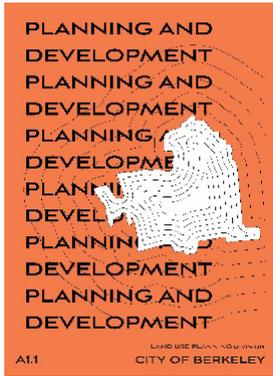


# Landmarks Preservation Commission Staff Report

**ZP2024-0126**

July 7, 2025

**Demolition Referral 2298 Durant Avenue**



Quick Facts	Project Description:
<p><b>Applicant:</b> Austin Springer, Studio KDA</p> <p><b>Property Owner:</b> Valiance Capital, LLC</p> <p><b>Project Address:</b> 2298 Durant Avenue</p> <p><b>GP Land Use:</b> Residential Mixed Use</p>	<p>The applicant is seeking approval to demolish a commercial building built in 1903.</p>
<p><b>Zoning:</b> Residential Southside Mixed Use (R-SMU)</p> <p><b>Historic District:</b> None</p> <p><b>CEQA:</b> Class 32 Infill Exemption</p> <p><b>Submittal Date:</b> September 5, 2024</p> <p><b>Date Deemed Complete:</b> October 21, 2024</p> <p><b>Project Planner:</b> Allison Riemer</p>	<p style="text-align: center;"><b>Permits Requested:</b></p> <p><b>Use Permit</b>, pursuant to Berkeley Municipal Code Section 23.326.070(A) to demolish a non-residential building.</p>
	<p style="text-align: center;"><b>Staff Recommendation:</b></p> <p>Staff recommends that LPC evaluate the property and take no action.</p>

**ZONING MAP**

**Figure 1: Vicinity and Zoning Districts Map**



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



Project Site

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Residential Mixed Use	R-SMU	Residential
South			Medical Office
East			Residential
West			

**AERIAL**

**Figure 2: Subject Property, Aerial View (Google Maps, 2025)**



**STREET ELEVATION**

**Figure 3: 1990 East Elevation (Michael Raven)**

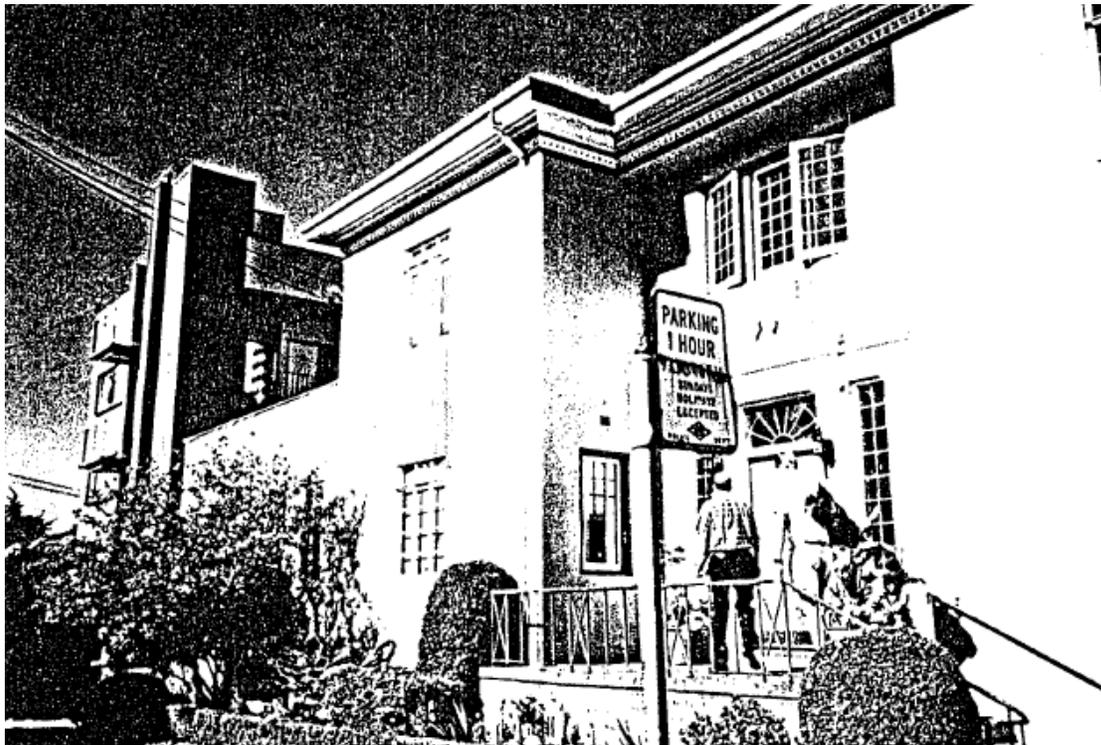


Figure 4: North Elevation (Google Maps, 2025)



Figure 5: Northeast Elevation (Studio KDA, 2024)



**BACKGROUND**

**Subject Site**

The following description derives from the information contained in the historic resource evaluation (HRE), as well as the City's land use archives, and building permit records. The HRE was prepared by preservation architect Mark Hulbert on August 22, 2024; please see Attachment 1.

**Parcel Description:** The Use Permit project site is located in the South Side, south of the University of California Berkeley campus, and consists of an approximately 8,000 square-foot parcel with frontage on Durant Avenue (primary), and Ellsworth Street (secondary). A two-story building is located on the eastern portion of the lot, with a parking lot west of the building, and driveways off of Durant Avenue and Ellsworth Street. (The Use Permit project site includes the adjacent lot to the south, 2360 Ellsworth Street, but since the use of that lot is all residential, an LPC demolition referral does not apply.)

**Building Description:** The two-story hip-roofed wood-frame and concrete-block stucco-clad commercial building is situated along the east (street side) and north (front) lot lines. The building has a rectangular plan, and eaves extend over a molded wood cornice. A brick path at the corner of Ellsworth Street and Durant Avenue leads to an uncovered brick porch, with a thin iron railing, and the building entrance on the Ellsworth Street frontage.

On the eastern elevation, there is a wood entry door, surrounded by sidelights, with a transom window above the door. A tabernacle frame with fluted columns surrounds the door and sidelights, and a broken pediment is on top of the frame. The windows surrounding the door and directly above at the second story are leaded glass. The other windows on the building are steel.

On the north elevation, a chimney projects from the wall. On the west elevation is a concrete and stucco fire escape.

Landscaping consisting of low plants and small trees is along the east, north, and west elevations, with a small lawn along the east and north property lines. A large redwood tree is located at the northwest corner of the property. The style of the building could be described as simplified Georgian revival.

### **Site History**

City records indicate that a two-story dwelling was constructed on the site circa 1903, and the site was initially addressed as 2350 Ellsworth Street. According to Berkeley Architectural Heritage Association, the architect was William H. Whariff. Whariff was also the architect for the Landmarks Carlson's Block and Masonic Temple, and the Structure of Merit Chase Building at 2107 Shattuck Avenue. Calvin Esterly occupied the property from 1903 to 1906. William A. Huddart, Margaret Huddart, and Frank H. Huddart occupied the property from 1907 to 1920. In 1946, Frank Huddart sold the property to Dr. Grant Ellis.

Dr. Ellis (1903-1974) was a physician and surgeon, practiced medicine in Berkeley for 37 years, was a president of Alta Bates Hospital for several terms, and was president of Alameda-Contra Costa Medical Association.

Dr. Ellis converted the residential building to a medical office. A permit was issued in 1946 to convert a "hotel building into doctors' offices." In 1948 a permit was issued to add a one-story 22 ½ by 35 ½-foot concrete block extension with a stucco finish to the southern portion of the building, with steel sash windows (see Figure 3), and the use was noted as medical building. The architect for the 1946 and 1948 permits was John Knox Ballantine.

