley Bowl in 1977 and is unrelated to their association with the subject property. Similarly, no subsequent owners or occupants were identified as having made significant contributions to history. It was not associated with significant cultural, religious, social, or economic events that helped shape Berkeley, and therefore, does not exhibit cultural significance. It is, therefore, not eligible for listing in the California Register or local register.

Design – CR Criterion 3/BMC Criterion for *Architectural Merit*

The building at 2372 Ellsworth Street was built with elements of the Colonial Revival style, designed by Oakland-based architects Miller & Warnecke. Though Miller & Warnecke were prolific for a period beginning in the 1920s and continuing through the 1950s, their residential work, of which this is most similar, applied popular period styles of the time. As such, this building is a modest example of their work. It is not the first, last, only or most significant example of a one-story commercial building in Berkeley or the East Bay. As an architectural example, it does not contribute exceptional value to the neighborhood fabric. It is, therefore, not eligible for listing the California Register or local register.

Information – CR Criterion 4/BMC Criterion for *Educational Value*

The evaluation of this property was limited to above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information. Furthermore, no available archival information suggests the property, a small private medical office building, is worth preserving for its usefulness as an educational force.

National Register – BMC Criterion for National Register

The subject property is not listed in the National Register and therefore does not satisfy this criterion.

LPO Structure of Merit Criteria:

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the subject property does not appear worthy of preservation as part of a neighborhood, block, or street frontage, or a group of buildings which include City Landmarks. Each of the four criterion for Structure of Merit (SOM) are considered below.

BMC Section 3.24.110B(a) - *Contemporaneous with City Landmarks*

The age of 2372 Ellsworth Street, built in 1939 and altered in 1947, is not contemporary with the nearby City of Berkeley Landmarks, Marsh House (1891) and McCreary/Greer House (1901) that are located northeast of the subject property at 2308 and 2318 Durant Avenue, respectively. The Atherton Street Child Center, also a City of Berkeley Landmark (1960), is located south of the subject property at 2425 Atherton Street. The subject building has no historical or historic architectural associations to or compatibility with any identified historic resources in the direct vicinity

BMC Section 3.24.110B(b) – *Compatibility with City Landmarks*

The building at 2372 Ellsworth Street, a one-story brick and stucco clad building with Colonial revival elements, is not compatible in size, scale, materials, or design with the Landmark buildings at 2308 and 2318 Durant Avenue, both two-plus story Victorian-era residences. It is also not compatible with the Landmark building at 2425 Atherton Street, a quintessential example of Bay Area Modernism, and constructed in 1960.

BMC Section 3.24.110B(c) – Good Design

The building at 2372 Ellsworth Street is a modest example of a medical office building with some Colonial revival elements. It is, therefore, not a good example of architectural design.

BMC Section 3.24.110B(d) – Historical Significance

The subject property does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

VI. Recommendation

1. **Take No Action.** Staff recommends that the Commission consider the extent to which the building meets (or does not meet) the criteria for designation as a City Landmark or Structure of Merit, and then **Take No Action** to initiate it for consideration.

Attachment:

1. Historic Resource Evaluation for 2372-80 Ellsworth Street, prepared by Preservation Architecture, dated November 13, 2024; California Department of Parks and Recreation (DPR) Forms, prepared by Preservation Architecture, dated November 14, 2024
2. *Architectural Record*, vol. 89, p. 53, 1941. <https://usmodernist.org/AR/AR-1941-06.pdf>, accessed June 2025.

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Reviewed by: Allison Riemer, AICP, Senior Planner; ariemer@berkeleyca.gov
(510) 981-7433



November 13, 2024

**2372-80 Ellsworth St., Berkeley
City of Berkeley Historical Evaluation**

This historical and historic architectural evaluation addresses the existing property and building at the above address per the City of Berkeley's historical and cultural resource evaluation criteria. This overall effort has been based on the review of City of Berkeley permit records, U.S. census records (heritagequest.org), Oakland/Berkeley telephone directories (loc.org, sfpl.org, berkeleypubliclibrary.org), historic newspapers (@CDNC.org), Alameda County property records, Berkeley Architectural Heritage Association (BAHA) archives, along with general historical and architectural research, including the present author's recent and current evaluations of other properties in the immediate vicinity (2300 Ellsworth, 2306-2310 Ellsworth, 2360 Ellsworth, 2298 Durant, 2320 Channing, 2421-27 Durant, 2480 Bancroft, etc.).

The subject parcel at 2372-80 Ellsworth St. (APN 55-1887-3) is located south of the U. C. Berkeley campus on the west side of Ellsworth St. and the northwest corner of Channing Way (figs.1-3). The existing parcel houses an office building that is concealed by dense perimeter plantings (fig.4).

As delineated below, per the City of Berkeley's *Landmarks Preservation Ordinance (LPO)*, the property and building located at 2372-80 Ellsworth St. is not eligible for designation as a City of Berkeley Landmark or Structure of Merit.

Summary History

The subject property occupies the southeastern corner of original lot 4 of block 13 of the 1866 College Homestead Association tract (fig.5), which corner was depicted with a 2-story dwelling at the address 2247 Channing in the 1894, 1911 and 1929 Sanborn maps. No image of the former residential building at 2247 Channing has been located, neither was a permit record for the removal of that former residence located. In the 1950 map, the corner, its address by then 2372-80 Ellsworth, was first depicted as a 1-story building occupied by doctors' offices. The last Sanborn map iteration, dated c1981, showed the building unchanged from its 1950 conditions (fig.6).

Per permit records, the extant building was constructed in two parts, the first half in 1939 and the second in 1947, the earlier given the address 2380 Ellsworth, the later 2372, which addresses correspond to the building's southern then northern halves. Both parts were designed for Dr. William W. Reich by Oakland architects (Chester H.) Miller & (Carl I.) Warnecke, the earlier built by Oakland contractor N. Neergard, the addition by El Cerrito contractor John M. Bartlett.

