



Office of the City Manager

PUBLIC HEARING

July 23, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Landmarks Preservation Commission Appeal: 2425 Durant, Landmark application #LMIN2024-0008

RECOMMENDATION

Conduct a public hearing, and upon conclusion adopt a Resolution upholding the appeal and reversing the Landmarks Preservation Commission (LPC) decision to designate the subject property as a City Landmark.

SUMMARY

On March 6, 2025, the LPC approved Landmark Designation Application #LMIN2024-0008, designating the property at 2425 Durant Avenue as a City Landmark. The designation was based on findings that the property meets criteria related to architectural merit, cultural value, and historical significance.

On April 15, 2025, Qian Wang LLC, the applicant for a pending Use Permit on the same property (#ZP2024-0162), which was submitted pursuant to Senate Bill 330 (the Housing Crisis Act of 2019), filed an appeal of the LPC's decision. The appellant contends that landmark designation of the subject property would conflict with the provisions of SB 330 and the Housing Accountability Act (HAA) and adversely impact the proposed housing development project.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

On November 18, 2024, the City received an SB 330 application to vest the Preliminary Use Permit (PLN2024-0064).

On December 13, 2024, the Preliminary Use Permit application was deemed complete and vested at the time of submittal, November 21, 2024..

On November 21, 2024, the appellant submitted a Use Permit application (ZP2024-0162).

On December 13, 2024, the Use Permit Application was deemed incomplete.

On December 31, 2024, the City received a Landmark or Structure of Merit application (LMIN2024-0008) for the subject property and initiated consideration of the property for the designation.

On January 13, 2025, the City prepared and mailed a Notice of Initiation of the City of Berkeley Landmark designation, anticipating a public hearing before the LPC on March 6, 2025.

On February 13, 2025, the Use Permit Application was resubmitted.

On February 24, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations for the landmark designation hearing.

On March 6, 2025, the LPC held a public hearing on the landmark designation application and received public comment. Following deliberations, the LPC unanimously approved the designation by a vote of 8-0-0-0 vote (Moved: Leuschner, Second: Schwartz, Ayes: Crandall, Enchill, Finacom, Leuschner, Montgomery, Orbuch, Plese and Schwartz, Noes: None; Abstain: None; Absent: None). See Attachment 3 for the LPC staff report.

On March 13, 2025, the Use Permit Application was deemed complete.

On April 15, 2025, the property owner filed an appeal of the LPC's decision.

BACKGROUND

Landmarks Designation

The subject property is an approximately 9,750-sq. ft, interior lot on the north side of the 2400-block of Durant Avenue. It is a rectangular parcel that is oriented north-to-south with street frontage facing Durant Avenue to the south. It is located in the R-SMU (Residential Southside Mixed Use District) (Figure 1). The lot features four buildings, two main residences that each front Durant Avenue at 2421 Durant Avenue and 2425 Durant Avenue; one cottage at the rear, northeast corner of the lot at 2423 Durant Avenue; and one ancillary building at the rear, southeast corner of the lot (Figure 2) (Image 1; Image 2; and Image 3).

Figure 1. Zoning



The residence at 2421 Durant Avenue is a two-to-three story over basement Victorian with a tower roof, rectangular footprint, and wood siding and shingle exterior (Image 1). Constructed in 1886, it is Stick style. Stick style elements include horizontal and vertical band details (stickwork), decorative trusses in gables at the primary elevation, channel-rustic siding, and overhanging eaves with exposed rafter ends.

The residence at 2425 Durant Avenue is a two-story plus attic flat and was built in 1905 (Image 2). Designed in the Colonial Revival style with Shingle style elements, it features a rectangular footprint, hipped roof, and wood shingle exterior.

The rear cottage and ancillary building/shed are not visible from the right-of-way (Image 3). Available images from recent online rental listings indicate the cottage, constructed in 1906, is a simple Craftsman style two-story residence.

Image 1. 2421 Durant Avenue (source: Landmark application)



Image 2. 2425 Durant Avenue (source: Landmark application)



Image 3: Cottage 2423 Durant (source: Landmark application)



The subject property is located in Berkeley's first subdivision, College Homestead Tract, established in 1866 by the trustees of the College of California. Created to raise funds for the construction of the University campus, it was further subdivided in 1886. The new subdivision, the Beaver Tract, included houses built by the Berkeley Improvement Association. 2421 Durant Avenue was the third home built in the Beaver Tract by the Berkeley Improvement Association, led by prominent Berkeley citizen James L. Barker. Barker was instrumental in the development of Berkeley, having introduced the Central Pacific Railway to Berkeley in 1876. In 1906, the property owner commissioned prominent architect William Wharff to design the flats at 2425 Durant Avenue. That same year, a two-story cottage was also constructed on the property at 2432 Durant Avenue. The cottage was later converted to a duplex in 1925.

The subject property is not listed on the National Register of Historic Places (NR) or the California Register of Historical Resources (CR).

Several City Landmarks and Structures of Merit are located nearby, including the Cambridge Apartments (1914) at 2500 Durant Avenue, the Fred Turner Building (1940) at 2546 Bancroft Way, the Brasfield (1911) at 2520 Durant Avenue, and the Albra (1921) at 2530 Durant Avenue.

Senate Bill 330 (Housing Crisis Act of 2019) Vesting Rights

SB 330, also known as “The Housing Crisis Act of 2019,” provides a sponsor of a housing development project a pathway to preserve planning and zoning rights from the date of application filing. This allows the project to vest under laws in place when the application is filed and limits the number of public meetings about the project application to five. An SB 330 Preliminary Use Permit application was submitted on November 18, 2024, and the application was deemed complete on November 21, 2024 (#PLN2024-0064). Any subsequent changes to zoning or other local regulations, including discretionary decisions such as a local landmark designation, are not applicable to the housing development project.

RATIONALE FOR RECOMMENDATION

The issue raised in the appellant’s letter (Attachment 2) and staff’s response are detailed below. For the sake of brevity, all the appeal issues are not re-stated in their entirety.

Issue: The appellant claims that the designation violates the Housing Crisis Act (Government Code § 66300) and the Housing Accountability Act (Government Code § 65589.5), because a Senate Bill 330 (SB 330) Preliminary Application for a housing development on the site was submitted and deemed complete prior to the landmark designation.

Response: Under State law, once a SB330 preliminary application for a housing development project is submitted and deemed complete, it is protected from the application of new policies or standards, including historic designations. Government Code Section 65589.5(o)(1) (HAA) provides that housing projects are subject only to the ordinances, policies, and standards that were in effect at the time a preliminary application was submitted.

In this case, the preliminary application was deemed complete on November 21, 2024 and the Landmarks Preservation Commission designated the site as a historic landmark on March 6, 2025, which occurred after the vested rights had been established. Accordingly, staff recommends reversing the designation because it cannot be applied to the proposed project under State law. As a result, the designation would have no practical effect in this instance.

ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 3.24.300(E), the Council may (1) continue the public hearing, (2) affirm, or modify the LPC’s decision, or (3) remand the matter to the LPC.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The reversal of 2425 Durant Avenue as a City Landmark designation, LMIN2024-0008, would not have a significant effect on the environment, and therefore is not subject to CEQA (CEQA Guidelines Section 15061(b)(3), Common Sense Exemption).

CONTACT PERSON

Jordan Klein, Director, Planning & Development Department, (510) 981-7534
Anne Hersch, Land Use Planning Manager, (510) 981-7411
Robert Rivera, Senior Planner, (510) 981-7480

Attachments:

- 1: Draft Resolution
- 2: LPC Decision Appeal Letter, received April 15, 2025
- 3: LPC Packet (Staff Report and attachments), dated March 6, 2025
- 4: Public Hearing Notice
- 5: Index to Administrative Record
- 6: Administrative Record

RESOLUTION NO. ##,###-N.S.

UPHOLD THE APPEAL AND REVERSE THE LANDMARK PRESERVATION COMMISSION DECISION TO DESIGNATE THE SUBJECT PROPERTY AT 2425 DURANT AVENUE AS A CITY LANDMARK

WHEREAS, on November 18, 2024, the City received a Preliminary Use Permit (PLN2024-0064) application pursuant to SB330; and

WHEREAS, On December 13, 2024, the Preliminary Use Permit (PLN2024-0064) was deemed complete; and

WHEREAS, on December 31, 2024, residents of the City of Berkeley (“applicant”) submitted a Landmark or Structure of Merit application (LMIN2024-0008) to designate the property at 2425 Durant Avenue as a City Landmark; and

WHEREAS, on February 13, 2025, the City mailed public hearing notices to all adjacent property owners and occupants within 300 feet of the subject property, and to interested neighborhood organizations; and

WHEREAS, on March 6, 2025, the Landmark Preservation Commission (LPC) conducted a public hearing for the Landmark or Structure of Merit application (LMIN2024-0008). After considering the staff report, the administrative record, and hearing comments from staff, the applicant, and the members of the public, the LPC approved the project by a vote of 8-0-0; and

WHEREAS, on March 24, 2025, property owner of 2425 Durant, Qian Wang (“appellants”) submitted an appeal of the LPC decision to the City Clerk; and

WHEREAS, on or before July 9, 2025, staff posted the public hearing notice at the site and three nearby locations, and mailed notices to property owners and occupants within 300 feet of the project site, and to all registered neighborhood groups that cover this area. The Council must conduct a public hearing to resolve the appeal; and

WHEREAS, on July 23, 2025, the Council held a public hearing to consider the LPC’s decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant upholding the appeal.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby reverses the decision made by LPC to approve a Landmark or Structure of Merit application #LMIN2024-0008.

CITY OF BERKELEY - CITY CLERK
2025 APR 15 PM 4:11

Date: April 15, 2025

To: City of Berkeley

From: Qian Wang

Subject: Appeal of the Landmark Preservation Commission Decision (LMIN2024-0008)

I am submitting this letter to the City of Berkeley to appeal the Landmarks Preservation Commission (LPC) approval on March 6, 2025 to designate the property at 2425 Durant Avenue as a local historic resource. The City's designation of this property as a local historic resource is in violation of the Housing Crisis Act (Government Code Section 66300) and the Housing Accountability Act (G.C. Section 65589.5).

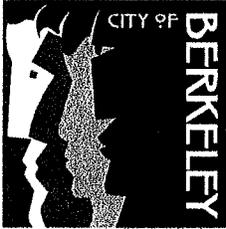
The Senate Bill 330 (SB 330) Preliminary Application for the housing development project proposed at 2425 Durant Avenue was submitted and deemed complete on November 21, 2024.

Sincerely,



Qian Wang

Property Owner of 2425 Durant Avenue in Berkeley, CA



Office of the City Manager

INFORMATION CALENDAR
April 15, 2025

To: Honorable Mayor and Members of the City Council
 From: Paul Buddenhagen, City Manager
 Submitted by: Jordan Klein, Director, Planning and Development Department
 Subject: Notice of Decision: 2425 Durant Avenue/#LMIN2024-0008

INTRODUCTION

The attached Notice of Decision (NOD) for the Landmarks Designation is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance Section 3.24.160, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has designated the subject property as a City Landmark. Pursuant to Government Code section 65913.10, because there is a vested preliminary application for a housing development project on the subject property, the Landmark designation will apply only to the property, not to the housing project.

BACKGROUND

Berkeley Municipal Code Section 3.24.300 provides that the City Council is the hearing body for any appeal to review any action of the Commission in granting or denying designation status. The code also provides that the City Council may file its own appeal to review the decision on its merits. An individual Council member may file such an appeal, without prejudice, by providing a written statement clearly and concisely setting forth the grounds upon which the appeal is based. Alternatively, the Council as a whole may vote to appeal the decision; to do so, this Information Item must be moved to the Action calendar and a motion must pass to appeal the LPC decision. Either form of Council appeal or a public appeal must be presented to the City Clerk within 15 days from the mailing of the NOD, i.e. by April 15, 2025. Council review of any appeal by any party stays all proceedings in the matter until the appeal is resolved.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than

their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to certify or appeal the decision to grant designation status, setting the matter for public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

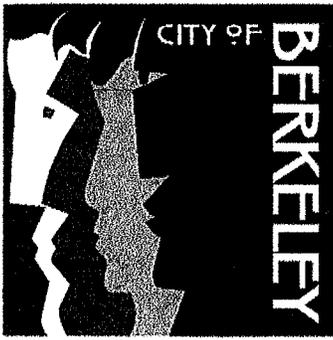
There are no known fiscal impacts associated with this designation action.

