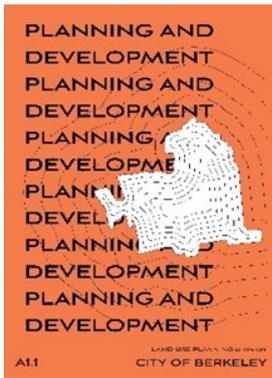


Landmarks Preservation Commission Staff Report

App #ZP2024-0027

October 6, 2025

Demolition Referral for Use Permits 2417 Carleton Street



Quick Facts	Project Description:
<p>Applicant: Leila Ghaz, Gunkel Architecture</p> <p>Property Owner: Avenue T Property LLC 2125 Durant Avenue Berkeley, CA 94704</p> <p>Project Address: 2417 Carleton Street</p> <p>GP Land Use: Commercial</p> <p>Zoning: C-C – Commercial Corridor</p> <p>Historic District: No</p> <p>CEQA: Class 32 “In-Fill Development Projects”</p> <p>Submittal Date: February 16, 2024</p> <p>Date Deemed Complete: April 30, 2025</p> <p>Project Planner: Allison Riemer</p> <p>Prepared By: JulieAnn Murphy (Rincon)</p>	<p>The applicant is seeking a demolition referral for Use Permit #ZP2024-0027 to demolish one commercial building located at 2417 Carleton Street (APN 55-1836-20).</p>
	<p style="text-align: center;">Permits Requested:</p> <p>N/A</p>
	<p style="text-align: center;">Staff Recommendation:</p> <p>Consider the evaluation and take no action.</p>