In addition to the two original building permits, several available real estate photos of the building depicted the property in 1961 and 1977 (figs.7-9). Such photos make clear what the 2-part building actually looks like, at it is currently and largely concealed by a shroud of landscape that is parted only to make way for the 3 entries. Even the rear of the building is heavily shrouded.

A few building permits followed for interior remodels, reroofing and, most consequentially, a seismic upgrade of the unreinforced masonry structure in 1999. The address 2241 Channing Way was added to the property in 1985 and which address applies to the extant south side entrance.

County of Alameda deed records confirm that the property and, presumably, its former residential building were acquired by Reich from Milton and Ellen Greenfield in 1938. The Greenfields did not reside on the property, nor were they listed in Oakland, Berkeley or San Francisco in the latter 1930s. In 1949, following his passing, 2372-2380 Ellsworth was distributed to Dr. Reich's wife, Dorothy K. Reich, who held the property until 1961, when it was sold to John W. and Elizabeth B. Collins, George E. and Yvonne B. Brown. Subsequent transfers included:

- 1966 Collins and Brown to Charley S. and Naomi Yasuda, Hisao and Shikako Abe, Aiko Yasuda, and Glenn H. Yasuda
- 1977 Glenn and Diane Yasuda to G. Carleton Prince and Phyllis J. Keegan, George A. and Eva M. Prince
- 2013 Phyllis Keegan to Meghan Keegan Tr.

Context

The context is a Berkeley south-side mix – churches, dormitories, apartment buildings, professional office buildings, parking garages and a number of former single-family residences. In the immediate setting, the mix includes a curious cluster of four professional office buildings of which 2372-80 Ellsworth is one, all of which date from 1938-1948, that modern period of origin adding to their curiosity as each are brick-clad eclectic Colonial style buildings. The coincidence of this cluster of professional office buildings is in part explained by a 1946 news account, wherein a project at 2298 Durant was reportedly enabled by City of Berkeley “legislation aiming to expedite erection of professional offices...” (“Four Medical Office Buildings Planned,” *Oakland Tribune*, 3 January 1946). A further applicable explanation is nearby (1 mile) Alta Bates Hospital, though two of the five were dental office buildings. These office buildings were situated in a desirable location relative to Alta Bates hospital, downtown and the campus, as well as within this transitioning south side neighborhood thus in the context of the vicinity's then diminishing domestic scale. They, however, did not establish professional offices within the contextual mix, as earlier medical-dental office buildings existed, one such being what was formerly known as the Medical Dental Building at 2490 Channing Way (at Telegraph), where the developer of the subject building, Dr. William W. Reich, had offices before developing his own building.

Summary Descriptions (figs.4, 10-14)

The property at 2372-80 Ellsworth – a 130 foot (north-south) by 75 foot (east-west) lot at the northwest corner of Ellsworth and Channing – houses a 1-story office building that fronts a paved parking lot with an access drive from Channing. The overall building is essentially L-shaped in plan, with an elongated north-south leg along the Ellsworth frontage and its foot along Channing, both forms gable-roofed, though the building rear is infilled with flat-roofed volumes. Built in two parts, south and north, the former's exterior walls are brick clad at its two fronts, east and south, and at its west side gabled end. The southern end of the eastern front wall is also gabled atop which is an orthogonal chimney form. As another (faux) chimney projects through the roof, the original north wall was apparently similarly gabled yet to which the 1947 addition was appended. That addition's front exterior wall is brick aproned below stucco, its frontward north side wall gabled and also stucco over a brick apron. Sloped roofs are slate tile with continuous wood eaves. All rearward flat-roofed volumes have stucco clad walls.

Exterior features include two Colonial style entry portals at the east front, both with recessed vestibules with brick walkways, steps and landings, wood paneled side walls and single entry doors, the original at the 2380 entry wood-pillared with an arched pediment that interrupts the roofline, the

simplified 2372 entry flanked with wood pilasters. Up a flight of brick stairs with iron handrails, the south side entry at 2241 Channing is, like 2372, a simplified portal with pilasters. Other elements include traditional wood double-hung windows and, at the north end of the Ellsworth front, an angled bay window. The frontward windows of the 2380 structure originally had traditional wood shutters, none of which remain. The shallow yards fronting the building are heavily planted, as is in large part the rear.

Architect and Builders

The architect for both 1939 and 1947 structures was Miller & Warnecke, an Oakland firm with a moderate range of modestly designed buildings, the most notable several City of Oakland public libraries, including the historically recognized, Art Deco style Oakland Main Library (1948-51), which work capped the end of the firm's output. Thereafter, in the wake of the passing of Chester Herbert Miller (1890-1953), partner Carl Ingomar Warnecke (1891-1971) succeeded to a partnership with his son, John Carl Warnecke (1919-2010), who had joined his father's firm by the late 1940s so was likely responsible for their modern library design, and whose subsequent modern architectural career greatly succeeded his father's.

To the current author's knowledge, no Miller & Warnecke projects have been identified as Berkeley landmarks. Based on BAHA records, their range of Berkeley projects primarily includes 1920s-1940s residences along with several commercial and institutional buildings, and the existing U.C. Berkeley physics building (formerly Le Conte Hall) was their design. As noted, the Main Oakland Public Library is a City of Oakland landmark. Otherwise, no notable buildings of their design are readily identifiable.

Evaluation

The subject property and buildings have not been previously considered or evaluated for historical potential.

Based on Berkeley's *LPO* criteria (from sec.3.24.110 *Landmarks, historic districts and structures of merit--Designation--Criteria for consideration*), this effort concludes with a Berkeley Landmark/Structure of Merit evaluation, first under the Landmarks criteria followed by Structure of Merit criteria.