CONTACT PERSON

Anne Hersch, Land Use Planning Manager, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMIN2024-0008/2425 Durant Avenue



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

Notice of Decision

DATE OF BOARD DECISION: March 6, 2025
DATE NOTICE MAILED: March 31, 2025
APPEAL PERIOD EXPIRATION: April 15, 2024
EFFECTIVE DATE (Barring Appeal or Certification): April 16, 2025¹

2425 Durant Avenue – Laura Tull Property

Landmark application #LMIN2024-0008 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1886 and 1905-1906 (APN 055-1878-007-01)

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the granted the following designation:

- **City Landmark designation**
 - **Applicant:** Anthony Bruce, Berkeley Architectural Heritage Association
P.O. Box 1137
Berkeley, CA 94701
 - **Property Owner:** 2425 Durant Avenue LLC
P.O. Box 9541
Berkeley, CA 94709

ZONING DISTRICT: Residential Mixed Use (R-SMU)

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0008
2425 Durant Avenue
March 31, 2025
Page 2 of 4

ENVIRONMENTAL REVIEW STATUS: Categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061.(b)(3) Review for Exemptions.

The application materials for this project is available online at:
<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS AND CONDITIONS OF APPROVAL AND APPLICATION MATERIALS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-0 (Note: one vacancy)

YES: CRANDALL, ENCHILL, FINACOM, LEUSCHNER, MONTGOMERY, ORBUCH, PLESE, SCHWARTZ

NO: NONE

ABSTAIN: NONE

ABSENT: NONE

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0008
2425 Durant Avenue
March 31, 2025
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- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the landmark permit will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2024-0008
2425 Durant Avenue
March 31, 2025
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constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the Commission Secretary at (510) 981-7410 or lpc@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Approval
2. Application Materials



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Anthony Bruce, Berkeley Architectural Heritage Association, P.O. Box 1137, Berkeley, CA 94701
2425 Durant Avenue LLC, P.O. Box 9541, Berkeley, CA 94709

FINDINGS FOR DESIGNATION

MARCH 06, 2025

2425 Durant Avenue – Laura Tull Property

Landmark application #LMIN2024-0008 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1886 and 1905-1906 (APN: 055-1878-007-01)

PROJECT DESCRIPTION

City Landmark designation of the property at 2425 Durant Avenue

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A.1.(a) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2425 Durant Avenue meets the architectural merit criterion for City Landmark designation as an example of an early residence from Berkeley's first subdivisions and one of the oldest remaining examples from this period of development. The third house built in the Beaver Tract, 2421 Durant Avenue is the oldest remaining example from this period of development. The property, developed over twenty years, includes examples of Stick style, Shingle, and Colonial Revival architecture that are worth preserving for the exceptional values they add as part of the neighborhood fabric. 2421 Durant Avenue, in particular, is one of the few remaining houses built in the Stick style in the University campus area. 2425 Durant Avenue, an example of Colonial Revival architecture with Shingle style elements, was designed by locally prominent architect, William H. Wharff, and appears to be one of his few remaining examples of pre-1906 work. The period of significance begins with its construction in 1886 and spans until 1906, when the cottage building was complete.
2. Pursuant to BMC Section 3.24.110.A.4, Commission finds that the property at 2425 Durant Avenue meets the historic value criterion for City Landmark designation as representative of an early pattern of residential development that began following the first subdivision, College Homestead Association Tract in 1866. The property's later evolution, including the 1905 construction of the flats at 2425 Durant Avenue and the

two-story cottage in 1906 is representative of the continuing residential development in the area during that period that coincided with the growth of the University.

FEATURES TO BE PRESERVED

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



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

FOR COMMISSION ACTION
MARCH 6, 2025

2425 Durant Avenue – Laura Tull Property

Landmark application #LMIN2024-0008 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1886 and 1905-1906 (APN 055-1878-007-01)

I. Application Basics

- A. Land Use Designations:** Residential Mixed Use (R-SMU)
- B. CEQA Determination:** Exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) for Review Exemptions.
- C. Parties Involved:**
- **Application Author:** Anthony Bruce
Berkeley Architectural Heritage Association
P.O. Box 1137
Berkeley, CA 94701
 - **Property Owner:** 2425 Durant Avenue LLC
P.O. Box 9541
Berkeley, CA 94709
- D. Staff Recommendation:** Hold a public hearing and consider final action on this request.

Figure 1: Vicinity Map – highlighting nearby City Landmarks and Structures of Merit

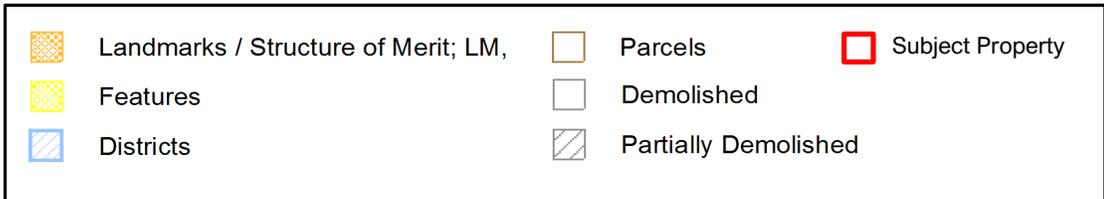
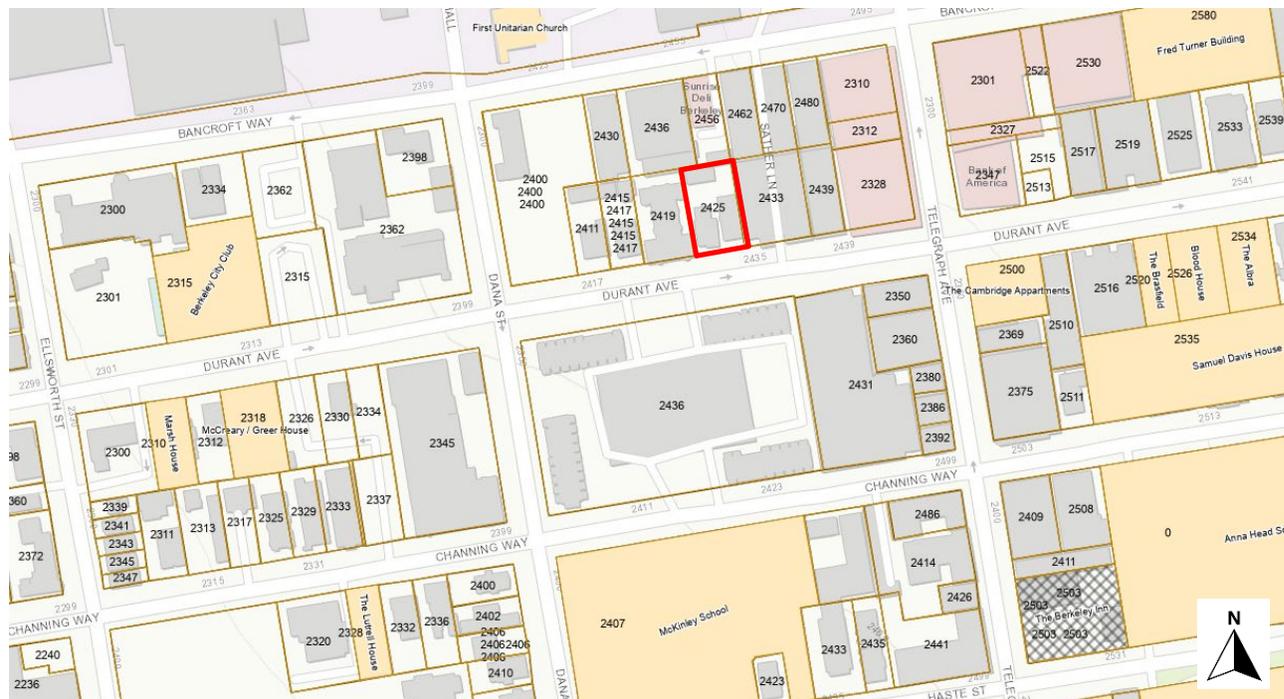


Figure 2 Subject property – Existing Site Conditions, plan view image (source: Yes Duffy)

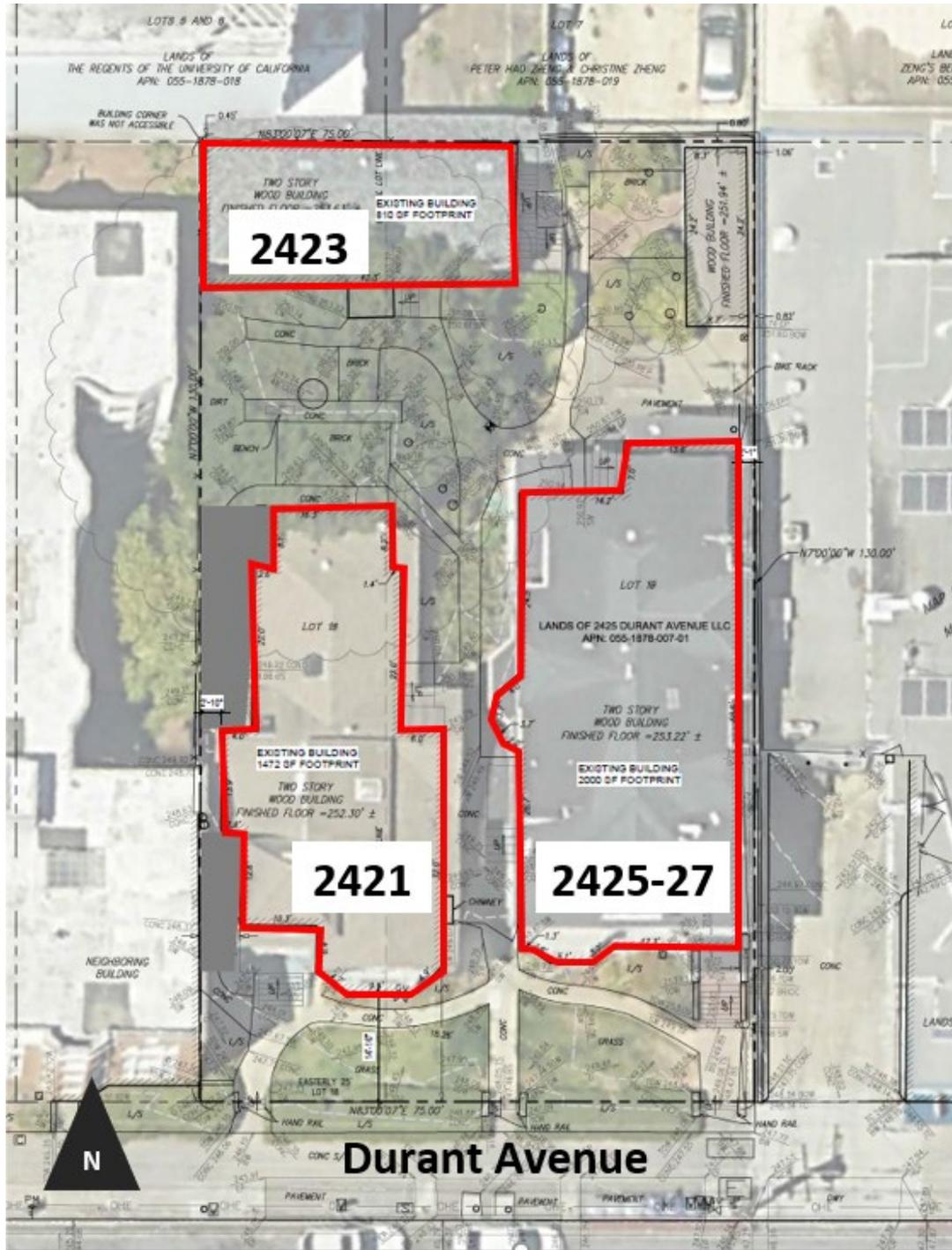


Figure 3 Subject property, current condition of 2421 Durant Avenue – primary (south) elevation and east elevation (source: Landmark application)



Figure 4 Subject property, current condition of 2425 Durant Avenue – primary (south) elevation and oblique view with 2421 Durant Avenue in background (source: Landmark application)



Figure 5 Subject property, current condition, Cottage/2423 Durant (source: Landmark application)

