

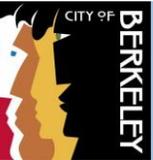
# 2425 Durant Avenue

Landmarks Application #LMIN2024-0008

Decision to designate the subject property at 2425  
Durant Avenue, as a City Landmark.



City Council hearing  
July 23, 2025



# Review History

**November 18, 2024**

**The City received a Preliminary Use Permit (PLN2024-0064) application pursuant to SB330**

**November 21, 2024**

**Appellant submitted a Use Permit application pursuant to SB330**

**December 13, 2024**

**The Preliminary Use Permit application was deemed completed and vested to the date of November 21, 2024**

**December 31, 2024**

**The City received a Landmark or Structure of Merit application**

**January 13, 2025**

**Staff prepared for public hearing in January for March 6, 2025**

# Review History

**March 6, 2025**

**Approved by LPC**

**March 13, 2025**

**The Use Permit Application was deemed complete**

**April 15, 2025**

**Appeal Received**

**July 23, 2025**

**Council Hearing**

# LPC

## Notice of Decision

### FEATURES TO BE PRESERVED

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This designation shall apply to the subject property and the following distinguishing features of the property shall be preserved, and missing features shall be restored to the extent possible:

#### Property

- Location at north side of Durant Avenue.
- Setting in a mixed-use neighborhood adjacent to the University of California, Berkeley campus.
- Spatial relationship between the two main residences – 2421 Durant Avenue and 2425 Durant Avenue and the rear cottage and ancillary building.

#### 2421 Durant Avenue

- Primary elevation (south) elevation on Durant Avenue.
- Distinctive tower roof
- Horizontal and vertical band details (stickwork)
- Decorative trusses
- Fan bracket details
- Decorative wood spandrel on primary elevation
- Decorative trim above window openings
- Dormer windows
- Exterior wood siding and shingle details
- Original half-glaze front doors

#### 2425 Durant Avenue

- Primary (south) elevation on Durant Avenue
- Shingle wood exterior
- Dormer windows
- Two-story bay window on south elevation
- Shingled porch with simple frieze at south elevation

#### Cottage

- Primary (south) elevation at rear of 2421 Durant Avenue
- Shingle wood exterior
- Double-hung wood windows

# LPC

## Notice of Decision

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- ~~Spatial relationship between the two main residences—2421 Durant Avenue and 2425 Durant Avenue and the rear cottage and ancillary building.~~