Under the LPO's Landmark criteria, the property and building at 2372-80 Ellsworth St.:

- Is not a "first, last, only or most significant architectural property of their type in the region," as the subject building is an office building constructed in 1939 and 1947, numbers of which period building types remain, including earlier such medical and dental buildings (Acheson Physician's Building, 2131 University Ave., a 1908 Berkeley Landmark) and later (including 2320 Channing Way, 1952). Architecturally, the subject building has no potential architectural significance as it is a stylistic anomaly for its period of origin (LPO Section A.1.a).
- Is not prototypical or outstanding nor the work of an identified or potential important builder. The 2372-80 Ellsworth St. architects, Miller & Warnecke, have a moderate number of identifiable projects yet relative to which the subject office building is not an important example (LPO Section A.1.b).
- Is not architecturally worthy of preservation for any potential value as part of the neighborhood fabric (LPO Section A.1.c).

The 2372-80 Ellsworth building was one of five professional office buildings developed in the pre-and-post-WWII era in the immediate local, two of which were dental offices the other three, including the subject building, medical offices. Such medical-dental buildings, of which there were and are dozens in the vicinity, were in part constructed in the context of the pre- and post-war expansion of the nearby Alta Bates Hospital, yet to which the subject and neighboring medical office building was indirectly related.

Given its obscure state and that the heavy plantings were not an original landscape design but the result of maturity and overgrowth, the subject building is difficult to even assess.

Architecturally, the underlying building at 2372-80 Ellsworth is – like the several other eclectic and conservatively traditional Colonial style medical-dental office buildings adjacent – out of place and time for early-mid-20th century buildings. Each, including 2372-80 Ellsworth, suggests an older building, yet none are.

- Is not associated with the movement or evolution of religious, cultural, governmental, social or economic developments of the City (LPO Section A.2).

As noted, the 2372-80 Ellsworth building was one of five professional office buildings (four new, one converted) developed in the immediate vicinity along with others both older and more recent in the area. In the pre- to post-WWII period and context, these office buildings were situated in a desirable location relative to Alta Bates hospital, downtown and the campus, as well as within this transitioning south side neighborhood thus in the context of the vicinity's diminishing domestic scale, there are no associated events or patterns of any identifiable historic importance. Rather, 2372-80 Ellsworth belongs to a general pattern of early-mid 20th century Berkeley development – in the context of which this parcel and its modest office building is without importance.

- Is not worth preserving for usefulness as an educational force as it is a small, private medical office building and property (LPO Section A.3).
- Does not embody or express the history of Berkeley/Alameda County/California/United States, again, as it is a small, private medical office building and property (LPO Section A.4).
- Is not listed on the National Register (LPO Section A.5).

Further, under Structure of Merit criteria, the subject property and buildings:

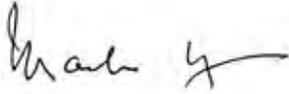
- Is not contemporary with a designated landmark within the neighborhood (LPO Section B.2.a1). In the context of which, the nearest landmarks include the Berkeley City Club (Morgan, 1929-30); Edwards Stadium (Perry & Jory, 1932); Odd Fellows' Temple (Plachek, 1930); and Howard Auto Co. (Reimers, 1930). Each are directly related to one another by age yet do not relate to the subject buildings. Nearby residential landmarks are the McCreary/Greer House (1901) and the Marsh House (Mau, 1901), both on Durant Ave., along with the Bancroft Apartments (Ratcliff, 1913) and Cambridge Apartments (Ratcliff, 1914), none of which are related to the 2372-80 Ellsworth building. Therefore, the subject building has no historical or historic architectural associations to or compatibility with any identified historic resources in the direct vicinity.
- Is not contemporary with an historic period or event of significance to the city or to this neighborhood, block, street frontage, or group of buildings (LPO Section B.2.a2), as the pre- and post-WWII urban development period constitutes a broad historic context, not an identified historic period. Neither does the subject building constitute a potential event of importance relative to the neighborhood, block, street frontage, or group of buildings
- As noted above, is not compatible in size, scale, style, materials or design with any nearby

Berkeley Landmarks (LPO Section B.2b).

- Is not a good example of architectural design (LPO Section B.2c), as the traditionally styled building is an anomaly for its modern period of development and as its dense plantscape was not an original intentionally designed landscape.
- Is not historically significant to the character of the block and street frontage (LPO Section B.2d).

In conclusion, the property and building at 2372-80 Ellsworth St. in Berkeley is not eligible either as a City of Berkeley Landmark or Structure of Merit.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect

attached: figs.1-14 (pp.6-12)