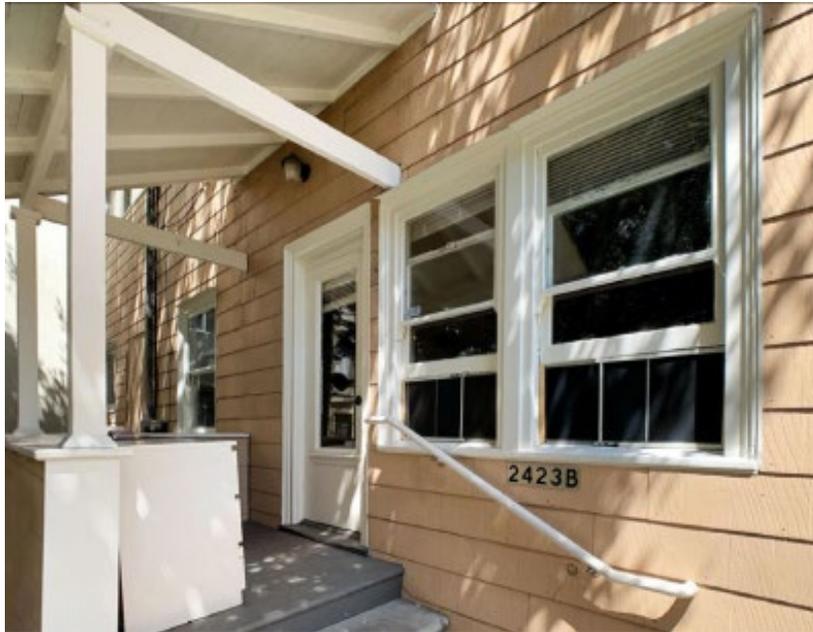


Figure 6 2421 Durant Avenue, also known as the Cyrus Street House, 1889 (source: Landmark application)



Figure 7 2421 Durant Avenue, 1939
(source: Landmark application)**Figure 8** 2425 Durant Avenue, 1939 (source: Landmark application)

II. Application Chronology

On December 31, 2024, the City received a Landmark or Structure of Merit application petition for the subject property, and is provided in Attachment 2 of this report. In accordance with Berkeley Municipal Code (BMC) Section 3.24.120, the application initiated consideration of the property for designation status.

On February 24, 2025 staff mailed and posted 10-day advance notices for tonight's meeting, in accordance with BMC Section 3.24.140.

Previously-vested SB330 Use Permit Application

On November 21, 2024, the City received Use Permit application #PLN2024-0064 requesting a "complete" determination for a development application to demolish the buildings at the subject property and to construct a new housing project. On December 13, 2024, the City confirmed that the application is complete and, therefore, eligible for streamlined review per Senate Bill (SB) 330, also known as the Housing Crisis Act. This means the housing development is vested under the provisions of SB330 with no historical designation status under the local register and, therefore, the City will be precluded from imposing preservation-related conditions on the housing development project if it is approved. Further, no Landmarks Preservation Commission (LPC) Demolition Referral under BMC Section 23.326.070 of the Zoning Ordinance is required

for the pending Use Permit application because the subject property has a solely residential use (only non-residential properties are subject to Demolition Referral).

III. Historic Resource Status

The subject property is not listed on the National Register of Historic Places (NR) or the California Register of Historical Resources (CR).

Nearby City Landmarks include the Cambridge Apartments (1914) at 2500 Durant Avenue, the Fred Turner Building (1940) at 2546 Bancroft Way, the Brasfield (1911) at 2520 Durant Avenue, and the Albra (1921) at 2530 Durant Avenue. See Figure 1, above.

IV. Property Description

The following description of 2425 Durant Street is based on the research presented in the Landmark Application for this consideration.

The subject property is an approximately 9,750-sq. ft, interior lot on the north side of the 2400-block of Durant Avenue. It is a rectangular parcel that is oriented north-to-south with street frontage facing Durant Avenue to the south. It comprises the address 2421-2427 Durant Avenue. The lot features four buildings: two main residences that each front Durant Avenue – 2421 Durant Avenue and 2425 Durant Avenue; one cottage at the rear, northeast corner of the lot – 2423 Durant Avenue; and one ancillary building at the rear, southeast corner of the lot (Figure 2). The two main residences are set back approximately 20 feet from the street and include an approximately eight-foot walkway between them, providing pedestrian access to the rear of the property. The property is fronted by a manicured hedge in front of a shallow U-shaped lawn, encircled with a shared walkway.

The residence at 2421 Durant Avenue is a two-to-three story over basement Victorian with a tower roof, rectangular footprint, and wood siding and shingle exterior (Figure 3). Constructed in 1886, it is Stick style. Stick style elements include horizontal and vertical band details (stickwork), decorative trusses in gables at the primary elevation, channel-rustic siding, and overhanging eaves with exposed rafter ends. The primary (south) elevation is two bays. The eastern bay projects slightly from the elevation and is distinguished by a first floor bay window with fan bracket details and topped with a decorative wood spandrel. The second story features decorative trim above the window and scalloped shingles below the gable roof. The primary entry, a half-glazed paired wood door, is recessed into a covered porch with the same fan details above the bay window. The second story includes a single window topped with a shed roof overhang that is topped with a third-story tower, complete with a gable window. The building's east and west elevations are largely obscured by adjacent buildings, and include the same vertical band details, decorative trusses in gables, and wood siding and shingle details. Windows are non-historic replacements.

The residence at 2425 Durant Avenue is a two-story plus attic flat and was built in 1905 (Figure 4). Designed in the Colonial Revival style with Shingle style elements it features a rectangular footprint, hipped roof, and wood shingle exterior. The primary, south,

elevation features a two-story bay window and a gable dormer. It includes few decorative details and has a slight eave overhang with a board frieze. The street-side entry includes a shingled porch with a simple frieze, supported by two square posts. The building's west elevation features a second unit entry, which also features a shallow porch. The east and west elevations are largely obscured by adjacent buildings, but include the same wood shingle exterior and feature a combination of gable and shed dormers. All windows are non-historic replacements.

The rear cottage and ancillary building/shed are not visible from the right-of-way. Available images from recent online rental listings indicate the cottage, constructed in 1906, is a simple Craftsman style two-story residence (Figure 5). It has a rectangular footprint and a wood shingle exterior. Windows appear to be original double-hung wood sash. The northeast corner of the property includes a one-story shed. Constructed in approximately 1911, it has a long, rectangular footprint and gable roof.

Construction/Alteration and Ownership History. The subject property is located in Berkeley's first subdivision, College Homestead Tract, established in 1866 by the trustees of the College of California. Created to raise funds for the construction of the University campus, it was further subdivided in 1886. The new subdivision, the Beaver Tract, included houses built by the Berkeley Improvement Association. 2421 Durant Avenue was the third home built in the Beaver Tract by the Berkeley Improvement Association, led by prominent Berkeley citizen James L. Barker. Barker was instrumental in the development of Berkeley, having introduced the Central Pacific Railway to Berkeley in 1876. Berkeley contractor Carlos R. Lord began construction of the house in 1886. Its first resident, Cyrus Holiday Street (1844-1913), rented the house from the Berkeley Improvement Association (Figure 6 and Figure 7). Street served as the secretary for the Improvement Association and lived in the house with his wife and four sons until approximately 1895.

The house was subsequently sold to Reuben Rickard (1841-1896), a successful mining engineer and well-known Berkeleyan. Rickard was President of Berkeley Board of Trustees twice in the 1890s. His family continued to own the home after his death in 1896, and sold it to Laura Yetter Tull (1852-1926) in 1904. Tull was the widow of Lewis Tull, who previously owned a produce market in Napa before relocating to Berkeley in about 1900 so their daughter, Henrietta, could attend the University.

The property became Tull's source of income. In 1906 Tull commissioned architect William Wharff to design the flats at 2425 Durant Avenue (Figure 8). She subsequently moved into the upper flat while her daughter occupied the lower flat, while the larger residence at 2421 Durant was rented out. In 1906, Tull added to the property, and had the two-story cottage built (2423 Durant Avenue). Tull converted the cottage into a duplex in 1925. Tull died in 1926 and Henrietta inherited the property. After her husband, Dr. Walter Pike Austin died in 1928, Henrietta moved back to the property, and lived in the first floor flat at 2425 Durant Avenue. In 1943, Henrietta converted 2421 Durant Avenue into six apartment units for government approved wartime housing.

Henrietta also converted the two flats for 11 apartments, with help from architect Loy Chamberlain. Given its proximity to UC Berkeley, it housed many students, including many who flocked to the University to work on wartime projects, like the A-bomb. In later years, Mario Savio, Berkeley Free Speech Movement activist also purportedly was a tenant.

After Henrietta's death in 1972, the property was sold to former tenant Olive G. Maddock. Maddock worked as the Executive Secretary of the nearby Head-Royce School and lived on the property until her death in 1998.

The house at 2421 Durant Avenue was damaged by a 1995 fire. By 2000, the property was owned by Jason Wallace, who rehabilitated the residence, and received an award from Berkeley Architectural Heritage Association for the restoration work. The building is owned by 2425 Durant Avenue LLC. An application for the development of a 20-story apartment building has been filed, which would necessitate all the extant buildings to be demolished.

V. Analysis and Evaluation

The analysis section of this report will refer to the research and information provided in the Landmark application (Attachment 2). This section analyzes the extent to which the property appears to meet significance criteria set forth in the Landmarks Preservation Ordinance (LPO), Berkeley Municipal Code (BMC) Chapter 3.

Historic Context.¹ Given its early residential development in 1886 and additional construction in 1905 and 1906, the subject property is associated with the earliest planned residential development in Berkeley. Its development coincides with the growth and expansion of UC Berkeley and includes examples of Stick style, Shingle, and Colonial Revival architecture. Its period of significance begins with its construction in 1886 and spans until 1906, when the cottage building was complete.

Landmarks Preservation Ordinance Significance Criteria. When it designates a property as a Landmark, Historic District, or Structure of Merit, the Commission must find that the property meets one or more of the required criteria codified in LPO, BMC Section 3.24.110. These criteria are relatively specific and appear to align with California Register and National Register criteria. The significance criteria for a Structure of Merit are broader than those for Landmark status, and include properties that qualify individually as good examples of architectural design, or that qualify as contributors to the context of a larger streetscape or area.

Staff completed a review of information provided in the Landmark application and compared the evidence against the criteria for designation consideration. A summary of findings is provided below.

¹ 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).

Landmark criterion – Architectural Merit. Based on the research and evidence presented in the Landmark application, the residential property at 2425 Durant Avenue appears to meet designation criterion for *architectural merit*. It is an example of an early residence from Berkeley's first subdivision. The third house built in the Beaver Tract, 2421 Durant Avenue is the oldest remaining example from this period of development. The property, developed over twenty years, includes examples of Stick style, Shingle, and Colonial Revival architecture that are worth preserving for the exceptional values they add as part of the neighborhood fabric. 2421 Durant Avenue, in particular, is one of the few remaining houses built in the Stick style in the University campus area. 2425 Durant Avenue, an example of Colonial Revival architecture with Shingle style elements, was designed by locally prominent architect, William H. Wharff, and appears to be one of his few remaining examples of pre-1906 work. This finding aligns with the designation criterion of BMC Section 3.24.110.A.a.

The subject property retains many of the character-defining features of its Stick style at 2421 Durant Avenue including its distinctive tower roofline, shingle details, vertical and horizontal stickwork, decorative fan braces, decorative trusses, and bay windows. The flats at 2425 Durant Avenue's character-defining features of the Colonial Revival style with Shingle style elements include its shingle exterior, gable dormers, and two-story bay windows.

Landmark criterion – Historic Value. The development of the 2425 Durant Avenue property is associated with an early pattern of residential development that began following the first subdivision, College Homestead Association Tract in 1866. Further subdivided into the Beaver Tract by 1884, the building at 2421 Durant Avenue, completed in 1886, is a rare surviving example of a residential building constructed by the Berkeley Village Improvement Association, led by James L. Barker. Barker was instrumental in the development of Berkeley, having introduced the Central Pacific Railway to Berkeley in 1876.

The property's later evolution, including the 1905 construction of the flats at 2425 Durant Avenue and the two-story cottage in 1906 is representative of the continuing residential development in the area during that period that coincided with the growth the University. For these reasons, the property appears to *embody and express* the development history of Berkeley, particularly the residential development in the University campus area. 2425 Durant Avenue appears to meet the LPO Landmark designation criterion for *historic value*.

The Commission has received sufficient evidence to take favorable action to designate the subject property as a City Landmark. Draft Findings for Approval are provided for the Commission's consideration in Attachment 1. This draft includes a list of character-defining physical features of this historical resource that should be preserved as required under BMC Section 3.24.100.A for Procedures Required – Controls and Standards.