ZONING MAP

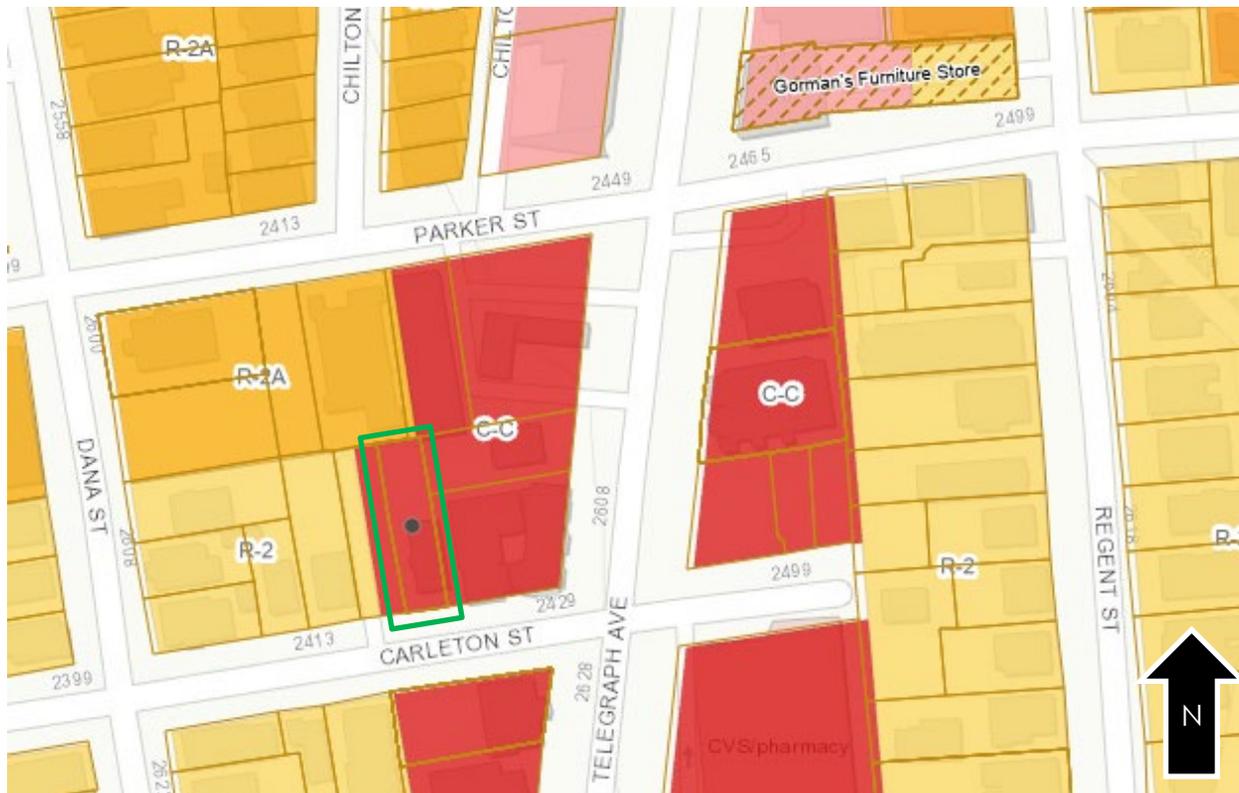


Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Medium Density Residential	R2A Restricted Multiple-Family Residential District	Residential
South	Medium Density Residential	R2 Restricted Two-Family Residential District	Residential
East	Avenue Commercial	CC Commercial Corridor	Mixed-Use Residential, Residential
West	Low Medium Density Residential	R2 Restricted Two-Family Residential District	Residential