John Knox Ballantine Jr. (1894-1969) was a Berkeley architect who designed several residences in Berkeley, including 1555 La Vereda Road, and 1512 La Loma Avenue in the La Loma Park Historic District, and also designed a dental office at 2235 Channing Way.

A 1966 report from the Urban Renewal Office noted that the windows were steel casement. In 1991 a second story addition was added over the 1948 addition. The building was used as medical offices from 1946 to 1968, and then used as law offices and other professional offices.

## ANALYSIS

### Project Scope

On September 5, 2024, the Use Permit applicant submitted an application to demolish one commercial building (2298 Durant Avenue) and a residential building (2360 Ellsworth Street), and construct an eight-story, 80,000 square-foot residential building with 65 units. The application is eligible for streamlined review per Senate Bill 330.

The Use Permit application #ZP2024-0126 is currently under review. 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 330<sup>1</sup>, 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.

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<sup>1</sup> 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.

## **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 (2308 Durant Avenue, built 1891), McCreary/Greer House (2318 Durant Avenue, built 1901), and the Berkeley City Club (2315 Durant Avenue, built 1929) are located east of the subject property. See Figure 1.

## **Evaluation of Significance Criteria**

### **Historic Context<sup>2</sup>**

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, it is linked to a historic context related to commercial development, particularly of professional office buildings.

### **Significance Criteria**

The subject property is evaluated based on the criteria of the National Register of Historic Places, 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 considered eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. Because it is more than 40 years old, BMC Section 23C.08.050 requires that the building be evaluated for potential local significance prior to issuance of any demolition entitlement.

In determining the potential significance of this building, the evaluator has analyzed the property's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR) and the LPO/BMC Chapter 3.24. 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 results of the consultant's and staff's evaluations are discussed below.

### **California Register and Landmarks Preservation Ordinance Criteria**

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

The building was constructed as a residence circa 1903, and used as a rooming house, and converted to professional offices in 1946 and altered in 1948. Several other medical office buildings were constructed in the vicinity after World War II. A study of the site's construction history, ownership, and occupancy records revealed no information linking this site to any events or singular episode of primary importance to Berkeley's auto-oriented economic development. Per National Register Bulletin 15, to be associated with historic events a property must be associated with events important to a historic context, and that association must be significant. Since the property is not associated with significant historical events it has not been found to hold

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<sup>2</sup> 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).

historical significance to the City.

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

The property is associated with Dr. Grant Ellis, who owned the property and converted it from residential to professional offices. Though Dr. Ellis practiced medicine in Berkeley for 37 years, was a president of Alta Bates Hospital for several terms, and was president of Alameda-Contra Costa Medical Association, he is not a significant person because there is nothing in the record to indicate that he made a significant impact to the field of medicine. No other owners or occupants were identified as having made significant contributions to history. The property is not associated with significant cultural, religious, social, or economic events that helped shape Berkeley, and therefore, it does not exhibit cultural significance.

#### Design – CR Criterion 3/BMC Criteria for Architectural Merit

There are no existing photos of the original residential building, and the oldest photo that could be located is from 1990. It is not clear if the Georgian details at the front door (tabernacle frame with fluted columns, and a broken pediment) and cornice were part of the original residential building, or were added in the 1940s when the building was converted to medical offices, or sometime later. William H. Whariff was the architect for the original residence, and John Knox Ballantine Jr. was the architect for the conversion and addition in the 1940s, but without historic photographs it is difficult to determine how each contributed to the current design of the building. The current building looks like a modest stucco commercial building with some Georgian decorative details. The Georgian details are sparse, and thus the building is not a good example of the style. 1 Eucalyptus Road and 2300 Durant Avenue are better examples of Georgian Revival buildings in Berkeley. The building, it is not the first, last, only, or most significant architectural property of its type. The building is not an outstanding Georgian Revival commercial building because the details are limited. Lastly, the building does not contribute to the neighborhood fabric as an exceptional architectural example because the overall form is nondescript. Therefore, the subject property does not embody the distinctive characteristics of a type, period, or method of construction, and does not satisfy the criteria for architectural merit.

#### Information – CR Criterion 4/BMC Criterion Educational Force

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. Further, there have been no recent CA Historical Resource Information System investigations for this parcel or its environs, but previous research concluded that it is not likely to yield archeological information. No available information suggests the property is worth preserving for its usefulness as an educational force.

#### National Register – BMC Criterion National Register

The subject property is not listed on 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)), the subject property may be 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 criteria for Structure of Merit (SOM) are considered below.

#### BMC Section 3.24.110(B)(2)(a) - Contemporaneous with City Landmarks

2298 Durant Avenue was built circa 1903 and altered in 1948 and 1991, and is technically contemporary with the nearby Landmark McCreary/Greer House built in 1901 and located at 2318 Durant Avenue, but it is

difficult to determine what remains of the original 1903 building, and thus the connection to the McCreary/Greer House is loose.

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

The subject building is a two-story stucco commercial building with some Georgian decorative details, and is not compatible in size, scale, materials, or design with the Landmark Marsh House (2308 Durant Avenue), McCreary/Greer House (2318 Durant Avenue), and the Berkeley City Club (2315 Durant Avenue).

**BMC Section 3.24.110B(c) – Good Design**

The building is a modest stucco commercial building with some Georgian decorative details, and 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.

**Environmental Review**

The review of the demolition and potential initiation of the property by LPC are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3) for Review Exemptions.

**RECOMMENDATION**

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.

**Attachments**

1. Historic Resource Evaluation for 2298 Durant Avenue, prepared by Preservation Architecture, dated August 21, 2023; California Department of Parks and Recreation (DPR) Forms, prepared by Preservation Architecture, dated August 22, 2023



# PRESERVATION ARCHITECTURE

August 21, 2023

## **2298 Durant Ave./2360 Ellsworth St., Berkeley City of Berkeley Historical Evaluation**

This historical and historic architectural evaluation addresses the 2 existing properties and buildings at the above addresses 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, along with general historical and architectural research.

The subject parcels at 2298 Durant Ave. (APN 55-1887-1) and 2360 Ellsworth St. (APN 55-1887-2) are located south of the U. C. Berkeley campus on the west side of Ellsworth St. between Durant Ave. and Channing Way (figs.1-3). The existing parcels house an office building at the southwest corner of Durant and Ellsworth, 2298 Durant, and an adjoining mid-block apartment building, 2360 Ellsworth (fig.4).

While side-by-side properties on separate parcels, the present evaluation request provides the opportunity to consider the 2 properties and their buildings together. Both subject buildings are, essentially, post WWII resources, though the 2298 Durant building was adapted from an earlier residence whereas 2360 Ellsworth was built at the end of the post-WWII period, in 1963. Together, they represent divergent designs: Durant essentially mid-century traditional, Ellsworth a boxy Modern apartment building.

As delineated below, per the City of Berkeley's *Landmarks Preservation Ordinance (LPO)*, the adjoined properties and buildings located at 2298 Durant Ave. and 2360 Ellsworth St. are not eligible for designation as a City of Berkeley Landmark or Structure of Merit.

### **Summary History**

The 2 subject properties occupy the northeastern corner of original lot 4 of block 13 of the 1866 College Homestead Association tract (fig.5), which corner was depicted as vacant in the 1894 Sanborn map. By 1911, the next Sanborn map iteration (fig.6), the corner had been subdivided and where there was a 2-story dwelling directly at the corner (block 1887, lot 1), that address then 2350 Ellsworth; and a 2-story, 2-flat building next door at 2360 Ellsworth (block 1887, lot 2). By 1950, the corner building, its address by then 2298 Durant, was depicted as a mixed 1 and 2-story building occupied by doctors' offices; the adjacent 2-story building at 2360 Ellsworth was identified as housing 3 flats, its plan unchanged from its 1911 and 1929 depictions. No images of the former residential building at 2350 Ellsworth have been located. Permit records for the removal of the former 2360 Ellsworth building included a photo that confirms it was a plain, brown-shingled style, which is further confirmed in another available photo, dated 1955, and which also included a glimpse of the 2298 Durant office building (further discussed below).