LPO Structure of Merit criteria. As discussed above, staff believe the subject property could meet the criteria for designation as a City Landmark. However, if the Commission concludes that it does not (in whole or in part), then the Commission may consider the extent to which it meets the criteria for designation as a Structure of Merit, in accordance with BMC Section 3.24.110.B.2.c. The subject property is an excellent example of Stick style and Colonial Revival architecture and exhibits integrity of design. It expresses the earliest residential development carried out by the Berkeley Village Improvement Association in the University area. As such, 2425 Durant Avenue would meet both of the following Structure of Merit criteria:

Section 3.24.110.B.2. c – *“The structure is a good example of architectural design.”*

Section 3.24.110 B.2.d – *“The age of the structure is contemporary with...an historic period or event of significance to the City, or to the structure’s neighborhood, block, street frontage, or group of buildings.”*

No draft findings for approval as a Structure of Merit are provided with this report, however the Commission can direct staff to prepare such findings if needed to support action under these provisions.

VI. Limitations of Local Register Designation – pending Use Permit for demolition

Should the LPC vote on the pending Landmark application (#LMIN2024-0008) to designate the Tull Property at 2425 Durante Avenue as either a City Landmark or Structure of Merit, the property would become a locally listed historic resource. However, certain limitations would apply given the pending Use Permit request to demolish the buildings at this property.

The Housing Accountability Act of 2019, also referred to as SB330, requires the City to make the “historic site” determination at the time the application for the housing development project is deemed complete. Furthermore, a “determination as to whether a parcel of property is a historic site shall remain valid during the pendency of the housing development project for which the application was made” (Government Code Section 65913.10.a). No City Landmark or Structure of Merit designation status was in place at the time of application completeness in December 2024 and, therefore, a local designation at this time would not retroactively apply to the pending Use Permit request.

Additionally, SB330 limits the City’s ability to impose any preservation-related conditions of approval on the Use Permit. While SB330 also imposes limits on the number of hearings to five, that limit applies to the housing project (Use Permit) and not this Landmark Initiation application. SB330 does not limit the City’s obligation to assess the impact of a proposed project on cultural resources under CEQA and to impose measures to mitigate any adverse impacts on cultural resources; see Gov. Code § 65913.10(c).

Should the LPC vote on application #LMIN2024-0008 to designate the subject property as a City Landmark or Structure of Merit, the designation would symbolically recognize the local significance and architectural/cultural/historic merit of the Tull Property in Berkeley. Additionally, if the vested rights under complete Use Permit application were not to be exercised and a new or modified application were to be filed in its place subsequent to City Landmark or Structure of Merit designation of the property, then a protective status could apply to the historic site for any future development application.

VII. Recommendation

Staff recommends that the Commission consider the extent to which this property meets the criteria for City Landmark or Structure of Merit designation pursuant to BMC Section 3.24.110.A.1, and then take favorable action.

Attachments:

1. **Draft Findings for Approval**
2. **Landmark Application.** 2425 Durant Avenue prepared by Anthony Bruce, Berkeley Architectural Heritage Alliance

Prepared by: JulieAnn Murphy, Architectural Historian, Rincon Consultants, Inc.

Reviewed by: Fatema Crane, Principal Planner; fcrane@cityofberkeley.info (510) 981-7410

ATTACHMENT 1

DRAFT FINDINGS FOR DESIGNATION

MARCH 06, 2025

2425 Durant Avenue – Laura Tull Property

Landmark application #LMIN2024-0008 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1886 and 1905-1906 (APN: 055-1878-007-01)

PROJECT DESCRIPTION

City Landmark designation of the property at 2425 Durant Avenue

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A.1.(a) of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the property at 2425 Durant Avenue meets the architectural merit criterion for City Landmark designation as an example of an early residence from Berkeley's first subdivisions and one of the oldest remaining examples from this period of development. The third house built in the Beaver Tract, 2421 Durant Avenue is the oldest remaining example from this period of development. The property, developed over twenty years, includes examples of Stick style, Shingle, and Colonial Revival architecture that are worth preserving for the exceptional values they add as part of the neighborhood fabric. 2421 Durant Avenue, in particular, is one of the few remaining houses built in the Stick style in the University campus area. 2425 Durant Avenue, an example of Colonial Revival architecture with Shingle style elements, was designed by locally prominent architect, William H. Wharff, and appears to be one of his few remaining examples of pre-1906 work. The period of significance begins with its construction in 1886 and spans until 1906, when the cottage building was complete.
2. Pursuant to BMC Section 3.24.110.A.4, Commission finds that the property at 2425 Durant Avenue meets the historic value criterion for City Landmark designation as representative of an early pattern of residential development that began following the first subdivision, College Homestead Association Tract in 1866. The property's later evolution, including the 1905 construction of the flats at 2425 Durant Avenue and the

two-story cottage in 1906 is representative of the continuing residential development in the area during that period that coincided with the growth of the University.

FEATURES TO BE PRESERVED

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



Planning and Development Department
Land Use Planning Division

CITY OF BERKELEY
Ordinance #4694 N.S.
LANDMARK APPLICATION

Laura Tull Property
2425 Durant Avenue
Berkeley, California



Figure 1. Two of the three residential structures that comprise the Laura Tull Property. Anthony Bruce, 2024

1. **Street Address:** 2425 Durant Avenue (2421–2427 Durant Avenue)
City: Berkeley **County:** Alameda **ZIP:** 94704
2. **Assessor's Parcel Number:** 055-1878-00701
Block and lot: Block 1, Lot 19 and east half of Lot 18 **Tract:** Beaver Tract Block No. 1
Dimensions: 75 feet x 130 feet
Cross Streets: Telegraph Avenue and Dana Street
3. **Is property on the State Historic Resource Inventory?** No.
Is property on the Berkeley Urban Conservation Survey? Yes
Forms #: 17975-1 and 17975-2
4. **Application for Landmark Includes:**
 - a. **Building(s):** Yes **Garden:** Yes **Other Feature(s):** No
 - b. **Landscape or Open Space:** Yes **Natural:** No **Designed:** Yes
 - c. **Historic Site:** No
 - d. **District:** No
 - e. **Other:** Entire property
5. **Historic Names:** Cyrus H. Street House; Laura Tull Flats; Laura Tull Cottage (3 structures)
Commonly Known Name: not known
6. **Date of Construction:** 1886 (Street House); 1905 (Tull Flats); 1906 (Tull Cottage)
Factual: Yes **Approximate:** No
Source of Information: *Berkeley Advocate*, January 1887; City of Berkeley Building Permit Application #379, April 29, 1905; *Berkeley Reporter*, September 1906
7. **Architect:** unknown [Ira A. Boynton?] (1886); William H. Wharff (1905); unknown (1906)
8. **Builder:** Carlos R. Lord (1886); A. Cross & Son (1905); unknown (1906)
9. **Style:** Stick-Style (1886); Colonial Revival (1905); brown-shingle (1906)
10. **Original Owners:** Berkeley Village Improvement Association/James L. Barker (1886); Laura Tull (1905); Laura Tull (1906)
Original Use: single-family residence (1886); flats (1905); single-family residence (1906)
11. **Present Owners:** Qian Wang of Collabhome, through 2425 Durant Ave., LLC
Present Occupant: unknown
12. **Present Use:** Residential, multiple
Current Zoning: R-SMU **Adjacent Property Zoning:** R-SMU, C-T
13. **Present Condition of Property:**

Exterior: excellent **Interior:** excellent **Grounds:** excellent
Has the property's exterior been altered? Minimally

14. Description

The Laura Tull Property consists of four structures that stand on the parcel with the County Assessor's address of 2425 Durant Avenue: the Stick-Eastlake style Street House from 1886, the shingled Colonial Revival Tull Flats from 1905, the Tull Cottage from 1906, and a large pre-1911 shed. All three are arranged on a large lot with a 75-foot street frontage and a 130-foot depth.

The Stick-style Street House is two stories with a third story tucked under the roof and within a tower that rises over the entrance. The design is "Stick," as much—but not all—of the framing is echoed on the exterior with vertical boards (the "sticks"). Besides the decorative sticks, the house sports a good deal of Victorian-era "gingerbread." It is surfaced mainly in channel-rustic siding. (Figs. 2, 3, 4, 5)



Fig. 2 The Cyrus Street House, built in 1886. Note the carriage house at the right. O. V. Lange photo from Beautiful Berkeley, 1889.

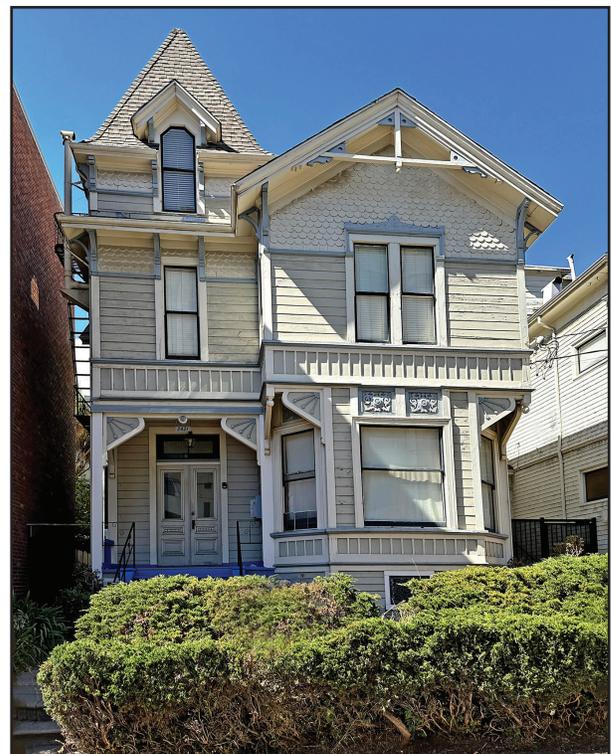


Fig. 3 The Street House in 1939. Donogh File, Berkeley Architectural Heritage Association.

Fig. 4 The Street House. Anthony Bruce, 2024.



Fig. 5 The Street House in 1974. Elizabeth Crews photo, Berkeley Architectural Heritage Association.

Defining the two stories, a frieze runs around the house, its upper horizontal piece at the level of the second-story window sills. Within the frieze band are narrow vertical strips of wood, evenly spaced. The frieze is repeated beneath the bay window at the front of the house.

The east two thirds of the street façade is taken up with a gable-roofed two-story section that projects a few feet from the main body of the house. There is a pair of tall, narrow double-hung-sash windows in the center of the second story; the pair is crowned by an elaborate mold-

ing. Below is a large slanted bay that is the full width of this section. The center of the bay is on the same plane as the wall of the second story, and the double-hung window in the center is so broad as to be almost square. Above the window, and set within stick framing, are two identical scroll-sawn panels. (*Fig. 6*) Each is a confection of curlicues with a built-up circular motif in the center. The same panels appear above the narrower windows on the slanted sides of the bay. Here they are almost hidden from view by fan-like brackets that give the im-



Fig. 6 Scrollsawn ornament in the panels above the windows in the bay. Anthony Bruce, 2024.

pression of supporting the second story. (*Fig. 7*) Three sun-rays ornament the surface of the fans. Drop ornaments accentuate the two corners. The wall section within the gable is surfaced with fish-scale shingles. Curved brackets support the eaves at the corners. A Stick-style ornamental device fills in the upper part of the gable and is set at the outer edge of the eaves, its shadows cast against the wall increasing its three-dimensional effect.



Fig. 8 Street House entrance. Anthony Bruce, 2024.



Fig. 7 The fan-like brackets at the window bay. Anthony Bruce, 2024.

The entrance is to the left of the bay window; an inset porch, reached by stairs, leads to the front door. (*Fig. 8*) More of the fan ornaments define the upper corners of the porch. The entrance is a double door, each with a window panel above and wooden panels below. A transom window above of patterned glass is framed with bright-colored glass pieces. The entrance side of the front façade is designed to resemble a tower. The second story has a single tall, narrow window, and supported above is a narrow roof overhang. Rising above is the pièce de résistance: the tower top with a high pyramid-shaped roof. Originally, the wooden roof shingles were applied in bands of different shaped shingles and the bands were painted alternately light and dark colors. (*Fig. 2*) It is now covered with composition roofing. The roof is pierced by dormers on the south and west sides. The windows are tall and narrow with the upper sash ending in an angle arch. The dormers are topped by simple gable roofs. The visible east side of the house continues the materials and motifs of the façade. (*Fig. 9*) Toward the rear of the house, a decorative gable

(the end of a cross gable) rises above an original pair of second-floor windows. These have since been joined by a small window to the left of these. A similar window arrangement is on the first floor. A chimney (one of at least two) rises on the east side, serving a fireplace in the front parlor. It was seismically retrofitted and either rebuilt or the bricks surfaced in stucco. Four diamond-shaped three-dimensional floral pieces (terra cotta? metal?) on the lower part of the chimney were retained, but the heavy, corbeled chimney top (*Fig. 2*) was removed in the retrofit.