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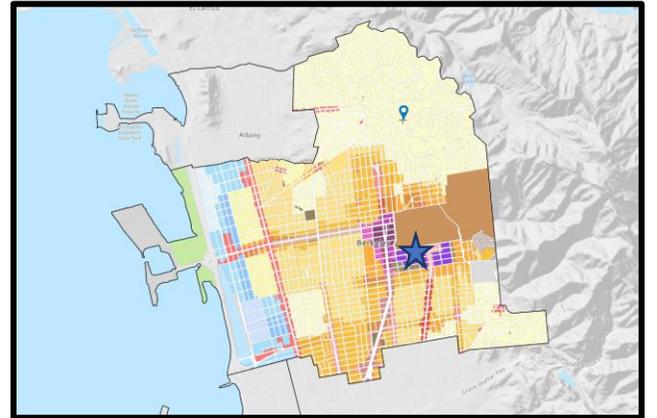
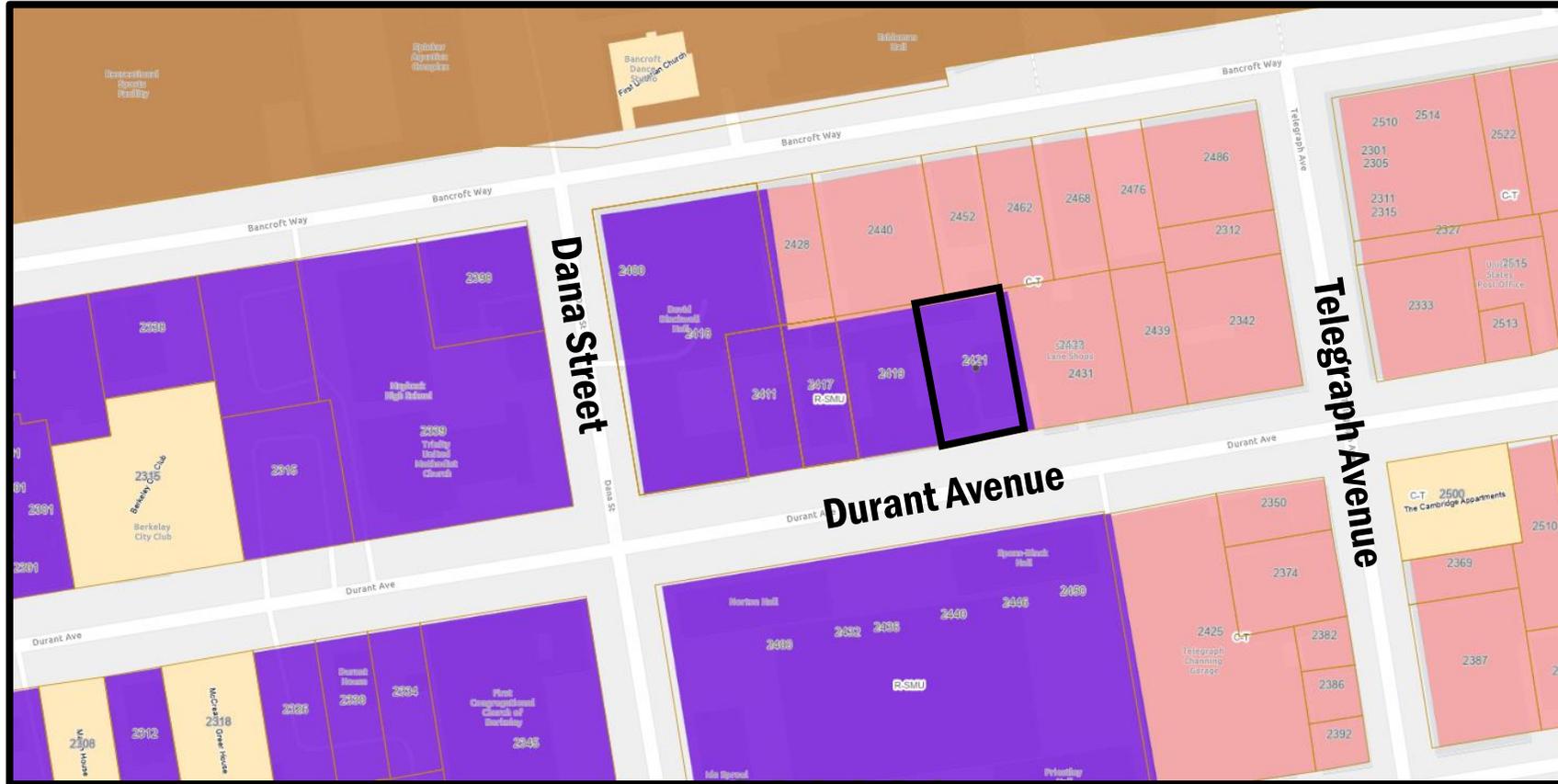
#### ~~2425 Durant Avenue~~

- ~~Primary (south) elevation on Durant Avenue~~
- ~~Shingle wood exterior~~
- ~~Dormer windows~~
- ~~Two-story bay window on south elevation~~
- ~~Shingled porch with simple frieze at south elevation~~

#### ~~Cottage~~

- ~~Primary (south) elevation at rear of 2421 Durant Avenue~~
- ~~Shingle wood exterior~~
- ~~Double-hung wood windows~~

# Project Location



Legend:

 R-SMU: Residential Southside Mixed Use District

# Subject Property



**2421 Durant Avenue**



**2425 Durant Avenue (excluded)**

# Subject Property



Cottage 2423 Durant (**excluded**)

# Summary of Appeal Issue: Violation of SB330 and Housing Accountability Act

## Appellants:

- **Claims that the designation of the property as a historic site is prohibited by SB 330 and the HAA.**

## Staff:

- **The LPC designated the site as a historic landmark on March 6, 2025.**
- **Preliminary application deemed complete November 21, 2024**
- **Staff recommends reversing the designation because it cannot be applied to the proposed project under State law.**

# Recommendation

- **Conduct a Public Hearing**
- **Adopt a resolution**
  - **Reversing the LPCs decision to designate the property at 2421 Durant Avenue as a City Landmark.**
- **Alternative Actions:**
  - **Continue the Public Hearing**
  - **Affirm or modify the LPC's decision**
  - **Remand the matter to the LPC**