#### *2298 Durant Ave.*

The early house at 2350 Ellsworth St. was erected c1900. No original records have been located, yet it was listed in the 1903 directory (no 1893-1902 directories available) under the name Calvin Esterly, who was last listed at 2350 Ellsworth in 1906. And 2350 Ellsworth was not listed in the 1900 census so is presumed for the present purposes to date to c1903. The 1907 to 1915 directories

listed William A. Huddart at 2350 Ellsworth and where the 1920 census also listed William A., Frank H. and Margaret Huddart, so the Huddarts were the next 2350 Ellsworth residents from 1907-c1920 (no 1921 directory is available and the Huddarts were not listed in 1922). The 1920 census recorded that William was the elder, Frank and Margaret his son and daughter in law. Again per directories, a number of identifiable persons followed, including Mrs. P. Dixon (1936) and Mrs. P. Gessler (1940-1944). Both were evidently tenants, as were any other occupants in the period from 1920-1946, as the 1946 sale of the property was from Frank H. Huddart to Ellis Grant.

Prior to its adaptation to offices in 1946, the former residential building – at the time of its conversion presumably a rooming house, as the 1946 permit tellingly identified the then extant use as a “hotel” – had a wider south side yard that was partly infilled when the office building was expanded to the south in 1948.

Dr. Ellis Grant (1903-1974), who acquired the 2246/2298 Durant property and building in October 1945, was responsible for adapting the former residence to a medical building in 1946-48, the 1946 permit (#58617 under the address 2246 Durant) for “converting present hotel building into doctors’ offices,” the architect listed as J. K. Ballantine, Jr., the contractor Anderson-Haglund, Inc.; and for which project a completion notice was recorded in August 1946. A 1948 permit (#62586 under the address 2298 Durant) was for a 22.5 foot by 35.5 foot “extension,” the architect again Ballantine, the contractor for that project Harold L. Paige. That extension was at the south side of the building and was a single story.

The 1950 Sanborn map then depicted that medical office building. The last Sanborn map iteration, dated c1981, showed the building unchanged from its 1950 conditions (fig.7).

Various, mostly miscellaneous building permits followed for interior remodels. The one substantive permitted project was in 1991, when the second story was added at the south end of the building and, based on photographic evidence, the first floor windows at that end were changed to reflect the new addition above (fig.8). Whether more or all of the windows were then replaced is not known, though all windows visually match. The owners and architect of that 1991 addition were York Buresh & Kaplan and Michael Raven & Associates of Berkeley respectively. Though permit records for the rear fire escapes were undated, the fire escapes were then or shortly thereafter added.

The last permit records under the listed ownership of Dr. Grant Ellis were in 1966 and Ellis’s office was last listed at 2298 Durant in the 1968 directory. The next round of permit records was in 1984, first under the ownership of Durrell Associates and then York Buresh & Kaplan, the latter identified as owners on permits into the early 1990s. By 1995, permits listed the owner as the Amicus Group.

Based on this chronological information, it is understood that the medical office building use existed from 1946-1968 and the building was thereafter converted to law offices, which use remains.

At 2298 Durant, a part of its 2-story form and its entry door with Georgian portal and leaded window above may or may not be surviving elements of the original or early house. It is equally possible that the Colonial portal was added by its architect in the latter 1940s. In any event, there is no clear evidence of the former residence that was adapted, added to and thus subsumed by the subsequent office use. The 1955 photo of the building, cited above, was from the parking lot across Ellsworth and was specifically a photo of the large redwood tree that then stood in the southwest corner of the subject lot. That view clearly showed the former apartment building at 2460 Ellsworth. Given the

angle and the large tree, the southwest corner of the 2298 Durant building was mostly obscured yet revealed that that end of the building was then only 1 story and also indicated that the windows at that end of the building were subsequently replaced, as the 1955 windows and openings do not match those today. So that photo confirms the 1991 permit for a second story addition and when the previous openings and windows were likely changed, at least at the south end of the building yet possibly throughout.

#### *2360 Ellsworth St.*

The extant apartment building at 2360 Ellsworth was built in 1963 for property owner Cyril Stevenson (1896-1978), who had acquired the property in which he then resided in 1961 from Clarence A. and Lillian Harbaugh, Bakersfield residents. The Harbaughs had in turn acquired the property and its former building in 1951 from the estate of Sara Emma Manchester. Permit related correspondence also indicated that the Harbaughs leased the property to Stevenson from 1951-1961. No earlier deeds have at this juncture been located.

In addition to Stevenson, the 1963 building permit listed an engineer and a contractor, Hollis Black and James Construction Co., respectively, while the architect/designer permit line was left blank. Miscellaneous permits identify 2 subsequent 20th century owners: A. Lipnosky (1975-1978) and Karol Nawaroski/Uryga-Nawaroski Foundation (1992-1998). Permit records confirm that the evidently recent replacement of exterior stucco and windows was undertaken in 2017 for owners Cascade Capital, at which time it is presumed that the siding at the stair tower was also added. The only other substantive permit was for the replacement of the concrete stairs and the metal stair railing, which work was permitted in 1993 for Nawaroski.

#### *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 5 professional office buildings of which 2298 Durant is 1, yet which was formerly adapted from residential to medical and more recently to law offices. The other 4 were purpose built and date from 1938-1948, this modern period of origin adding to their curiosity as each is a traditional brick Colonial style building. The coincidence of this cluster of professional office buildings is in part explained by a news account for the 2298 Durant project, wherein that project 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, though none of the other 4 adjacent office buildings were identified in that account). A further partial explanation is nearby (1 mile) Alta Bates Hospital, though 2 of the 5 were dental office buildings.

At least one of the other 4 buildings, 2235 Channing, was designed and built in 1948 by the same architect as the 2298 adaptive remodel, J. K. Ballantine, Jr., so it may be presumed that building was also expedited per city legislation. While none of those office building developers appear to have been in common, 3 of the 4 were built by Harold L. Paige, who was the contractor of the 1948 addition to 2298 Durant.

By contrast to other Berkeley localities where former and historical relational contexts have been obscured or obliterated by subsequent development patterns (for example, the formerly residential Telegraph Ave.), in this case the cluster of office buildings is in evidence — specifically the 4 brick

Colonial buildings of the directly adjacent properties. Though lacking brick, the 1946-48 remodel of 2298 Durant is likewise Colonial style, at least based on its entry portal.

**Summary Descriptions** (figs.4, 9-12)

*2298 Durant Ave.*

The property at 2298 Durant – a 90 foot (north-south) by 94 foot (east-west) lot at the northwest corner of Durant and Ellsworth – houses a 2-story office building in its eastern half, its western half a paved parking lot. The building walls are stucco clad, its hipped composition shingle roof with continuous overhanging wood eaves above a traditional, molded wood cornice. Despite its Durant address, the building front and its off-center front entry face east towards Ellsworth, where the entry is recessed into a reentrant corner where the north end of the building front steps back from the south end. The building plan conversely steps at the rear, with its southern part recessed from the north end. The entry way is atop a low, open porch with brick walls, steps and landing, its steps running parallel to the front and a lean iron guard-railing along its eastern edge. The wood entry door is surrounded by an ornamental wood portal of Georgian/American Colonial design style and which is the one definitive stylistic building feature. Above the entry door and portal is a leaded glass window at the second story. Steel sash windows are otherwise generous at each elevation. Near the south end of the back (west) elevation, a pair of egress doorways are stacked, the upper story served by a metal and concrete fire escape, the recessed doorway at the first floor served by raised concrete landing with steps to grade. A projecting, stucco finished chimney stands at the north wall – another semi-evident remnant of a former residence. Shallow grass yards and wall plantings lie along the building's east and north fronts, a narrow paved driveway to the south, the paved lot with a large redwood tree at its northwestern corner at the rear.