There is a two-story projecting bay on the west opposite the gable on the east. This bay most likely corresponds with the placement of the dining room. The part of the house that is visible from the street contains the first floor public rooms. Slightly inset from the west and east walls is another section almost as large as the front half. Its roof does not rise as high as the front and has small windows tucked under the roof overhang on the second floor. This is the less-ornamented utilitarian wing that would have contained the original kitchen. At the very back is a one-story enclosed utility porch with a hip roof. (*Fig. 11*)

The Street House was converted to six apartments in 1943. Interior details, such as elaborate mid-Victorian window frames, wainscoting, fireplaces, and colorful patterned fireplace and hearth tiles, were retained in the conversion. (*Fig. 10*)



*Fig. 9. The front and east elevation of the Street House
Anthony Bruce, 2024.*



Fig. 10 Fireplace in former back parlor. Online rental listing photo.

Fig. 11 The rear wing of the Street House and utility porch; western section of the garden; and front of the Tull Cottage (partly hidden behind a camellia). Photo from a real estate rental listing online.



The two-story Colonial Revival Laura Tull Flats stands on the eastern half of the property, and was assigned the two addresses of 2425 and 2427 Durant. (Fig. 12) It was built as two full-floor flats. Befitting the Colonial Revival style, the building is boxy in shape and has a hip roof with hip-roof dormers. As a Colonial Revival variant, it is sheathed in wood shingles (painted). The eaves are broad and a plain frieze about the same width of the eaves runs beneath. A simple molding unites the two elements. A two story slanted bay fills the lefthand portion of the front elevation. The bay ends before it reaches the frieze and it is topped by slightly pitched roof. A similar two-story bay stands near the rear of the west elevation.

This Colonial Revival house is almost completely devoid of Classical ornamentation except at the two entrance porches. Here the hip roof over each porch is supported by two square posts and two squared pilasters against the wall of then house. These are all designed as abstracted Classical columns with fluting, built-up bases, and moldings at the top that are suggestive of capitols. The entrance porch leading to the second floor is on the right of the street façade. The steps and porch floor are brick. (Fig. 14) The entrance to the main floor is on the west. The steps are wood. (Fig. 15)

All windows are double-hung sash. Each story on the Durant front has a pair of windows and three windows in the slanted bay. The frames around windows and doors have mitered corners. This quality detail is carried out on the interior, lending a graciousness to the rooms. When the building was converted to



Fig. 12 The Laura Tull Flats, 2425-27 Durant Avenue.
Anthony Bruce, 2024.



Fig. 13 The Tull Flats in 1939. Donogh Real Estate File,
Berkeley Architectural Heritage Association.



Fig. 14 The Laura Tull Flats, showing the east side of the building. Anthony Bruce, 2024.

eleven apartments in 1944, most of the original woodwork and doors were retained, including the “tiger maple” fireplace mantel that Olive Maddock proudly showed her tenants when they arrived at her door to pay rent. (Fig. 16)

The third and newest residential building on the property is the **Laura Tull Cottage** at 2423 Durant Avenue, built in 1906. The two-story dwelling sits at the northwest corner of the property behind the Street House. It is not vis-



Fig. 15 The west side of the Tull Flats, showing entrance to the first floor and the front and side bays. Anthony Bruce, 2024.

Fig. 16 The “tiger maple” mantel in the former first-floor flat of the Tull Flats. From an online rental site.

ible from the street. Photos showing only part of the structure can be found on online real estate listings. It appears to be a simple, shingled Craftsman-style dwelling with a gable roof running the length of the house. There is a possible sleeping porch at the west end that may have a hip roof, judging from an interior photo.

The windows are mostly double-hung sash with similar mitered frames to those on the Tull Flats (did the same contractor build both?). The window frames have an additional flared molding at the top, most often associated with Colonial Revival buildings. Windows in the sleeping porch are single-pane and almost square. Entrance doors feature a vertical light with a substantial sill-like molding beneath the glass. The front porch is entered by a flight of wooden steps at the right. A bulkhead wraps around the other two sides, and two square posts, with moldings at top and bottom, support a simple roof. Two angled braces, jutting from the side of the house, also act as supports.

The Tull Cottage was converted to upstairs and downstairs flats in 1928. An exposed wooden stairway on the east side of the building leads to the entrance to the upstairs flat (2423-A Durant Avenue). The interior features Colonial Revival style door and window trim, and an unpainted wood sleeping porch room with exposed rafters.

There is a fourth structure on the property—a **one-story shed** of wood-frame construction—at the northeast corner. As is the case with the cottage, the shed is not visible from the street. Sanborn maps and an aerial view online show it as a long, gable-roofed structure, with a north-south orientation. The shed was standing as early as 1911, and was most likely built before 1909. It is located in the spot where the two-story carriage house once stood.

The structures on the Tull Property are meticulously maintained, both inside and outside. Viewed from the street, the buildings are enhanced by flower beds, shrubs, and manicured



Fig. 16 Main entrance to the Tull Cottage. From an inline rental site.

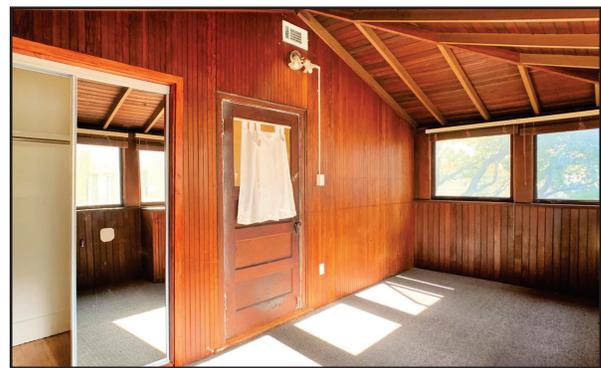


Fig. 15 Sleeping porch room at the west end of the second floor of the Tull Cottage. From an online rental site.

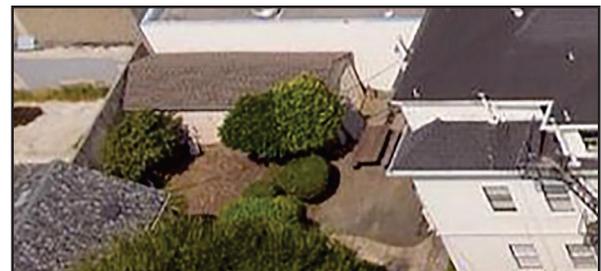


Fig. 16. The Shed at the northeast corner of the Tull Property, partially hidden by shrubbery. From an online rental site.

lawns. The landscaping in the rear includes lawn, shrubs, large camellias, ferns, flowering plants, and a live oak, which stands between the back of the Street House and the front of the Tull Cottage. Old-fashioned concrete walkways wend their way through the property connecting the structures. As evidenced by photographs taken of the property through the years, a garden setting has been an important feature of the property to the various owners.

Features to Be Preserved

The structures that comprise the Tull Property have been maintained in excellent condition over the last 137 years, and the buildings retain most of their original features, which are each essential to the whole. Therefore, most of the features of the Tull Property are significant, including, but not limited to:

- the original windows, framing, and sills
- the siding
- the roof types
- the dormers on the Tull Flats
- the bay windows
- the ornament on the Street House
- the stained glass window in the Street House
- the ornament on the Street House
- the pillars on the Tull Flats
- the tower on the Street House
- the front doors on all three houses
- the concrete garden walkways



Fig. 17 The Laura Tull Property. Photo from an online rental site.

15. History

Beaver Tract Block No. 1.

San Francisco capitalist George W. Beaver owned block eleven of the College Homestead Association Tract, subdivided in 1866 by the trustees of the College of California. This was Berkeley's first subdivision, created to raise funds to support the construction of the college campus. In 1884, Beaver re-subdivided the northern half of his property bounded by Dana, Bancroft, Telegraph, and Durant, as the Beaver Tract Block No. 1. Acting as his agent, Berkeley pioneer James L. Barker filed the subdivision map with the county.

The first house built (sold immediately to Matthew Gilbert Upton, editor of the *San Francisco Bulletin*, and is no longer extant) in the new Beaver Tract stood at 2419 Durant Avenue. It was built in 1884 by the Berkeley Village Improvement Association, owned by James L. Barker who was instrumental in the development of Berkeley. James L. Barker was a San Francisco businessman when, in 1867, he invested his profits in a large tract of land west of Shattuck Avenue that he purchased from Francis Kittredge Shattuck. He induced the Central Pacific Railway to build a spur line

into downtown Berkeley in 1876; he helped found Berkeley's first newspaper, the *Advocate*, in 1877. And the following year he was signer of Berkeley's incorporation papers and delivered them to Sacramento. In 1877 he built his own large Italianate residence on his land, facing Dwight Way (demolished by Herrick Hospital in 1976). He opened his real estate development company at Shattuck and Dwight Way in 1880 ("Plans furnished and houses built for cash or on installment."). Barker's company built many houses in his own tract and elsewhere in Berkeley. Both his Barker Block and India Block are City of Berkeley Landmarks.

The second house to be built in the subdivision was the residence of Mrs. Martha L. Crow, built in 1885. It stood at Durant and Dana.

The Street House (2421 Durant Avenue).

The third house to be built in the Beaver Tract still stands at 2421 Durant Avenue. It is the picture-perfect Stick-Eastlake style Cyrus Street House, and is one of the few houses in Berkeley remaining from the 1880s. Prominent



Fig. 19 Cyrus Holiday Street with his four sons and a grandson. Photo found online.



Fig. 18 The Upton and Street houses seen standing together, facing Durant Avenue on Block 1 of the Beaver Tract. To the right is the Congregational Church (Clinton Day, architect, 1883) at Durant and Dana. Louis L. Stein Collection, Berkeley Historical Society.

Berkeley contractor Carlos R. Lord began construction of the house in the summer of 1886. It was built by James L. Barker's Berkeley Village Improvement Association. It is difficult to determine whether the Upton and Street houses were built as speculative ventures (both seem too grand for "spec" houses), or whether the clients commissioned the houses through Barker's company. (*Fig. 18*)

The first residents of 2421 Durant never owned the house, but continued to lease the property from the Berkeley Village Improvement Association. By at least October of 1887, Cyrus Holiday Street (1844–1913), his wife, and their four sons were in residence in the new house, if they had not, in fact, moved in upon completion of the house.

A few years after the house was built, it was sold to Reuben Rickard, a successful mining engineer and a well-known Berkeleyan at the time. The Rickard family lived in a gracious Italianate house set in a large garden at Bancroft and College. Reuben Rickard was President of the Berkeley Board of Trustees twice in the 1890s. He died in 1896 on a mining business trip to Australia. Although his descendants continued to own the house on Durant until 1904, they did not reside in it.

Cyrus Street (*Fig. 19*) was considered a leader in the advancement of California, and was an ardent promoter of world peace. He and his wife Ann were natives of Iowa who came to California in 1874. Cyrus' main occupation was always real estate, in San Francisco and later as secretary of the Berkeley Improvement Company on Center Street, however in 1881 he helped organize the Immigration Association of California, which brought over 200,000 settlers from around the country to California. He was a co-founder of *The Argonaut*, a leading California literary and political magazine which was published until 1956. Later in life, Cyrus Street worked for world peace. He was editor of the magazine, *The United Nations*, and was one of the founders (and vice-president) in 1912 of the Organization of the International Association of the Friends of Peace.

Tragedy struck within a few months of the family's move to the Durant house: Ann Honn Street died in November of 1887. The Street boys were not without a mother for long, as their father married Mary Samantha Honn, Ann's sister, the following year. The Street family lived in the Durant House until about 1895. While there, Cyrus worked in real estate in San Francisco and was secretary of the Berkeley Improvement Company.

After residing in San Francisco for about five years, the Streets were back in Berkeley, this time in another rented house at 1517 Shattuck Avenue. In this home, Cyrus Street died in 1913 and Mary died in 1917. This is the same 1902 house that was later remodeled into Chez Panisse.