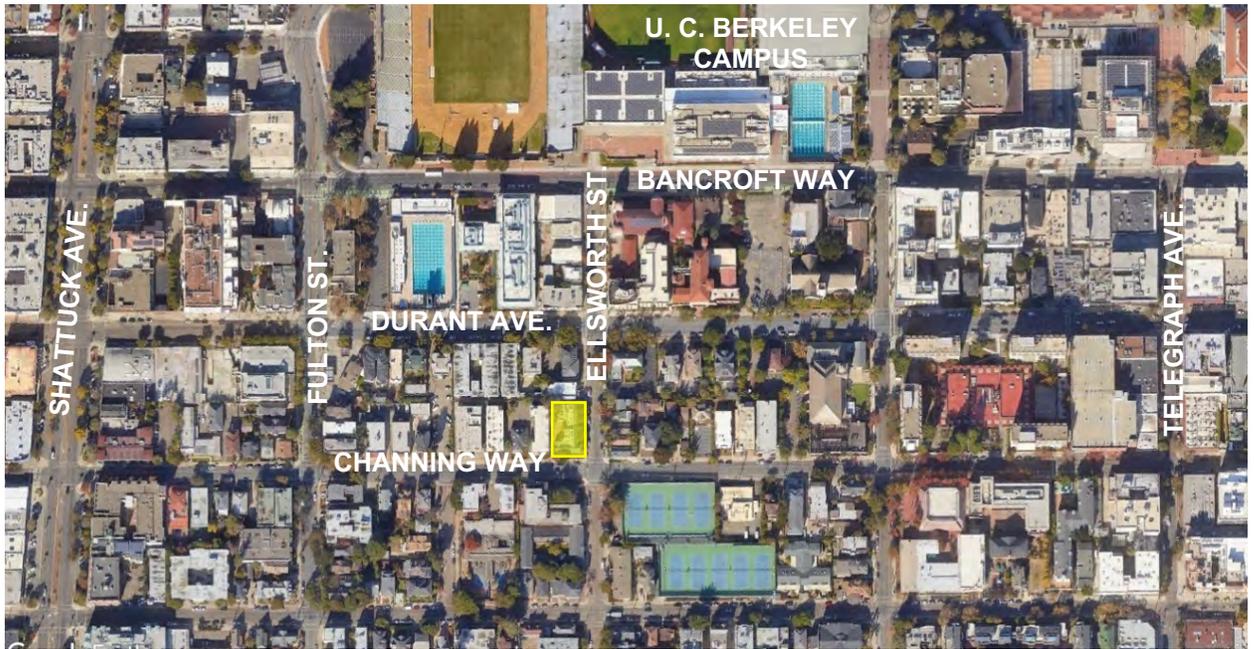


Fig.1 – 2372-80 Ellsworth & 2372-80 Ellsworth (highlighted) – Location aerial (Google Earth, 2023, north is up)



Fig.2 – 2372-80 Ellsworth (highlighted) – Aerial (Google Earth, 2023, north is up)

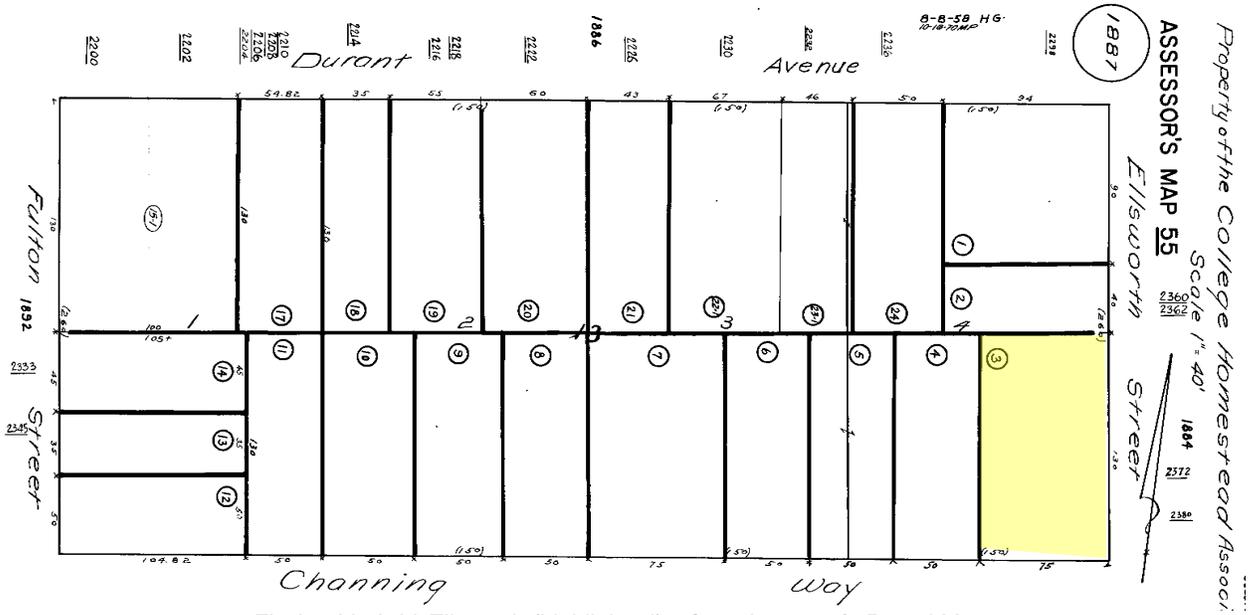


Fig.3 – 2372-80 Ellsworth (highlighted) – from Assessor's Parcel Map



Fig.4 – 2372-80 Ellsworth – From Channing Way and Ellsworth St., looking north (MH, 2024)