Architecturally, 2298 Durant is — like the several other American Colonial style medical-dental office buildings adjacent — out of place and time for mid-20th century buildings. Each, including 2298 Durant, suggests an older building, yet none are, Durant included. Though it was an older residence, the building was much changed over time and its traditional stylistic elements are actually limited. Nonetheless, a Colonial theme runs through these several buildings, perhaps due to their architect, as at least 2 were designed by Ballantine and the similarities suggest others may have been. Either way, given their time frame, the traditional design focus was way out of sync with the Modern period.

*2360 Ellsworth St.*

The mid-block 2360 Ellsworth parcel measures 35 feet wide by 94 feet deep and houses a 3 1/2-story (3 stories over garage) 7-unit apartment building that fills its site but for minimal setbacks all around. The garage structure is concrete, the 3-story building atop in 2 parts: a (presumed) wood frame stucco clad apartment building with vinyl windows and a flat roof and roofline; and a partly open stair tower that is part stucco clad, part cement board clad and with metal stairs and railings. That stair tower leads to open balcony corridors that span the north side and provide access to each apartment unit.

The 2360 Ellsworth apartment building is another of many 1960s apartment buildings in Berkeley, in particular in the near campus environs. Nothing about its present exterior suggests that this was a building of any architectural intension, in fact there was no architect involved as it was credited to an engineer, Hollis Black. The exterior of this building has also been replaced in recent years, its stripped down character seemingly all the more pronounced.

## Architect, Engineer and Builders

The architect for the 1946 adaptation/alteration and the 1948 addition to 2298 Durant was John Knox Ballantine, Jr. (1893-1969), a Berkeley architect. Based on general architectural research, a handful of Ballantine's Berkeley projects include the 1946-48 remodel and addition at 2298 Durant; 2 c1924 houses at 1512 and 1514 La Loma Ave., 1 the Ballantine residence (1512 La Loma) and both built in the wake of the 1923 Berkeley Fire and, consequently, of concrete block construction; and the 1948 dental office building at 2235 Channing Way, a brick Colonial.

No architect was utilized for the design of the 1963 apartment building at 2360 Ellsworth – the permit listed an engineer, Hollis Black, Jr., who was then listed as a civil engineer at 1836 University Ave. in Berkeley. At this juncture, 1 other identifiable project on which Hollis Black was listed as the engineer was the Tioga Building at 2020 Milvia St. (1954, Edwin J. Schruers architect).

The several construction contractors for these 2 buildings were Anderson-Haglund Inc. (1946 adaptive remodel of 2298 Durant), Harold L. Paige (1948 addition to 2298 Durant), and James Construction Co. (1963 construction of 2360 Ellsworth).

## 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 properties and buildings at 2298 Durant and 2360 Ellsworth streets:

- Are not a "first, last, only or most significant architectural property of their type in the region," as the subject buildings are an office building (converted from a residential building yet which has no evident remains) and an apartment building, both dating to the mid-20th century, numbers of which building types remain. Architecturally, neither building has any potential architectural significance as the Durant office building is a stylistic anomaly for its period of origin while the Ellsworth apartment building is without evident architectural design intention and has been substantially altered (LPO Section A.1.a).
- Are not prototypical or outstanding nor is either the work of an identified or potential master builder. The 2298 Durant Ave. architect, J. K. Ballantine, Jr., has a small number of identifiable projects yet relative to which the 1946-48 alterations and additions are not notable or best examples (LPO Section A.1.b).
- Are not architecturally worthy of preservation for any potential value as part of the neighborhood fabric (LPO Section A.1.c).

A pair of buildings within the mix of uses and buildings in its immediate vicinity, these 2 buildings have no potential exceptional values to offer to the neighborhood fabric.

The 2298 Durant building was 1 of 5 professional office buildings constructed in the pre-and-post-WWII era in the immediate local, 2 of which were dental offices the other 3, including the

subject building, medical offices. Such medical buildings, of which there were and are dozens in the vicinity, were constructed in the context of the postwar expansion of the nearby Alta Bates Hospital, yet to which the subject and neighboring medical office buildings were indirectly related.

- Are 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 2298 Durant building was 1 of a range of professional office buildings constructed in the vicinity while the 2360 Ellsworth apartment building is 1 of a large number in the vicinity. In the post-WWII period and context, there are no associated events or patterns of any identifiable historic importance. Rather, 2360 Ellsworth belongs to a general pattern of early-mid 20th century Berkeley development – more specifically, the concentrated development of off-campus apartment buildings throughout the neighborhoods adjoining the UC Berkeley campus – in the context of which this parcel and its modest apartment building is without importance.

- Are not worth preserving for usefulness as an educational force (LPO Section A.3).
- Do not embody or express the history of Berkeley/Alameda County/California/United States (LPO Section A.4).
- Are not listed on the National Register (LPO Section A.5).

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

- Are 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 Durant or Ellsworth buildings. Therefore, the subject buildings have no historical or historic architectural associations to or compatibility with any identified historic resources in the direct vicinity.
- Are 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 WWII urban development period constitutes a broad historic context, not an identified historic period. Neither do the subject buildings constitute a potential event of importance relative to the neighborhood, block, street frontage, or group of buildings
- As noted above, are not compatible in size, scale, style, materials or design with any nearby Berkeley Landmarks (LPO Section B.2b).
- Are not a good example of architectural design (LPO Section B.2c), as the traditionally styled Durant building is an anomaly for its modern period of development while the Ellsworth apartment building is highly modest as well as an altered example of its modern period.
- Are not historically significant to the character of their block and street frontage (LPO Section B.2d).

In conclusion, the 2 properties and buildings at 2298 Durant and 2360 Ellsworth streets in Berkeley are not eligible either as City of Berkeley Landmarks or Structures of Merit.

Signed:



Mark Hulbert  
Preservation Architect

attached: figs.1-12 (pp.5-12)



Fig.1 – 2298 Durant & 2360 Ellsworth (highlighted) – Location aerial (Google Earth, 2023, north is up)



Fig.2 – 2298 Durant & 2360 Ellsworth (highlighted) – Aerial (Google Earth, 2023, north is up)