Meanwhile on Durant Avenue, the former Street home was sold in August 1904 to Mrs. Laura Yetter Tull, whose husband Lewis Reuben Tull had died the year before. The Tulls lived in Napa where Lewis was the proprietor of a produce market. They most likely had moved to Berkeley in 1900 so their daughter Henrietta Marilla could attend the University (she was

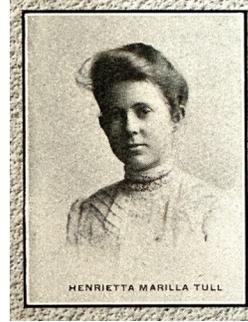


Fig. 20 Henrietta Marilla Tull Austin. 1906 Blue and Gold.

Class of 1906). (*Fig. 20*) As was common for widowed women, Laura Tull invested in real estate and moved from the family's apartment at 2320 Bancroft to the commodious house at 2421 Durant.

The Tull Flats (2425 and 2427 Durant) and Tull Cottage (2423 Durant).

The following year (1905), Mrs. Tull commissioned architect William Wharff to design a large brown-shingle house (2425 and 2427 Durant) consisting of two flats on what had been the garden and driveway of 2421 Durant. She moved into the upper flat and her daughter moved into the lower flat after the building was completed that fall. The next year (1906), Mrs. Tull built a two-story cottage at the back of the property (2423 Durant). This seems to have been intended as the home for mother and daughter.

In 1910, Henrietta married Dr. Walter Pike Austin, a University of California graduate, in a ceremony at her mother's home, with nearly 100 friends and relatives in attendance. The couple settled in Salinas, where Walter practiced dentistry.

A year before her death in 1926, Laura Tull converted the rear cottage, at 2423 Durant, into a duplex. Henrietta inherited the property on Durant, and moved there after her husband died in 1928, living in the lower of the rear flats. In the fall of 1943, Henrietta Austin converted the Street House (which had remained until then a single-family residence) into six apartments through a federal government Home Owner's Loan Corporation loan, likely for government-approved wartime housing. The following year, through the loan, Mrs. Austin

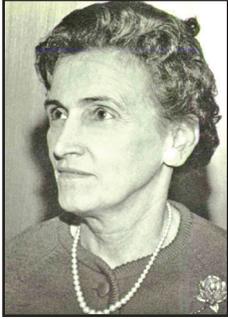


Fig. 21 Olive G. Maddock, fifth owner of the property. Photo found online.

made eleven apartments in what had been two flats at 2425 Durant. According to one student tenant who resided in the house in the 1980s, the house at 2425 “was cut up into apartments to house Berkeley scientists during World War II, who may have helped work on the A-bomb.” The architect for the conversion

was Loy Chamberlain, who was from an old Berkeley musical family and had grown up a few blocks away on Ellsworth Street.

Post-War Years Under Olive Maddock.

The next chapter of the property began after the end of WWII when Miss Olive G. Maddock moved from the state of Washington to Berkeley and into the lower flat of the rear cottage, which Henrietta had vacated in favor of one of the new apartments at 2425 Durant. Olive Maddock was a secretary at various companies, eventually working as Executive Secretary at the Head-Royce School. (*Fig. 21*) A year after Henrietta Austin’s death in 1972, Miss Maddock became the next owner of the entire property, and moved into the manager’s flat at 2425 Durant. Perhaps her eventual ownership was arranged with Henrietta. They would have known each other for thirty years, and perhaps Henrietta considered that Olive would be a careful custodian of the property. She later told of free speech activist Mario Savio having been a tenant. Miss Maddock died in 1998.

Restoration.

In 2000, Jason Wallace, the then-owner of the property, received an honor from the Berkeley Architectural Heritage Association (BAHA). A few years earlier, in 1995, a three-alarm fire had caused over \$100,000 worth of damage to the Street House. Wallace’s subsequent restoration was recognized with a Preservation Award from

BAHA along with this citation, “The house was built in 1886 on speculation and is one of the few surviving Stick style houses with a tower in Berkeley. It stands between Telegraph and Dana, a block that has seen much more demolition than preservation, and was featured on the cover of BAHA’s 1990 calendar ‘Proud Survivors.’ It was damaged by fire and has now been returned to its former glory.”

Present Day.

Fast forward to August 13, 2024 when *SF YIMBY* published a story about a planned 20-story apartment building designed by “Yes Duffy” an “activist-architect” for this site on Durant Avenue. The article states, “Three existing residential buildings owned by 2425 Durant Ave., LLC, will need to be demolished. Rhoades Planning Group, a prominent Berkeley-based land use consultancy firm, is responsible for the application.” The article is, indeed, referring to the Street House and the two buildings built by Laura Tull, although the *YIMBY* writer seems to think they were all built in 1925! What a pronouncement, especially after the property has received such loving care for the past 137 years!



16. Significance

The Laura Tull Property, which is significant as a residential enclave and peaceful green oasis situated only three doors from busy commercial Telegraph Avenue, meets several of the criteria for designation as a City of Berkeley Landmark.

Educational Value. The Laura Tull Property is an instructive reflection of the changes in the Beaver Tract and along Telegraph Avenue between the time the Street House was built in 1886 and when the flats and cottage were built. The area had been a neighborhood of mostly single-family homes, and Telegraph, itself, was residential. This began to change with the construction of the Marshall Block at Telegraph and Bancroft in 1904, at the northeast corner of the Beaver Tract. The filling in of the Tull Property with, first, the flats in 1905 and then the cottage in 1906 reflects the emerging urban character of the area south of the campus at that time. The structures on the property have not changed in exterior appearance since 1906 and have been continuously maintained. The Tull Property remains today as an intact piece of Berkeley's urban history.

The Cyrus Street House is one of only three intact single-family residences on the north side of Durant Avenue between Milvia and College. All three survivors were built during the early years of the South Campus neighborhood when Durant Avenue was a street of family homes. The others are the Cornelius Beach Bradley House (Edgar A. Mathews, 1897), 2639 Durant Avenue (City of Berkeley Landmark); and the Marshall Albee House (c. 1902), at 2415 Durant Avenue.

Architectural Merit. The Street House is significant for being one of the few Berkeley houses remaining from the 1880s, as well as one of the few remaining houses that was designed in the Stick-Eastlake style. Many of the 1880s houses were built in the area south of the University campus and have not survived the tre-



Fig. 22 The Michael Curtis House, 1505 Hopkins, built by Lord & Boynton in 1888 (demolished). O.V. Lange photo, Beautiful Berkeley, 1889.

mendous changes in this section of town in the 20th Century. Even in the 21st Century these early houses are not safe from destruction. For example, the University tore down the Warren Cheney House (1885) for a temporary parking lot in 2010.

The house is an excellent local example of a Stick-Eastlake style residence. Its distinctive tower gives verve to the design and prominence to the house.

Cultural Value. The Street House is also significant for its connection to important Berkeley figures. Cyrus Holiday Street, the first resident, was a leader in the world peace movement; Reuben Rickard, second owner of the property, was a mayor of Berkeley; Mario Savio, a later resident of one of the Tull Property houses, was important in the Free Speech movement at the University of California in 1964; and Berkeley pioneer James L. Barker, the builder of the Street House are all figures of prominence. The Street House is a rare documented example of the type of house built by Barker's real estate company, the Berkeley Village Improvement Association. James L. Barker was a civic-minded businessman who did much for Berkeley. Two of his commercial buildings are City of Berkeley Landmarks.

The Street House is also significant as possibly being the work of Berkeley architect Ira A. Boynton. The construction notices that appeared in the *Berkeley Advocate* rarely included the name of the architect or designer, and the notices for the construction of the Street House were no exception. It is fortunate that the name of the contractor, Carlos Lord, was mentioned. According to the *Advocate*, Mr. Barker's first house in the Beaver Tract, the Upton House of 1884 next door, was built by "Mr. Boynton." A few years later Ira Boynton and Carlos Lord formed the contracting partnership of Lord & Boynton, and as such were the builders of the Michael Curtis House on Hopkins Street in Per-

alta Park in 1888 (*Fig. 22*). The Curtis House is almost identical to the Street House, and with Boynton's previous connection to Barker, it suggests that Boynton may have been the designer of the Street House. Ira A. Boynton's Brackenridge, Luttrell, and Payson houses are all City of Berkeley Landmarks.

The Laura Tull Property on Durant Avenue, and the buildings thereon, give interest and historical texture to this Southside urban streetscape. The Laura Tull Property is very much worthy of landmark designation and preservation.

17. Historic Value— City: Yes Neighborhood: Yes
Architectural Value— City: Yes Neighborhood: Yes

18. Is the property endangered? Yes! There was a proposal to demolish the Laura Tull Property published in the August 13, 2024 edition of *SF YIMBY*.

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Berkeley Voice, "The Way it Was: Images of Berkeley's Architectural Heritage" by Susan Stern Cerny, February 22, 1990.

Block books. Berkeley Architectural Heritage Association.

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Edwards Transcript of Records for Alameda County, April 24, 1905, contract notice; August 25, 1905 & September 30, 1905, completion notices..

Napa Weekly Journal, "Wedding Bells: Miss Tull and Dr. Walter Austin Married Friday Night," May 13, 1910.

Oakland Tribune, September 2, 1884; July 16, 1885; July 20, 1886, August 8, 1904.

Oakland Tribune, “Friends of Peace Organized Here,” September 22, 1912.

Oakland Tribune, “Fire Training Pays Off as Blaze Scatters Ritz Hotel Residents,” by Ben Charny, December 20, 1995. [includes notice of Street House fire]

Ormsby Donogh Real Estate File. Berkeley Architectural Heritage Association.

San Francisco Call & Post, “Advocate of Peace Among Nations Dies,” July 22, 1913.

Sanborn Fire Insurance Maps, 1894, 1903, 1911, 1929, 1950. Berkeley Architectural Heritage Association.

SF YIMBY, “Pre-Application Revealed for 20-Story Apartments in Southside, Berkeley” by Andrew Nelson, August 13, 2024.

Tracts maps. Alameda County Assessor’s Office.

U.S. Census and California Voter Registration records. Ancestry.com.

20. Recorder: Anthony Bruce for the Berkeley Architectural Heritage Association,
P.O. Box 1137, Berkeley, California 94701
baha@berkeleyheritage.com; 510-841-2242

21. Date: October-November 2024

22. Addenda:

“The Berkeley Building and Improvement Association [sic] is preparing plans for a modern dwelling which will be built on the Beaver tract, near the Congregational church. It will cost about \$3,500.”

Berkeley Advocate, July 24, 1886

“C. R. Lord has taken the contract to build a house for Mr. J. L. Barker on Durant avenue, near the Congregational Church. It will cost about \$3,500, and from the plans, we judge it will be one of the handsomest in that already beautiful neighborhood.”

Berkeley Advocate, August 14, 1886

Berkeley Advocate
OFFICIAL TOWN PAPER
PUBLISHED WEEKLY
M. N. MARQUAND, Proprietor
OFFICE: ARTIFICE BLOCK

TERMS
For One Year..... \$3.50
Six Months..... 1.75
SINGLE COPIES..... 10 Cents

Saturday January 1, 1887

An automatic postal box is being put up on the lamp post in Brooklyn. By dropping a card through the proper slit a postal card and pencil are brought up so that a note may be at once written. If a postage stamp is wanted the dropping of two pennies will bring that to view. Postal letter envelopes are also supplied in the same manner. These convenient boxes are already in use in London.

Alameda is squealing like a pig under the gate over Oakland's craving for a consolidation of the three burgs—Berkeley, Oakland and Alameda—besides adjoining territory. Now comes Berkeley with blood in her eye, and notifies her to keep her hands off. Verily the two cities next door to the "Athens of the Pacific" don't want any closer acquaintance with her. —Exchange.

Frank Leslie's Popular Monthly.
As a war in Europe may be announced any day by cable most people are interested to know something about the great states which will first be involved. "Francis Joseph I., and the Austria-Hungary Empire" by George H. Towle, gives, in Frank Leslie's Popular Monthly for January, a clear and well-written picture of one power. "When Greek Meet Turk," by Occazyari, tells the story of another. "Footprints of Washington in 1753," written and illustrated by Mrs. O. Ingersoll Gera, is an attractive article of our own land and its greatest man. "Ivan the Terrible," is a sketch of a strange ruler of Muscovy. "Elsa in Eldersand" will charm the young. A new novel by Clarence M. Bouneille, "The Man Outside," opens remarkable well, seizing the reader's attention by the apparently strange ingratitude of the hero. Other stories will win readers, as will the account of "Mietz," its Monuments and Memorials," and one of Meissen, where Dresden China is made. An article on the Specter, "Sunlight Unraveled," by Arthur A. Abbot, is scientific made as interesting as a novel. The whole January number of this periodical, with its attractive reading and charming pictures, has a prize for young and old.