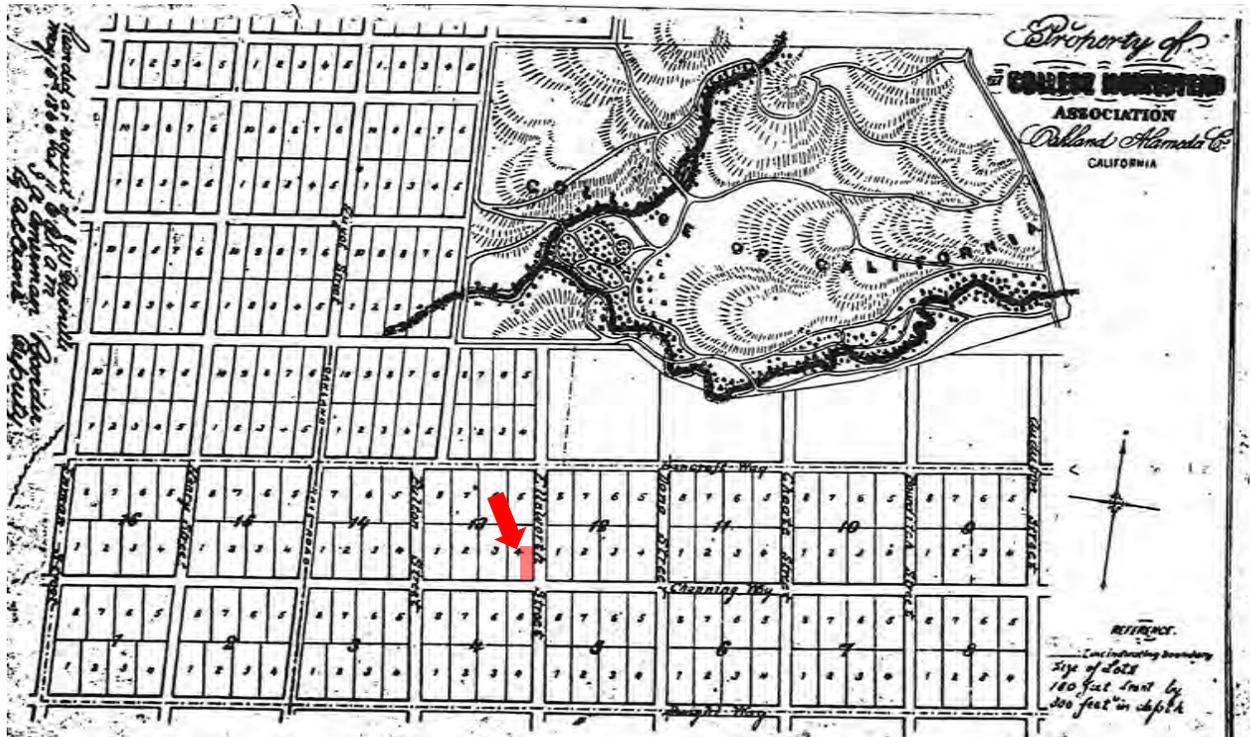


Fig.5 – 2372-80 Ellsworth (future location indicated) – 1866 College Homestead tract map

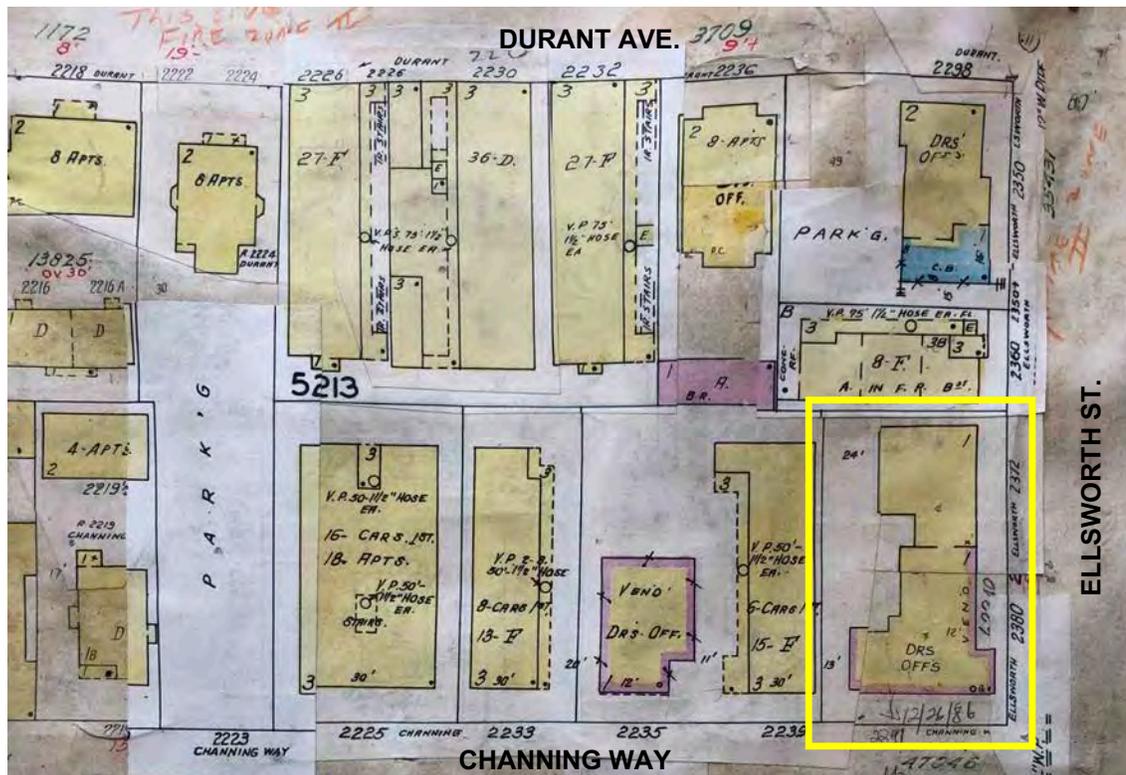


Fig.6 – 2372-80 Ellsworth (bounding box) – from 1981 Sanborn map

2372-80 ELLSWORTH, BERKELEY
 MHPA – COB EVAL – 111324 – P8



Fig.7 – 2372-80 Ellsworth – 1966, looking northwest (from BAHA)