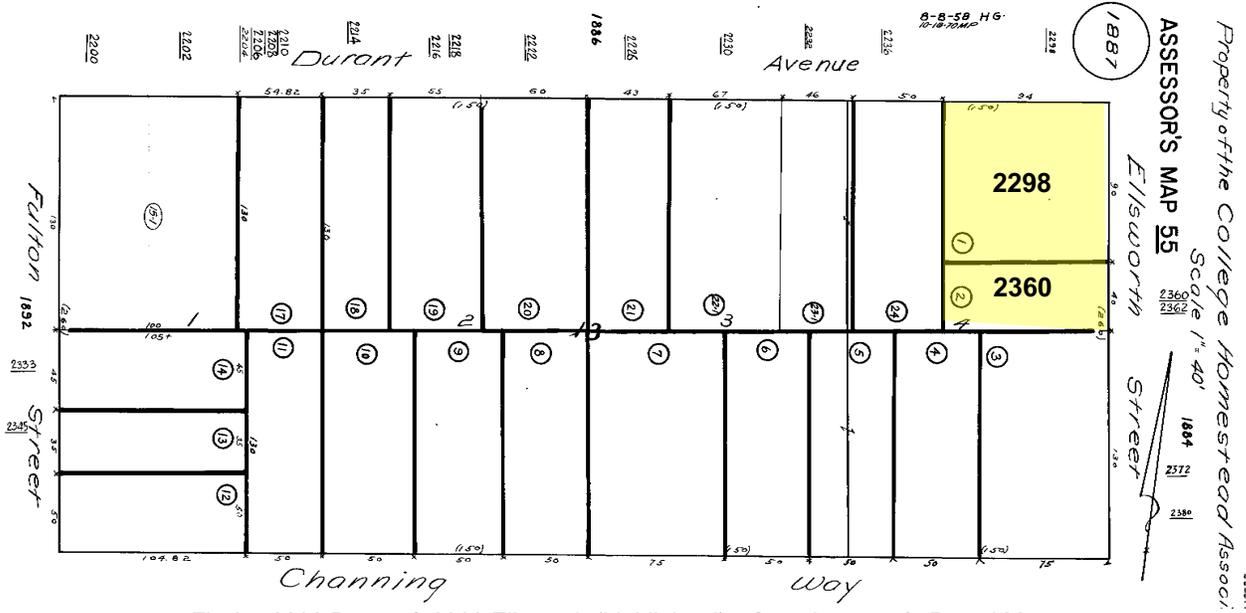


Fig.3 – 2298 Durant & 2360 Ellsworth (highlighted) – from Assessor's Parcel Map

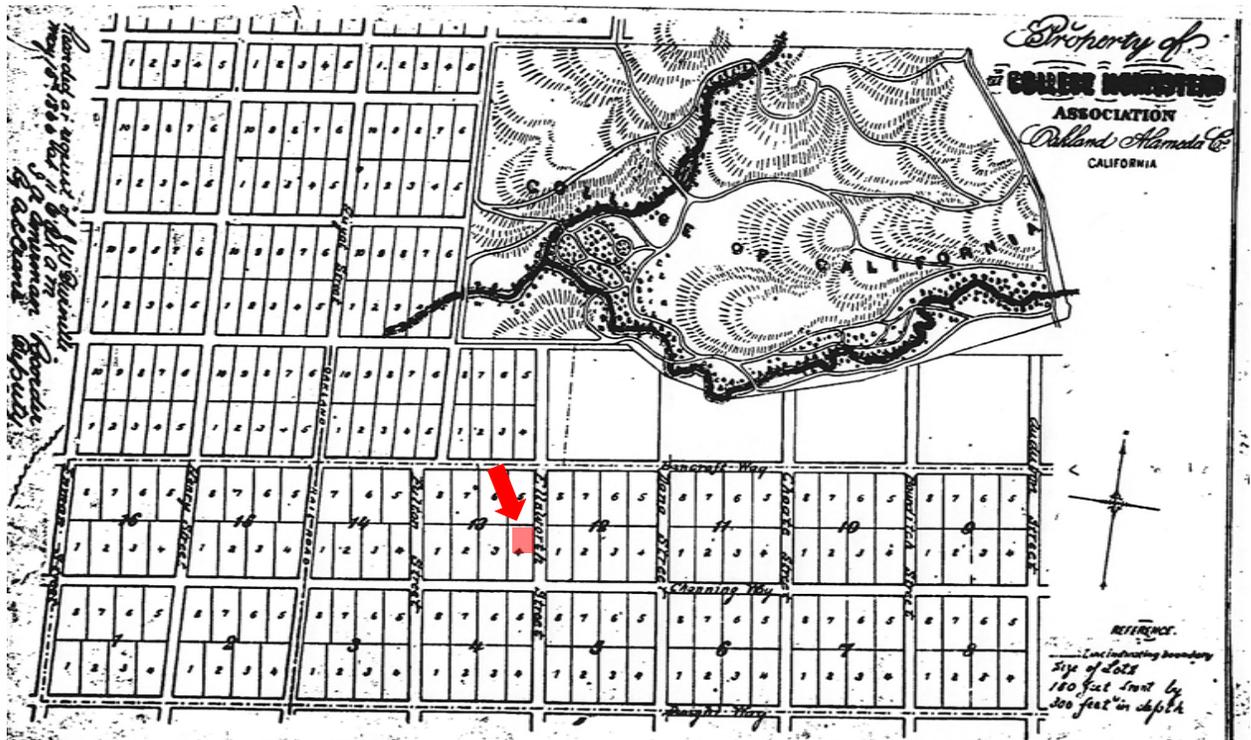


Fig.4 – 2298 Durant & 2360 Ellsworth (future location indicated) – 1866 College Homestead tract map



Fig.5 – 2360 Ellsworth (left) & 2298 Durant (right) – Ellsworth St. (east) fronts (Google Earth, 2023)