The Contra Costa Gazette vigorously protests against the proposition to annex a part of that county in case Oakland switches off from the interior. The Gazette remarks: "Thus it will be seen that after Oakland has helped herself to all she wants just at present on one side, Pleasanton is to come in for a big slice on the other, and there are several towns yet to hear from. We trust Livermore will be satisfied with Byron and Brentwood, and that Hayward will be sufficiently modest to ask for nothing more than the San Ramon valley. In the meantime let us all devoutly pray that Mt. Diablo be not taken up bodily and whisked off to West Berkeley for the better accommodation of Oakland sightseers."

BERKELEY IMPROVEMENTS.
Some of our neighbors and a few home broakers have the idea that Berkeley is improving but slowly,—to correct any impression of this kind we have concluded to give a resume of the improvements during the past year and also of the numerous advantages of Berkeley enjoyed by no other town on the coast.
Our list of improvements and buildings is incomplete owing to the difficulty of obtaining information.
For the many poor streets in town we have not one word of a apology to offer knowing as we do that every other town and city in the state is precisely in the same condition, and that no improvements in streets can be made excepting by the individual exertions of the property owners themselves, until the constitutionality of our present law is definitely settled by the Supreme Court.
The following is a list—incomplete, as we have already intimated—of the buildings erected and the improvements made in town during the past year, to wit:
1—6-room cottage, Oxford street, L. P. Dunsford, A. H. Broad, contractor \$1800.
1—7-room cottage, Hasto street, Mrs. Cummings, A. H. Broad, contractor \$1,000.
Observatory, University, Cal. A. H. Broad, contractor \$2,000.
Addition to Gymnasium, University Cal. A. H. Broad contractor \$2,500.
Improvements to North Hall and other buildings, A. H. Broad contractor \$2,500.
2 stores, Center street, P. K. Shattuck, A. H. Broad contractor \$1,500.
2—6-room cottages, Blake street, P. K. Shattuck, A. H. Broad contractor \$3,400.
1—7-room cottage Dwight way, Gen. Edwards, A. H. Broad contractor \$3,400.
Addition to house of Godfrey Rhodes, Oxford street, A. H. Broad contractor \$1,000.
1—4-room cottage, Parker street, Antonio Ahvanneus, A. H. Broad contractor \$925.
1—6-room cottage, A. H. Broad contractor \$2,000.
1—7-room house, Miss Fannie Stewart, North Berkeley, A. H. Broad contractor \$1,700.
1—4-room cottage, Francisco street, C. Bancroft, A. H. Broad contractor \$1,100.
1—7-room cottage, Bancroft way, J. M. Broad, A. H. Broad contractor \$1,600.
2—5-room cottages, Alston way between 5th and 6th streets, E. F. Niehaus, C. R. Lord, contractor \$3,000.
Carpenter shop, University, Cal. C. R. Lord, contractor \$600.
Dwelling, Walnut street, near Vine, Capt. McCleave, C. R. Lord contractor \$2,000.
1—two story house, Dwight way near Ellsworth street, Miss Mary McManis, C. R. Lord contractor \$4,500.
1—8-room house, 8th street near University avenue, John Kose contractor \$2,000.
1—cottage, Page street, R. H. Walton, J. R. Johnson contractor \$1,500.
1—7-room house, 5th street near Holyoke, Anacolis Loret, E. R. Forsyth contractor \$1,800.
1—4-room cottage, 7th street, Andrew Moore, E. R. Forsyth contractor \$1,200.
1—6-room cottage, Dixon street, Ernst Niehaus, C. R. Lord contractor \$3,300.
2—6-room houses, Addison street, near Oxford, J. L. Barker, C. R. Lord contractor \$3,000.
1—7-room cottage, Ruess and Melvia streets, Mr. Loux, C. R. Lord contractor \$2,300.
1—10-room, 2 story house, Beaver tract, Durant avenue, J. L. Barker, C. R. Lord contractor \$4,000.
1—12-room, 2 story house, Atherton street, Mrs. C. R. Beak, C. R. Lord contractor \$5,500.
Block on Shattuck avenue consisting of 4 stores and living rooms on first floor and 16 rooms on second floor, L. Gottshall, C. R. Lord contractor \$7,900.
1—5-room cottage, Delaware street, Jacob Rosenheim, C. K. Lord contractor \$1,600.
2—cottage, 5th street, near Holyoke, C. W. Davis \$500.
Cottage on 4th street between Folsom and Holyoke, J. Est. \$1,200.

The University situated in our midst, with its excellent corps of professors and instructors, its large and constantly increasing library, its magnificent buildings and grounds, is a constant incentive to the best work in all of our schools, both public and private, and the results speak for themselves. The people of Berkeley recognizing the advantages of this institution and its connection with the public school system of the state have, since the incorporation of the town, kept one of the teachers in the University upon the Board of Education. In no town of the state are so many advantages combined.
Rapid communication, equal to that of Oakland, with San Francisco renders Berkeley with its other advantages a better place for homes than Oakland or any one of the several suburban towns. Fine building sites are now purchased at reasonable rates, with prices constantly appreciating.
In the foregoing we have endeavored to give our readers a slight account of the improvements and advantages of Berkeley.

UNIVERSITY REGENTS.
An adjourned meeting of the Board of Regents of the State University was held yesterday afternoon at the Mechanics' Institute. There were present Regents Winans, Wallace, Orr, Rodgers, Ausworth, Hallidie and Stebbins. On motion of Regent Hallidie, Regent Wallace was called to the Chair.
The Finance Committee reported favorably upon the application of D. C. McKuen for a loan of \$30,000 at 6 1/2 per cent. per annum for three years on real estate situated in San Francisco, and adjoining the Mechanics' Institute, valued at \$100,000. The Board authorized the loan.
The Finance Committee also reported a deficit of \$731.98 in the Land Fund, occasioned by the settlement with the Forster heirs, and recommended that the deficit be made good from the General Fund. It was so ordered.
Regent Winans, of the Land Committee, stated that the Board had previously refused to accept \$8,000 in settlement from the Forster heirs and that after some two years loss of interest thereon they now accepted \$4,681.07 and offered a resolution to the effect that before a patent issue to the Forster heirs they shall be required to execute a release of all demands and liabilities that they may now entertain against the Regents. This resolution, he said, was made necessary by the fact that the Forster heirs had agreed to pay to the Regents \$4,681.07 in settlement of the claim against them but under protest. The resolution was adopted.
An application of Lieutenant Harrison to take the University cadets to Sacramento, in order to be present at the inaugural ceremonies, the cost to be \$1,200, was denied.
A motion was made by Regent Rodgers that application should be made to the Legislature to appropriate the following sum for use of the University during the ensuing year:
For the mechanical department, for equipments, machinery, etc..... \$12,000
For the mining department..... 7,500
For the viticultural department..... 10,000
For the biological department..... 6,000
For the mineralogy and geology department..... 1,750
For the lecture room and other buildings..... 3,450
For insurance, extending over five years..... 11,500
For work on grounds, roads and tree planting..... 10,000
For plumbing and painting..... 10,000
For models, desks and other type and

Fig. 23 "1—10-room, 2 story house, Beaver tract on Durant avenue, J. L. Barker, C. R. Lord, contractor \$4000."
The Street House was included in a year-end list of all houses built in Berkeley in 1886.
"Berkeley Improvements," Berkeley Advocate, January 1, 1887..

TOWN OF BERKELEY

Application for Building Permit, No. 377

Town of Berkeley,
COUNTY OF ALAMEDA, } ss.
STATE OF CALIFORNIA }

The undersigned respectfully petitions, under the Ordinances of the Town of Berkeley, for a Permit to do the following work, viz:

To construct a 2 flat frame dwelling (2 stories) on ~~east~~ north side of Durant Ave about 100 ft west of Telegraph Ave

and, being first duly sworn, deposes and says, that the true cost of the work contemplated to be done under this application is estimated to be \$ 5200.

That said building is to be used as dwelling

That the name of the Owner is Mrs. Laura Tull

Address In ground

That the name of the Architect is A. Cross & Son

Address Berkeley

Subscribed and sworn to before me

APR 29 1905

C. J. Merrill
Town Clerk

A. Cross & Son

The applicant for the foregoing Building Permit, having paid the necessary fee in connection therewith, the Fire Chief of the Town of Berkeley is hereby authorized to issue the proper Permit in writing, in accordance with the provisions of the Ordinances of the said Town of Berkeley.

Fig. 24 City of Berkeley Building Permit Application No. 377, April 29, 1905.

contrary to their expectations, the month just ended exceeds that of June by twenty applications. 9-4-06

Astonishing Activity in Local Building Market Makes Total of Contracts Let in August Exceed June's Record Run reports

The greatest number of building permits ever issued in a single month in the history of Berkeley were granted by Town Building Inspector B. P. Bull for the month ending August 31. During the month of June 133 permits were issued and those who have been watching the progress of the town held their breath with astonishment at the record then made. Last month's record exceeds that of June by 20, giving a total of 152 building permits granted.

The fees, however, do not come up to that of the month of June, the reason for this being attributed to the fact that there have been no large building permits issued. In nearly every instance the cost of buildings specified do not exceed \$2500 and many are below that amount. This

\$1500; G. S. Hoover, cottage, Dana and Ward, \$2450; Mrs. L. Full, cottage, Durant ave., \$1620; H. P. Sheridan, dwelling, Ellis \$1350; G. P. Baxter, dwelling, Euclid ave., \$5595; D. Winter, dwelling, Edith and Vine, \$1900; W. E. McChesney, dwelling, 2605 Aetna, \$1000; Berkeley Construction Company, dwelling, Edith and Cedar, \$1400; E. Hinkwood, dwelling, Austin and Eighth, \$2000; A. Turpin, dwelling, Addison and Eighth, \$1800; Louis Carr, stores, 1723 Felton, \$1500; E. Judges, dwelling, 2408 Fulton, \$1500; L. L. Cushing (2), dwelling, Forest and Piedmont, each \$1762; N. Nerwood, dwelling, Folger and San Pablo, \$1500; A. W. Carbus, dwelling, Fairview Tract, \$1760; G. Lieber, dwelling, Vine and Bonita, \$2500; A. W. Taylor, dwelling, Grove and Vine, \$3400; Mary Helm, dwelling, Grayson and Tenth.

(Special Santa ing Mayo ley withd presidenc League c session strong m point of reasons the cont the disa from all result O ton, who moved u and Mr. presiden next to This act Mayor o play. F support easily station this he officers their ne This ge Rickard hour an from th ousing

Fig. 25 "Mrs. L. Full [sic]. cottage, Durant ave., \$1620." Mrs. Laura Tull's cottage, included in the list of Berkeley building contracts for August 1906. "Astonishing Activity in Local Building Market Makes Total of Contracts Let in August Exceed June's Record Run," Berkeley Reporter, September 4, 1906.



Figs. 26, 27, 28, 29 Four photographs of the Cyrus Street House taken by Winfield Scott Wellington in June 1962. Wellington was a professor in the Decorative Arts Department at the University of California, as well as a practicing architect and furniture designer. In 1962 he photographed Victorian houses in the East Bay that he felt noteworthy.