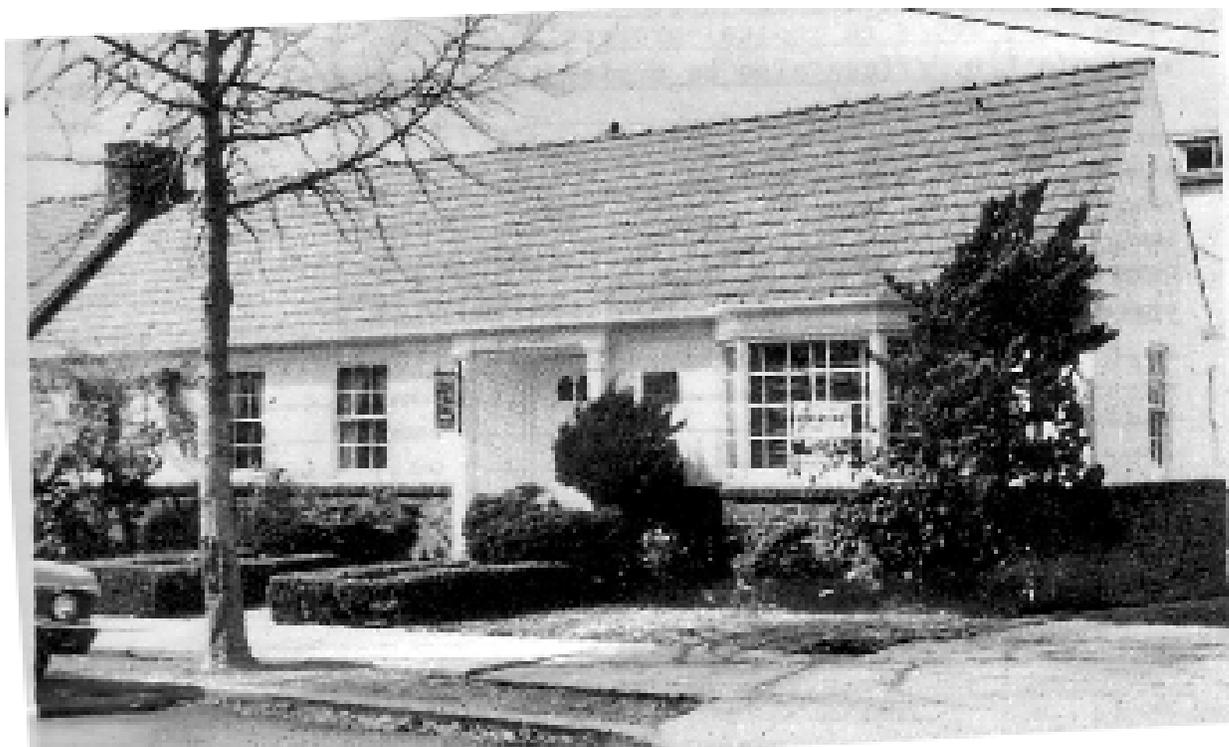


Fig.8 – 2372 Ellsworth – 1977 (from BAHA)



Fig.9 – 2380 Ellsworth – 1977 (from BAHA)



Fig.10 – 2372-80 Ellsworth – From Ellsworth St., looking south (figs.10-14, MH 2023)



Fig.11 – 2372-80 Ellsworth – 2380 Ellsworth St., east side entry



Fig.12 – 2372-80 Ellsworth – 2372 Ellsworth St., east side entry



Fig.13 – 2372-80 Ellsworth – 2241 Channing, south side entry



Fig.14 – 2372-80 Ellsworth – Rear, looking southeast

State of California <input type="checkbox"/> 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 7 *Resource Name or #: 2372-2380 Ellsworth St., Berkeley, CA
 P1. Other Identifiers: 2241 Channing Way

*P2. Location: Not for Publication Unrestricted
 *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
 c. Address 2372-80 Ellsworth St. City Berkeley Zip 94704
 d. UTM: Zone ---, --- mE/ --- mN
 e. Other Locational Data: Assessor's Parcel Number 55-1887-3

*P3a. Description:
 The subject parcel at 2372-80 Ellsworth St. is located south of the U. C. Berkeley campus on the west side of Ellsworth St. and the northwest corner of Channing Way. The existing 130 foot (north-south) by 75 foot (east-west) lot houses a 1-story office building that is concealed by dense perimeter plantings and fronts a paved parking lot with an access drive from Channing. The overall building is essentially L-shaped in plan, with an elongated north-south leg along the Ellsworth frontage and its foot along Channing, both forms gable-roofed, though the building rear is infilled with flat-roofed volumes. (cont on p3)

P5a. Photograph



Fig.1 – 2372-80 Ellsworth St. – looking north from intersection of Ellsworth & Channing

*P3b. Resource Attributes:
 HP6: 1-3 story commercial building
 *P4. Resources Present: Building Structure Object Site District Element of District Other
 P5b. Description of Photo:
figs.1,3) MH 2024; fig.2) 1981
Sanborn map; figs.4-6) BAHA
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
1939 (permit #47046); 1947 (permit #62240)
 *P7. Owner and Address:
Srihari Vegesna
2372 Ellsworth St.
Berkeley, CA. 94710
 *P8. Recorded by:
Mark Hulbert
446 17th St. #302
Oakland, CA 94612
 P9. Date Recorded:
November 13, 2024
 *P10. Survey Type: Intensive
 *P11. Report Citation: None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

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BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2372-80 Ellsworth St., Berkeley *NRHP Status Code _____
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B1. Historic Name: ---
 B2. Common Name: 2372-80 Ellsworth St.
 B3. Original Use: Office building B4. Present Use: Same
 *B5. Architectural Style: Eclectic Colonial

*B6. Construction History:
 The subject property occupies the southeastern corner of original lot 4 of block 13 of the 1866 College Homestead Association tract, which corner was depicted with a 2-story dwelling at the address 2247 Channing in the 1894, 1911 and 1929 Sanborn maps. No image of the former residential building at 2247 Channing has been located, neither was a permit record for the removal of that former residence located. In the 1950 map, the corner, its address by then 2372-80 Ellsworth, was first depicted as a 1-story building occupied by doctors' offices. The last Sanborn map iteration, dated c1981, showed the building unchanged from its 1950 conditions. (cont. on p3)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Miller & Warnecke b. Builder: N. Neergard (1939); John M. Bartlett (1947)
 *B10. Significance: Theme --- Area _____
 Period of Significance --- Property Type --- Applicable Criteria ---

As summarized below, per the California Register evaluation criteria, the subject property and building has no identifiable historic significance. (cont. on p5)