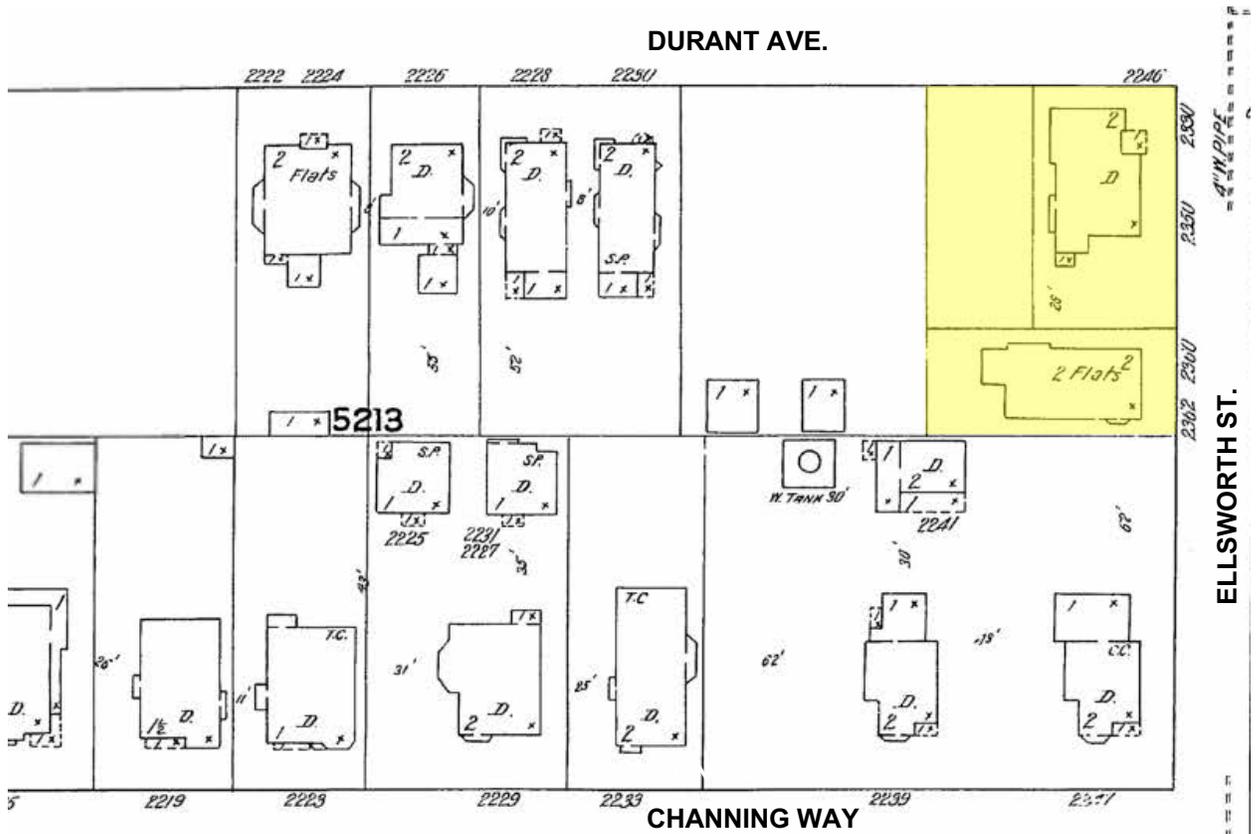


Fig.6 – 2298 Durant & 2360 Ellsworth (highlighted) – from 1911 Sanborn map

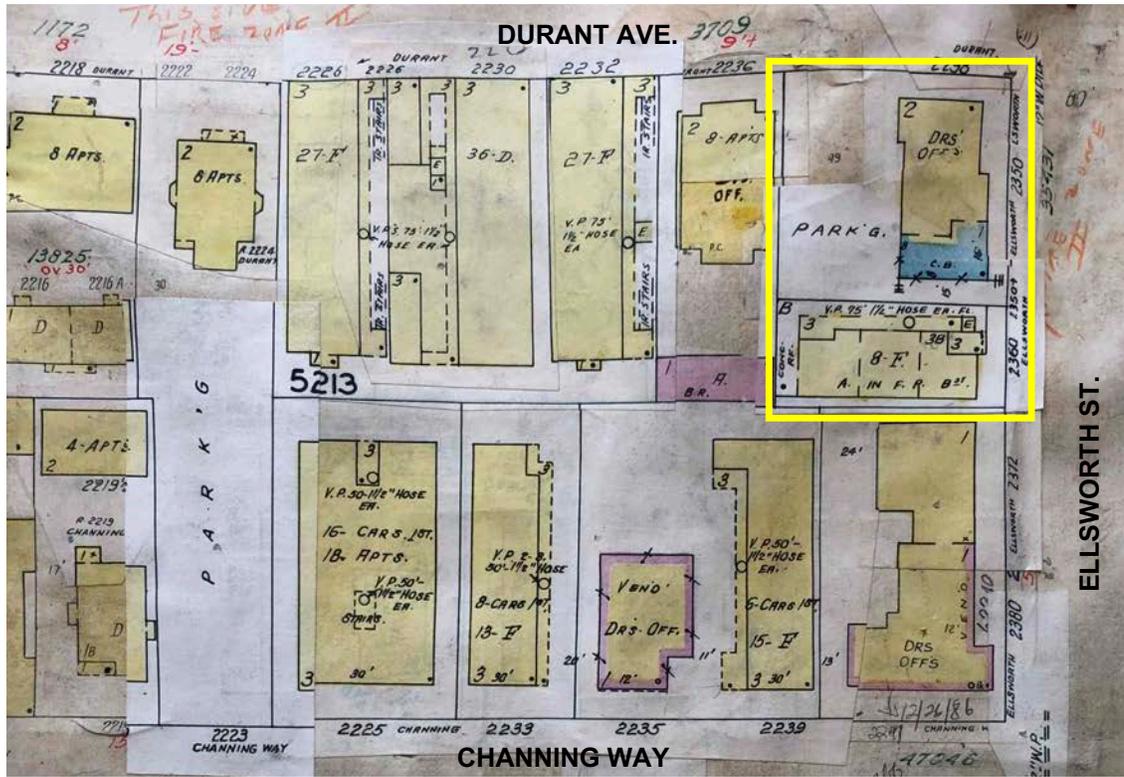


Fig.7 – 2298 Durant & 2360 Ellsworth (bounding box) – from 1981 Sanborn map



Fig.8 – 2360 Ellsworth (left) & (glimpse of) 2298 Durant (right) – from 1955 photo  
(from Fritz-Metcalf Collection @<https://digidoll.lib.berkeley.edu/record/16012#?xywh=-1140%2C0%2C3690%2C1499>)



Fig.9 – 2298 Durant – Front (east) from Ellsworth St. (figs.9-13, MH 2023)



Figs.10-11 – 2298 Durant Ave. – Rear (west, at left) and front entry (right)



Figs.12-13 – 2360 Ellsworth St. – Front (east, at left) and part north side (right)

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

Page 1 of 6 \*Resource Name or #: 2298 Durant Ave., Berkeley, CA  
 P1. Other Identifiers: 2350 Ellsworth St., 2242 Durant Ave.

\*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 2298 Durant Ave. City Berkeley Zip 94704  
 d. UTM: Zone 18, 11 mE/ 18 mN  
 e. Other Locational Data: Assessor's Parcel Number 55-1887-1

\*P3a. Description:  
 The property at 2298 Durant – a 90 foot (north-south) by 94 foot (east-west) lot at the northwest corner of Durant and Ellsworth – houses a 2-story office (formerly residential) building in its eastern half, its western half a paved parking lot. The building walls are stucco clad, its hipped composition shingle roof with continuous overhanging wood eaves above a traditional, molded wood cornice. Despite its Durant address, the building front and its off-center front entry face east towards Ellsworth, where the entry is recessed into a reentrant corner where the north end of the building front steps back from the south end. The building plan conversely steps at the rear, with its southern part recessed from the north end. The entry way is atop a low, open porch with brick walls, steps and landing, its steps running parallel to the front and a lean iron guard-railing along its eastern edge. (cont on p3)

P5a. Photograph



Fig.1 – 2298 Durant Ave. – Front (east) from Ellsworth St.

\*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.1,3,4) MH 2023; fig.2) 1981  
Sanborn map  
 \*P6. Date Constructed/Age and  
 Source:  Historic  Prehistoric  
 Both  
1946 (permit #58617)  
 \*P7. Owner and Address:  
Lucas Butler  
Valiance Capital  
Austin, TX  
 \*P8. Recorded by:  
Mark Hulbert  
446 17th St. #302  
Oakland, CA 94612  
 P9. Date Recorded:  
August 22, 2023  
 \*P10. Survey Type: Intensive  
 \*P11. Report Citation: None

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

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\*Resource Name or # 2298 Durant Ave., Berkeley \*NRHP Status Code \_\_\_\_\_  
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B1. Historic Name: ---  
 B2. Common Name: 2298 Durant Ave.  
 B3. Original Use: Single-family residence (1903) converted to offices (1946) B4. Present Use: Office  
 \*B5. Architectural Style: Colonial/Georgian

**\*B6. Construction History:**

The subject property occupies the northeastern corner of original lot 4 of block 13 of the 1866 College Homestead Association tract, which corner was depicted as vacant in the 1894 Sanborn map. By 1911, the next Sanborn map iteration, the corner had been subdivided and where there was a 2-story dwelling directly at the corner, that address then 2350 Ellsworth. By 1950, the corner building, its address by then 2298 Durant, was depicted as a mixed 1 and 2-story building occupied by doctors' offices. Prior to its adaptation to offices in 1946, the former residential building -- at the time of its conversion presumably a rooming house, as the 1946 permit tellingly identified the then extant use as a "hotel" -- had a wider south side yard that was partly infilled when the office building was expanded to the south in 1948. (cont. on p3)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: J. K. Ballantine, Jr. (1946-48) b. Builder: Anderson-Haglund, Inc. (1946); Harold L. Paige (1948)  
 \*B10. Significance: Theme --- Area \_\_\_\_\_  
 Period of Significance --- Property Type --- Applicable Criteria ---

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

B11. Additional Resource Attributes: HP2: Single-family property

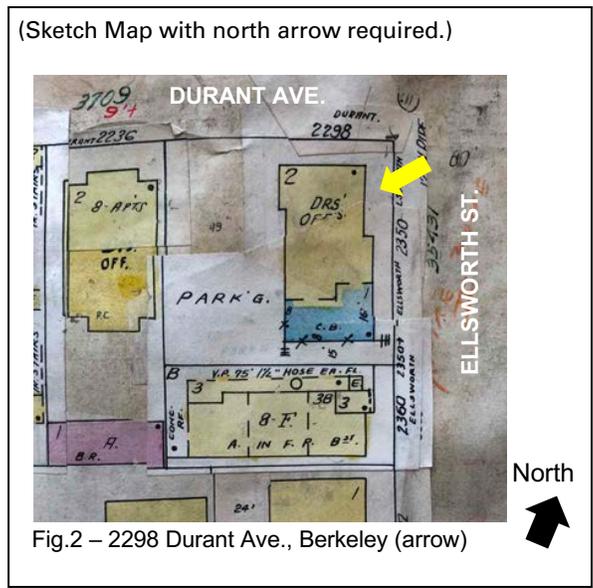
**\*B12. References:**

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.