Winfield Scott Wellington Collection, Berkeley Architectural Heritage Association

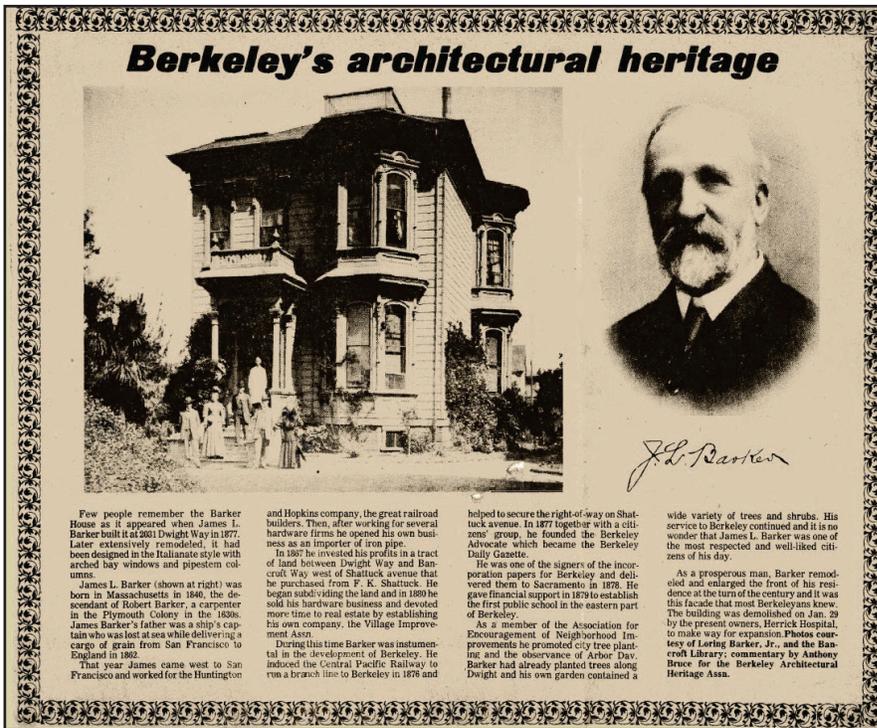


Fig. 30 Article by Anthony Bruce on James L. Barker from the Berkeley Daily Gazette, February 9, 1976.

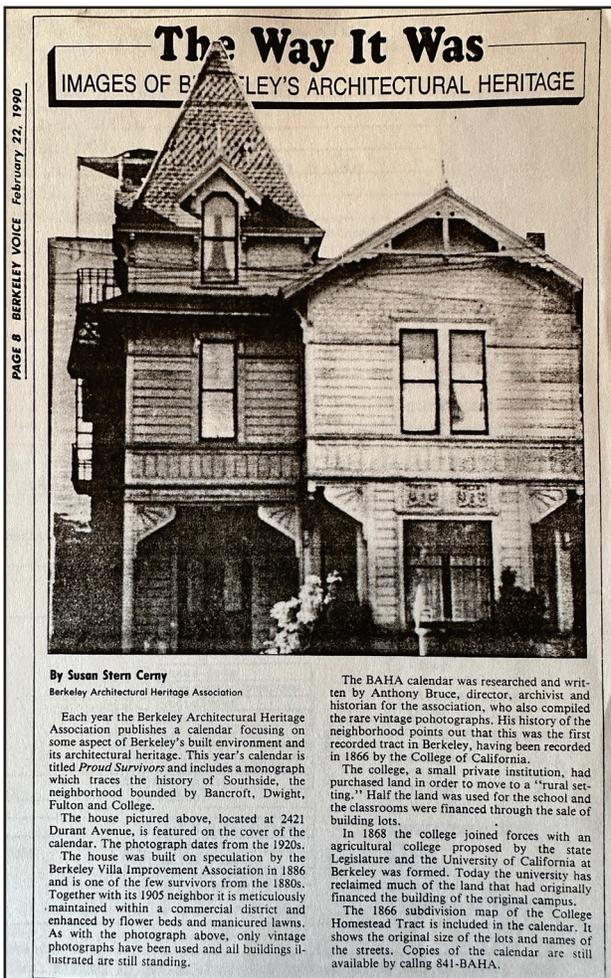


Fig. 31 Article by Susan (Dinkelspiel) Stern Cerny featuring the Cyrus Street House from the Berkeley Voice, February 22, 1990.

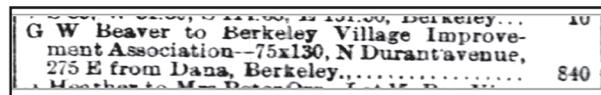


Fig. 32. Notice of James L. Barker's company purchasing from George W. Beaver the lot on Durant on which was built the Street House. Oakland Tribune, July 15, 1885.

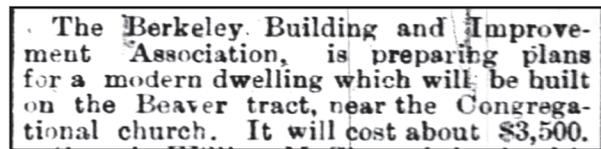


Fig. 33. Notice of James L. Barker's company planning the Street House. Oakland Tribune, July 20, 1886.

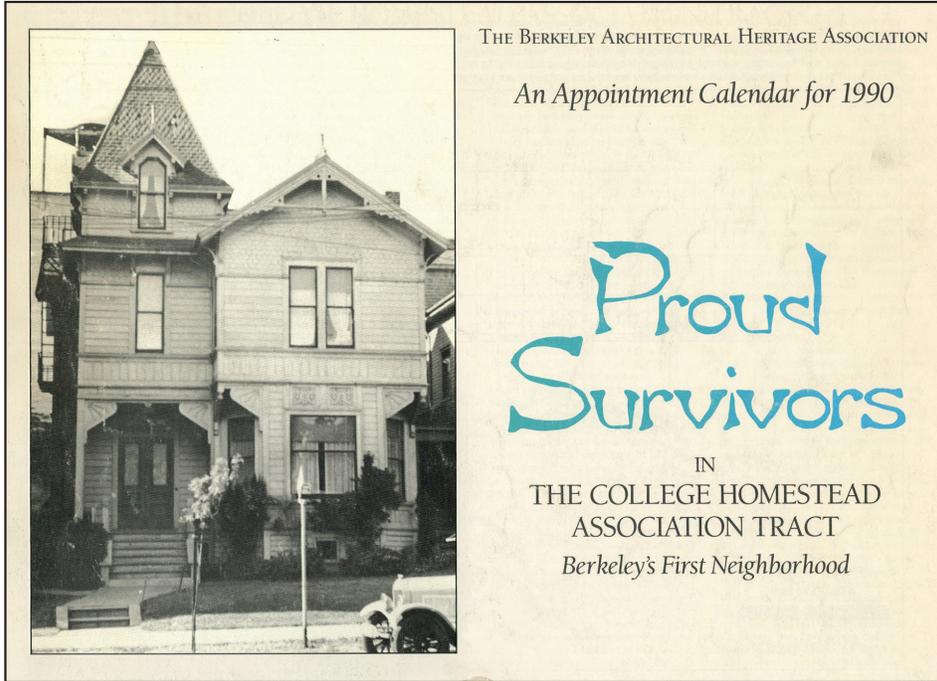


Fig. 34 The BAHA calendar for 1990, showing the Cyrus Street House on the cover.

Fig. 35 History of the College Homestead Association Tract from the BAHA calendar for 1990.

THE COLLEGE HOMESTEAD ASSOCIATION TRACT

The College Homestead Association Tract is the first recorded subdivision in Berkeley. It was recorded in the County Recorder's Office on May 15, 1866 by the College of California, a small private college in Oakland that had purchased a large parcel of land in what is now Berkeley so that their campus could be moved out to the "country." Half their land was to be used for the campus; the other half was subdivided to create a surrounding campus community and to generate income for the construction of classroom buildings through the sale of lots. Discouraged in their fundraising efforts the trustees of the College joined forces with an agricultural college proposed by the State Legislature, and in 1868 the University of California was created. Today the northern half of the original College of California land is the University campus, while the southern half, the College Homestead Association Tract, is the area bounded by Bancroft and Dwight Ways and College and Shattuck Avenues, and is today's "south campus" neighborhood.

During the past 123 years the Tract has seen profound changes as one layer of buildings and uses has given way to another. It is not known when the first structure was built on the tract, but by 1868 the imposing residence of John H. Haste was standing at the corner of Dwight Way and Fulton. Lots were much larger then (to accommodate stables, windmills, and other outbuildings) and Mr. Haste's house stood on a typical parcel 150 feet wide by 300 feet deep, one eighth of a full block. The blocks themselves were larger, as neither Haste Street nor Durant Avenue were cut through until later. Settlement was sparse during the 1870s and 1880s due to the large size of the lots and the remoteness of Berkeley, and thus, the area retained a somewhat rural character. The houses that were built were generally Italianate or East-Lake in style and quite often cottage-scaled. It is impressive that several buildings from this early period have survived.

Between 1890 and 1910 the area was completely built up. Durant Avenue and

Haste Street were in place and the larger lots were re-subdivided into smaller ones. During this time the College Homestead Association Tract was a family neighborhood. Large homes shared the streetscape with Berkeley's churches, the occasional duplex or fraternity or sorority, at least two private schools, and the public McKinley School built in 1896 on Dwight Way. The favored residential styles in the 1890s were a gable-roofed transitional type, often with a shingled second story and minimal ornamentation, and, toward the end of the decade, elaborate Colonial Revivals, both white-painted and with natural shingles. After the turn-of-the-century less ornate contractor-built Colonial and Craftsman houses filled in the remaining lots. Donald Lawton, who grew up on Durant Avenue and whose father built several speculative houses in the Tract, describes a small town atmosphere of close knit families, front doors left unlocked, and children playing "One Foot Off the Gutter" on Durant Avenue or devouring a package of ice cream in the McCreary's carriage house.

Already by 1905 the neighborhood began to change. Without zoning controls, Telegraph Avenue became commercial; its streetcar line connecting downtown Oakland with the University created a natural environment for business. The grand homes were either torn down or moved away. Seneca Gale's house at Telegraph and Bancroft was moved twice to escape encroaching business blocks, before finally landing at Dwight Way and Dana. Senator Knowles' stately 1901 Colonial was moved a block off Telegraph and was finally demolished for further business expansion. Rising in their place on Telegraph were such large structures as the Carlton Hotel and the Granada Apartments. The establishment of a network of electric streetcar lines in the East Bay in 1903 opened up more desirable subdivisions distant from the center of town. Children grew up and moved away, the homes were sold, and the ever-growing student body at the University needed to be housed.

During the 1930s and 1940s the area reached an equilibrium. The commercial development of Telegraph Avenue was complete; a number of attractive apartment houses had been constructed on the few remaining lots; many of the residences had been converted to student rooming houses; and Berkeleyans recall the area in that era as the quintessential college neighborhood of big old houses on shady tree-lined streets. Change was limited to new institutional buildings which took the place of existing structures, but were well-designed and harmonious with their surroundings. However, things changed in the years after World War II. There was a decline in the use of public transportation, rooming houses were viewed as unsanitary firetraps, and the insertion of highrise dormitories on College Avenue altered the scale of the neighborhood. All this created an atmosphere where the old houses of the neighborhood's heyday were expendable.

Accelerated University expansion and misguided city planning and urban renewal have contributed significantly to the further transformation of the neighborhood. While many of the fine old residences are gone, the scattered clusters of houses that remain still evoke the memory of a college town. Most of the institutional buildings remain, although not all in their original uses. Telegraph remains intact, but lacks the cosmopolitan vibrancy it once had, the stores catering primarily to the tastes of the students who are now the almost exclusive residents of the College Tract.

Despite some of the profound changes that have taken place, the South Campus continues to be one of Berkeley's most interesting neighborhoods. Many of Berkeley's important landmarks are located here and the close proximity to the University gives these buildings a high visibility to residents and visitors alike. Today the "Proud Survivors" of the College Homestead Association Tract provide us with a visual continuity with the past and exist as a significant part of Berkeley's architectural heritage.



McCreary-Greer House (1901), 2318 Durant Avenue—June 1910

NOTICE OF PUBLIC HEARING BERKELEY CITY COUNCIL

LPC APPEAL: 2425 DURANT AVENUE, LANDMARK APPLICATION LMIN2024-0008

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **WEDNESDAY, JULY 23, 2025 at 6:00 P.M.** a public hearing will be conducted to consider an appeal against a decision by the Landmarks Preservation Commission for Landmark Application **#LMIN2024-0008 to designate the subject property located at 2425 Durant Avenue as a City Landmark.**

The hearing will be held on, July 23, 2025 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Robert Rivera, Senior Planner at (510) 981-7480

A copy of the agenda material for this hearing will be available on the City's website at <https://berkeleyca.gov/> as of July 14, 2025. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

Mark Numainville, City Clerk

Mailed by: July 9, 2025

Noticed Pursuant to: Berkeley Municipal Code Section 23.404.040(B), Public Hearing Notice

NOTICE CONCERNING YOUR LEGAL RIGHTS: *If you object to a decision by the City Council to approve or deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be*

Attachment 4

filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.



Administrative Record

This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

or from:

The City of Berkeley's Website
<http://www.berkeleyca.gov>