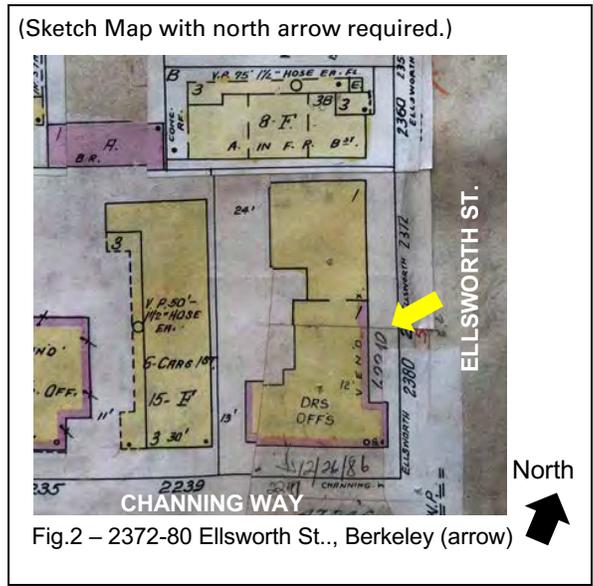
B11. Additional Resource Attributes: _____

*B12. References:
 Alameda County/Oakland directories (@loc.org, sfpl.org, berkeleypubliclibrary.org); Sanborn maps (@sfpl.org, City of Berkeley Planning); City of Berkeley permit records; U.S. census records (@heritagequest.com); *Building and Engineering News* (@SFPL.org); historic newspapers (@CDNC.org); Alameda County Assessor; Berkeley Architectural Association (BAHA).

B13. Remarks:

B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: November 13, 2024

(This space reserved for official comments.)



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Description (cont. from p1)

Built in two parts, south and north, the former's exterior walls are brick clad at its two fronts, east and south, and at its west side gabled end. The southern end of the eastern front wall is also gabled atop which is an orthogonal chimney form. As another (faux) chimney projects through the roof, the original north wall was apparently similarly gabled yet to which the 1947 addition was appended. That addition's front exterior wall is brick aproned below stucco, its frontward north side wall gabled and also stucco over a brick apron. Sloped roofs are slate tile with continuous wood eaves. All rearward flat-roofed volumes have stucco clad walls.

Exterior features include two Colonial style entry portals at the east front, both with recessed vestibules with brick walkways, steps and landings, wood paneled side walls and single entry doors, the original at the 2380 entry wood-pillared with an arched pediment that interrupts the roofline, the simplified 2372 entry flanked with wood pilasters. Up a flight of brick stairs with iron handrails, the south side entry at 2241 Channing is, like 2372, a simplified portal with pilasters. Other elements include traditional wood double-hung windows and, at the north end of the Ellsworth front, an angled bay window. The frontward windows of the 2380 structure originally had traditional wood shutters, none of which remain. The shallow yards fronting the building are heavily planted, as is in large part the rear.



Fig.3 – 2372-80 Ellsworth Ave. – From Ellsworth St., looking south

Construction History (cont. from p2)

Per permit records, the extant building was constructed in two parts, the first half in 1939 and the second in 1947, the earlier given the address 2380 Ellsworth, the later 2372, which addresses correspond to the building's southern then northern halves. Both parts were designed for Dr. William W. Reich by Oakland architects (Chester H.) Miller & (Carl I.) Warnecke, the earlier built by Oakland contractor N. Neergard, the addition by El Cerrito contractor John M. Bartlett. (cont. on p4)

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Construction History (cont. from p3)

In addition to the two original building permits, several available real estate photos of the building depicted the property in 1961 and 1977 (figs.4-6). Such photos make clear what the 2-part building actually looks like, at it is currently and largely concealed by a shroud of landscape that is parted only to make way for the 3 entries. Even the rear of the building is heavily shrouded.

A few building permits followed for interior remodels, reroofing and, most consequentially, a seismic upgrade of the unreinforced masonry structure in 1999. The address 2241 Channing Way was added to the property in 1985 and which address applies to the extant south side entrance.

County of Alameda deed records confirm that the property and, presumably, its former residential building were acquired by Reich from Milton and Ellen Greenfield in 1938. The Greenfields did not reside on the property, nor were they listed in Oakland, Berkeley or San Francisco in the latter 1930s. In 1949, following his passing, 2372-2380 Ellsworth was distributed to Dr. Reich's wife, Dorothy K. Reich, who held the property until 1961, when it was sold to John W. and Elizabeth B. Collins, George E. and Yvonne B. Brown. Subsequent transfers included:

- 1966 Collins and Brown to Charley S. and Naomi Yasuda, Hisao and Shikako Abe, Aiko Yasuda, and Glenn H. Yasuda
- 1977 Glenn and Diane Yasuda to G. Carleton Prince and Phyllis J. Keegan, George A. and Eva M. Prince
- 2013 Phyllis Keegan to Meghan Keegan Tr. (cont. on p5)



Fig.4 – 2372-80 Ellsworth – 1966, looking northwest (from BAHA)

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Construction History (cont. from p4)



Fig.5 – 2372 Ellsworth – 1977 (from BAHA)



Fig.6 – 2380 Ellsworth – 1977 (from BAHA)

Architect/Builder

The architect for both 1939 and 1947 structures was Miller & Warnecke, an Oakland firm with a moderate range of modestly designed buildings, the most notable several City of Oakland public libraries, including the historically recognized, Art Deco style Oakland Main Library (1948-51), which work capped the end of the firm's output. (cont. on p6)

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Architect/Builder (cont. from p5)

Thereafter, in the wake of the passing of Chester Herbert Miller (1890-1953), partner Carl Ingomar Warnecke (1891-1971) succeeded to a partnership with his son, John Carl Warnecke (1919-2010), who had joined his father's firm by the late 1940s so was likely responsible for their modern library design, and whose subsequent modern architectural career greatly succeeded his father's.

To the current author's knowledge, no Miller & Warnecke projects have been identified as Berkeley landmarks. Based on BAHA records, their range of Berkeley projects primarily includes 1920s-1940s residences along with several commercial and institutional buildings, and the existing U.C. Berkeley physics building (formerly Le Conte Hall) was their design. As noted, the Main Oakland Public Library is a City of Oakland landmark. Otherwise, no notable buildings of their design are readily identifiable.