B13. Remarks:

\*B14. Evaluator: Mark Hulbert Preservation Architect  
 \*Date of Evaluation: August 22, 2023

(This space reserved for official comments.)



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### Description (cont. from p1)

The wood entry door is surrounded by an ornamental wood portal of Georgian/American Colonial design style and which is the one definitive stylistic building feature. Above the entry door and portal is a leaded glass window at the second story. Steel sash windows are otherwise generous at each elevation. Near the south end of the back (west) elevation, a pair of egress doorways are stacked, the upper story served by a metal and concrete fire escape, the recessed doorway at the first floor served by raised concrete landing with steps to grade. A projecting, stucco finished chimney stands at the north wall. A brick path leads from the Durant sidewalk to the entrance. Shallow grass yards and wall plantings otherwise lie along the building's east and north fronts, a narrow paved driveway to the south, the paved lot with a large redwood tree at its northwestern corner at the rear.



Figs.3-4 – 2298 Durant Ave. – North side (at left) and rear (west)

### Construction History (cont. from p2)

The early house at 2350 Ellsworth St. was erected c1900. No original records have been located, yet it was listed in the 1903 directory (no 1893-1902 directories available) under the name Calvin Esterly, who was last listed at 2350 Ellsworth in 1906. And 2350 Ellsworth was not listed in the 1900 census so is presumed for the present purposes to date to c1903. The 1907 to 1915 directories listed William A. Huddart at 2350 Ellsworth and where the 1920 census also listed William A., Frank H. and Margaret Huddart, so the Huddarts were the next 2350 Ellsworth residents from 1907-c1920 (no 1921 directory is available and the Huddarts were not listed in 1922). The 1920 census recorded that William was the elder, Frank and Margaret his son and daughter in law. Again per directories, a number of identifiable persons followed, including Mrs. P. Dixon (1936) and Mrs. P. Gessler (1940-1944). Both were evidently tenants, as were any other occupants in the period from 1920-1946, as the 1946 sale of the property was from Frank H. Huddart to Ellis Grant. (cont. on p4)

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Property Name: 2298 Durant Ave., Berkeley  
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### Construction History (cont. from p3)

Dr. Ellis Grant (1903-1974), who acquired the 2246/2298 Durant property and building in October 1945, was responsible for adapting the former residential building to a medical building in 1946-48, the 1946 permit (#58617 under the address 2246 Durant) for “converting present hotel building into doctors’ offices,” the architect listed as J. K. Ballantine, Jr., the contractor Anderson-Haglund, Inc.; and for which project a completion notice was recorded in August 1946. A 1948 permit (#62586 under the address 2298 Durant) was for a 22.5 foot by 35.5 foot “extension,” the architect again Ballantine, the contractor for that project Harold L. Paige. That extension was at the south side of the building and was a single story.

The 1950 Sanborn map then depicted that medical office building. The last Sanborn map iteration, dated c1981 (fig.2), showed the building unchanged from its 1950 conditions.

Various, mostly miscellaneous building permits followed for interior remodels. The one substantive permitted project was in 1991, when the second story was added at the south end of the building and, based on photographic evidence, the first floor windows at that end were changed to reflect the new addition above. Whether more or all of the windows were then replaced is not known, though all windows visually match. The owners and architect of that 1991 addition were York Buresh & Kaplan and Michael Raven & Associates of Berkeley respectively. Though permit records for the rear fire escapes were undated, the fire escapes were then or shortly thereafter added.

The last permit records under the listed ownership of Grant Ellis were in 1966 and Ellis’s office was last listed at 2298 Durant in the 1968 directory. The next round of permit records was in 1984, first under the ownership name of Durrell Associates and then York Buresh & Kaplan, the latter identified as owners on permits into the early 1990s. By 1995, permits listed the owner as the Amicus Group.

Based on this chronological information, it is understood that the medical office building use existed from 1946-1968 and the building was thereafter converted to law offices, which use remains.

2298 Durant’s entry door with Georgian/Colonial portal and leaded window above may or may not be surviving elements of the original or early residential building. It is equally possible that the ornamental portal was added by its architect in the latter 1940s. In any event, there is no clear evidence of the former residence that was adapted, added to and thus subsumed by the subsequent office use. The 1955 photo of the building, cited above, was from the parking lot across Ellsworth and was specifically a photo of the large redwood tree that then stood in the southwest corner of the subject lot. Given the angle and the large tree, the southwest corner of the 2298 Durant building was mostly obscured yet revealed that that end of the building was then only 1 story and also indicated that the windows at that end of the building were subsequently replaced, as the 1955 windows and openings do not match those today. So that photo confirms the 1991 permit for a second story addition and when the previous openings and windows were likely changed, at least at the south end of the building.

### Architect/Builder

The architect for the 1946 adaptation/alteration and the 1948 addition to 2298 Durant was John Knox Ballantine, Jr. (1893-1969), a Berkeley architect. Based on general architectural research, Ballantine’s Berkeley projects include the 1946-48 remodel and addition at 2298 Durant; 2 c1924 houses at 1512 and 1514 La Loma Ave., 1 the Ballantine residence (1512 La Loma) and both built in the wake of the 1923 Berkeley Fire and, consequently, of concrete block construction; and the 1948 dental office building at 2235 Channing Way, a brick Colonial.

The construction contractors were Anderson-Haglund Inc. (1946 adaptive remodel) and Harold L. Paige (1948 addition).

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### 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 5 professional office buildings of which 2298 Durant is 1 (yet which was formerly adapted from residential to medical and more recently to law offices). The other 4 were purpose built and date from 1938-1948, this modern period of origin adding to their curiosity as each is a traditional brick Colonial style building. The coincidence of this cluster of professional office buildings is in part explained by a news account for the 2298 Durant project, wherein that project 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, though none of the other 4 adjacent office buildings were identified in that account). A further partial explanation is nearby (within approx. 1 mile) Alta Bates Hospital, though 2 of the 5 were dental office buildings.

At least one of the other 4 buildings, 2235 Channing, was designed and built in 1948 by the same architect as the 2298 adaptive remodel, J. K. Ballantine, Jr., so it may be presumed that building was also expedited per city legislation. While none of those office building developers appear to have been in common, 3 of the 4 were built by Harold L. Paige, who was the contractor of the 1948 addition to 2298 Durant.

Architecturally, 2298 Durant is — like the several other American Colonial style medical-dental office buildings adjacent — out of place and time for mid-20th century buildings. Each, including 2298 Durant, suggests an older building, yet none are, Durant included. Though it was an older residence, the building was much changed over time and its traditional stylistic elements are actually limited. Nonetheless, a Colonial theme runs through these several buildings, perhaps due to their architect, as at least 2 were designed by Ballantine and the similarities suggest others may have been. Either way, given their time frame, the traditional design focus was way out of sync with the Modern period.

#### 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 building. Originally a c1903 residence in a residential setting, that former building was, by the 1940s, a rooming house that was adapted, altered and added to for professional offices in the latter 1940s.

The 2298 Durant building was 1 of 5 professional office buildings constructed in the pre-and-post-WWII era in the immediate local, 2 of which were dental offices the other 3, including the subject building, medical offices. Such medical buildings, of which there were and are dozens in the vicinity, were constructed in the context of the WWII era expansion of the nearby Alta Bates Hospital, yet to which the subject and neighboring medical office buildings were indirectly related.

The subject building’s early 20th century residential setting and character are not in evidence. In its applicable 1940s development context, there are no generally or specifically associated events of historic importance. Therefore, 2298 Durant Ave. does not meet *CR criterion 1*. (cont. on p6)

*Criterion 2* – The individual primarily associated with the subject office building, Dr. Ellis Grant, has no identified or identifiable historic importance. While several owners and occupants were subsequently associated, any such persons lack association with the subject buildings’ design and construction, nor is there any evidence of any directly associated persons of importance relative to this property. Consequently, the subject property and its building do not meet *CR criterion 2*. (cont.on p6)

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### Significance (cont. from p5)

*Criterion 3* – In terms of potential design and construction importance, the subject building is an office building (converted from a residential building yet which has no evident remains) dating to the mid-20th century. Architecturally, the 2298 Durant office building is a stylistic anomaly for its modern period of origin. Its architect, J. K. Ballantine, Jr., for whom there are a small number of identifiable projects, is also of no identifiable historical importance, nor are either of the associated builders (Anderson-Haglund; Paige). In addition, the extant property and building are without any artistic associations. Therefore, there is no identifiable significance under *CR criterion 3*. (cont. on p6)

*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 2298 Durant Ave. in Berkeley lack any potential historical significance per the California Register criteria.

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

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) 2360 Ellsworth St., Berkeley, CA  
 P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda  
 \*b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --  
 c. Address 2360 Ellsworth St. City Berkeley Zip 94704  
 d. UTM: Zone   ,    mE/    mN  
 e. Other Locational Data: Assessor's Parcel Number 55-1887-2

\*P3a. Description:

The mid-block 2360 Ellsworth parcel measures 35 feet wide by 94 feet deep and houses a 3 1/2-story (3 stories over garage) 7-unit apartment building that fills its site but for minimal setbacks all around. The garage structure is a concrete and concrete block structure, the 3-story building atop in 2 parts: a (presumed) wood frame stucco clad apartment building with vinyl windows and a flat roof and roofline; and a partly open stair tower that is part stucco clad, part cement board clad and with metal stairs and railings. That stair tower leads to open balcony corridors that span the north side at the 1st and 2nd floors and provides direct access to the 3rd floor apartment units. (cont. on p3)



\*P3b. Resource Attributes:  
 HP3: multi-family  
property  
 \*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other  
 P5b. Description of Photo:  
figs.1,3, )MH 2023;  
2) Sanborn map c1981  
 \*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  
 Both  
1963 (permit #96846)  
 \*P7. Owner and Address:  
Lucas Butler  
Valiance Capital  
Austin, TX  
 \*P8. Recorded by:  
Mark Hulbert  
446 17th St. #302  
Oakland, CA 94612  
 \*P9. Date Recorded:  
August 18, 2023  
 \*P10. Survey Type: Intensive  
 \*P11. Report Citation: none

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

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\*Resource Name or # 2360 Ellsworth St., Berkeley \*NRHP Status Code \_\_\_\_\_

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B1. Historic Name: --  
 B2. Common Name: 2360 Ellsworth St.  
 B3. Original Use: Multi-family residential B4. Present Use: same

\*B5. Architectural Style: Modern

\*B6. Construction History:

The extant apartment building at 2360 Ellsworth was built in 1963 for property owner Cyril Stevenson (1896-1978), who had acquired the property in which he then resided in 1961 from Clarence A. and Lillian Harbaugh, Bakersfield residents. The Harbaughs had in turn acquired the property and its former building in 1951 from the estate of Sara Emma Manchester. No earlier deeds have at this juncture been located. In addition to Stevenson, the 1963 building permit listed an engineer and a contractor, Hollis Black and James Construction Co., respectively, while the architect/designer permit line was left blank. Miscellaneous permits identify 2 subsequent 20th century owners: A. Lipnosky (1975-1978) and Karol Nawaroski/Uryga-Nawaroski Foundation (1992-1998). Permit records confirm that the evidently recent replacement of exterior stucco and windows was undertaken in 2017 for owner Cascade Capital, at which time it is presumed that the board siding at the stair tower was also added. The only other substantive permit was for the replacement of the concrete stairs and the metal stair railing, which work was permitted in 1993 for Nawaroski.

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

\*B8. Related Features: None

B9a. Architect: none (Hollis Black, engineer) b. Builder: James Construction Co.

\*B10. Significance: Theme -- Area --  
 Period of Significance -- Property Type -- Applicable Criteria --

In sum and per the following evaluation, the subject resource does not meet any of the California Register criteria. (cont.)

B11. Additional Resource Attributes: (List attributes and codes) none

\*B12. References:

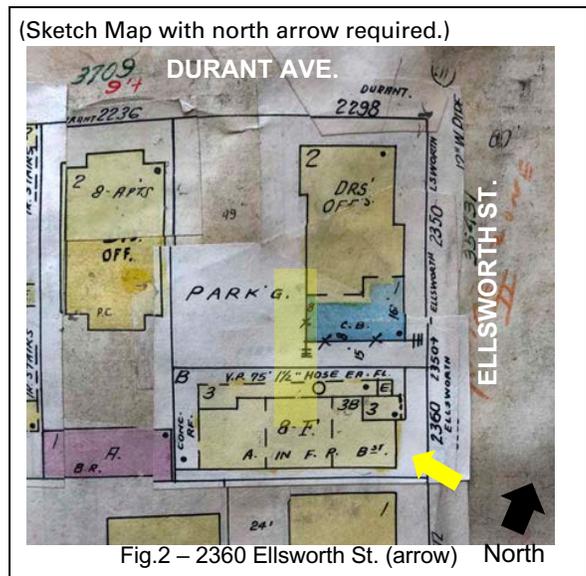
Alameda County/Oakland directories (@loc.org, sfpl.org, berkeleypubliclibrary.org); Sanborn maps (@sfpl.org, City of Berkeley Planning); City of Berkeley permit records; U.S. census records (@heritagequest.com); *Building and Engineering News* (@SFPL.org); historic newspapers (@CDNC.org); Alameda County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

B13. Remarks:

\*B14. Evaluator: Mark Hulbert, Preservation Architect

\*Date of Evaluation: August 22, 2023

(This space reserved for official comments.)



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Property Name: 2360 Ellsworth St., Berkeley  
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### Description (cont. from p1)

The 2360 Ellsworth apartment building is another of many c1960s apartment buildings in Berkeley, in particular in the near campus environs. Nothing about its present exterior suggests that this was a building of any architectural intension, in fact there was no architect involved as it was credited to an engineer, Hollis Black. The exterior of this building has also been replaced in recent years, its stripped-down. boxy character seemingly all the more pronounced.



Fig.3 – 2360 Ellsworth St. – Part view of south side from Durant Ave.

### Construction History (cont. from p2):

#### Associated Persons

The developer of the 2360 Ellsworth St. apartment building was Cyril Stevenson, a local realtor.

#### Engineer

No architect was utilized for the design of the 1963 apartment building at 2360 Ellsworth – the permit listed an engineer, Hollis Black, Jr., who was then listed as a civil engineer at 1836 University Ave. in Berkeley. At this juncture, 1 other project on which Hollis Black was listed as the engineer was the Tioga Building at 2020 Milvia St. (1954, Edwin J. Schruers architect).

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Property Name: 2360 Ellsworth St., Berkeley  
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**Significance** (cont. from p2)

### 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 apartment building. In its 1960s Berkeley development context – more specifically, the concentrated development of off-campus apartment buildings throughout the neighborhoods surrounding the UC Berkeley campus – there are no generally or specifically associated events of historic importance.

*Criterion 2* – No persons of identified historic importance were associated with the origins of the subject apartment building.

*Criterion 3* – 2360 Ellsworth St. houses an indistinct 1963 apartment building of basic and economical construction as well as simplistic Modern design and the exterior of which has been substantively altered. Lacking distinction, such architecture has no potential historic importance. No architect was involved in its design and its engineer, Hollis Black and builder, James Construction Co., are also of no identifiable importance. Additionally, the extant property and building are without any artistic associations. Therefore, there is no identifiable significance under 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.

### Conclusion

In conclusion, the existing multi-residential property and building at 2360 Ellsworth St. in Berkeley lacks any potential historical significance per the California Register criteria.