Significance (cont. from p2)

Context

The context is a Berkeley south-side mix – churches, dormitories, apartment buildings, professional office buildings, parking garages and a number of former single-family residences. In the immediate setting, the mix includes a curious cluster of four professional office buildings of which 2372-80 Ellsworth is one, all of which date from 1938-1948, that modern period of origin adding to their curiosity as each are brick-clad eclectic Colonial style buildings. The coincidence of this cluster of professional office buildings is in part explained by a 1946 news account, wherein a project at 2298 Durant was reportedly enabled by City of Berkeley "legislation aiming to expedite erection of professional offices..." ("Four Medical Office Buildings Planned," *Oakland Tribune*, 3 January 1946). A further applicable explanation is nearby (1 mile) Alta Bates Hospital, though two of the four were dental office buildings. These office buildings were situated in a desirable location relative to Alta Bates hospital, downtown and the campus, as well as within this transitioning south side neighborhood thus in the context of the vicinity's then diminishing domestic scale. They, however, did not establish professional offices within the contextual mix, as earlier medical-dental office buildings existed, one such being what was formerly known as the Medical Dental Building at 2490 Channing Way (at Telegraph), where the developer of the subject building, Dr. William W. Reich, had offices before developing his own building.

Evaluation

Based on the above information and as per California Register of Historical Resources evaluation criteria:

Criterion 1 – There is no evidence of any events of any historic importance associated with this property or medical office building.

The 2372-80 Ellsworth building was one of five professional office buildings developed in the pre-and-post-WWII era in the immediate local, two of which were dental offices the other three, including the subject building, medical offices. These medical-dental office buildings were situated in an opportune location relative to Alta Bates hospital, downtown and the campus, as well as within this transitioning south side neighborhood. Four of the five replaced former domestically scaled resources (the fifth converted and expanded a former residential building) so represent a transitional urban development pattern. However, that development pattern pertains to the whole vicinity so is a context rather than an event.

In its pre- and post-WWII development context, there are no associated events of historic importance. Therefore, 2372-80 Ellsworth Ave. does not meet *CR criterion 1*. (cont. on p7)

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Significance (cont. from p6)

Criterion 2 – The individual directly associated with the subject office building, Dr. William W. Reich – who undoubtedly respected by and contributed to his professional community in his time – is of no identified or identifiable historic importance. While a range of owners and occupants were subsequently associated, any such persons lack direct association with the subject buildings' design and construction, so none lend any potential importance to the subject property and building. As there is no evidence of any directly associated persons of historical importance relative to this property, 2372-80 Ellsworth St. does not meet *CR criterion 2*. (cont.on p6)

Criterion 3 – In terms of potential design and construction importance, the subject building is an office building dating to the early-mid-20th century. Architecturally, 2372-80 Ellsworth office building is a modest, eclectic Colonial style building erected in two parts, 1939 and 1947, both parts anomalous and highly conservative given the impending modern period. That this building is shrouded by overly mature plants and trees adds to its visual interest while nearly erasing the building's architecture. Without its verdant screening, this late and highly conservative Colonial building design would be of little to no design interest, its architectural and historic architectural potential readily dismissed. Neither is there evidence that the aggressive plantscape was originally designed, so which does not qualify as intentional landscape design.

Its architects, Chester Miller and Carl Warnecke, for whom there are a modest number of identifiable projects of traditionally modest character (with the exception of several modern works at the very end of their tenure though, given the progressive change, likely attributable to Warnecke's son, architect John Carl Warnecke), are also of no identifiable historical importance, nor are the associated builder (N. Neergard and John M. Bartlett). In addition, the extant property and building are without any artistic associations. Therefore, there is no identifiable significance under *CR criterion 3*.

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

Conclusion

In conclusion, the extant property and building at 2372-80 Ellsworth Ave. in Berkeley lack any potential historical significance per the California Register criteria.

Further, re: historic district potential, as summarized, there are a number of like resources in this immediate vicinity. These five medical-dental office buildings were strangely conservative, in both scale and design. They replaced former domestically scaled resources so represent a transitional urban development context, yet in which context their conservative design and scale are increasingly out-of-place as well as out-of-date. This and the related medical-dental buildings, while serving patients, were not publicly oriented uses or buildings – in fact, as the number of private property signs on the 2372-80 Ellsworth building attest, as does its landscape shroud, they were and are private properties without direct public benefit. Additionally, medical-dental buildings were common throughout the vicinity, including both earlier and later designs. In sum, individually and altogether, this grouping of relatively small and highly eclectic buildings are not associated with any events or persons of identified historic importance and lack design and construction distinction relative to their modern development period, so do not comprise a potentially meaningful historic district.

3. DENTAL OFFICE BUILDING

OFFICES OF DR. GEORGE STRAUSSBERG, SOUTH ORANGE, N. J. ARTHUR N. STARIN, ARCHITECT. Virginia B. Starin, Interior Decorator. In this building, designed to harmonize with the residential area in which it is located, two dentists occupy the corner operating rooms, the one between being used for emergency patients. From a central location, the receptionist has control of all main rooms. In the basement kitchenette, lunches are prepared; the recreation room is for the owner's use.

LABORATORY



OFFICE BUILDINGS

4. NEIGHBORHOOD MEDICAL BUILDING

OFFICE BUILDING FOR DR. WILLIAM W. REICH, BERKELEY, CALIF. MILLER & WARNECKE, ARCHITECTS. This compact building, planned around a central reception room, houses the offices of seven doctors. Ample off-the-street parking is provided at the rear. By joint use of certain facilities and equipment, practitioners and patients are mutually benefited. Location of the building within easy access of an extensive residential neighborhood is yet another instance of the trend toward decentralization.