AERIAL

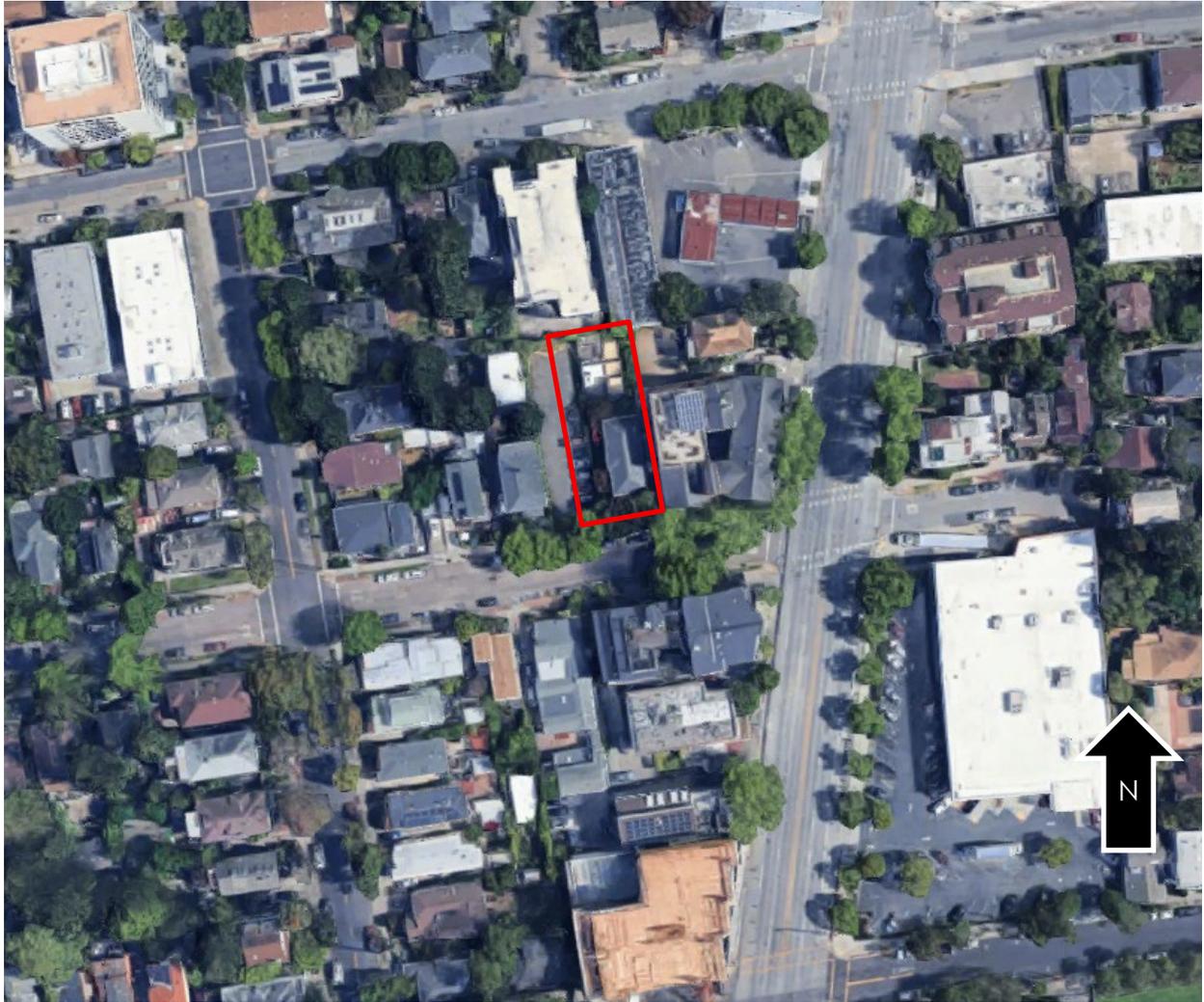


Figure 2: Aerial Image (Source: GoogleEarth 2025)

STREET ELEVATION



Figure 3: Primary (south) elevation, view north (Source: Preservation Architecture)

BACKGROUND

Subject Site

The property at 2417 Carleton Street is a two-story over basement commercial building located on the north side of Carleton Street, west of Telegraph Avenue and east of Dana Street. The building occupies a narrow, rectangular lot and is set back approximately 30 feet from the street and is situated along the parcel's eastern edge.

The building has a rectangular plan, hipped roof with composition shingles, and smooth stucco exterior. Its primary (south) elevation fronts Carleton Street and is obscured by

mature vegetation and is characterized at street level by a one-story flat roof addition that extends to the sidewalk (**Figure 3**). The building is devoid of any ornamentation or architectural detailing aside from the roof's simple overhanging eave. The building's main entry is accessed via a walkway secured behind a metal picket gate, and is comprised of a modern, fully-glazed storefront door. Visible windows at the primary elevation's second floor are band windows, which do not appear to be original in configuration or material. A vehicular drive continues along the building's west elevation, which fronts the adjacent parcel's surface parking lot.

The building's west elevation continues for three bays and features a double-volume bay window at the center bay (**Figure 4**). All windows on the elevation appear to be non-historic replacements. The building's north and east elevations are obscured by neighboring buildings. The building, which has been substantially altered, does not reflect any distinct architectural style.



Figure 4: West elevation of subject property, view northeast (Source: Preservation Architecture)

Site History

The subject property was constructed in 1903 for property owner and developer John A. Marshall. The subject building was constructed as one of a six-lot development undertaken by Marshall at the northwest corner of Telegraph Avenue and Carleton Street. The subject building, originally constructed as a Colonial Revival style residence, was designed by architect Charles M. Cook and built by John D. Bigelow (**Figure 5**).



Figure 5: Undated Historic Photo of Subject Building (Blue Arrow) (Source: Berkeley Architectural Heritage Association)

Early directories indicate the residence was first occupied by a local attorney, H.B. Hamby. By 1924, the first available building permits list K.A. Davies as the occupant. During Davies’ ownership, a garage was added to the property, but has since been removed. In the following years, permit records indicate that the residence had a number of owners/occupants who undertook maintenance and alterations, as outlined in Table 1 below.

Table 1: Owners and Known Alterations

Year of Ownership/Occupation	Owner	Permitted Work
1939	J. Peck	Reroof
1942	Marie Golden	Repairs
1947	William Marsh	Alterations
1955	William Most	Reroof
1965	Bernice Ellis	Repairs

According to available Sanborn maps, the single-family residence was converted to a two-unit apartment building by 1950. In 1968-1970, Dr. Paul Baum updated the property for use as medical offices. It appears that when the building was updated for the new use, it received a number of alterations that included removal of all the Colonial Revival elements and original materials, including its wood exterior, trim detailing, and original windows. It also appears that the building received its primary elevation addition during this period. It has continued to serve as a commercial building since that time and had a number of tenants, typical of the building type.

Partnership of J.A. Marshall and C.M. Cook

John A. Marshall (1868-1924) was a Berkeley resident who began his career as a cement contractor before branching out into real estate development in the early 1900s. He redeveloped upper Telegraph Avenue, between Bancroft and Channing Ways, introducing some of the city's first mixed use buildings. He also built the Marshall Apartments (1904; demolished c.1950) and the Alta Vista Apartments (1907; demolished 1946), at Telegraph Avenue and Bancroft Way. In the early 20th century, Marshall constructed many single-family homes, both speculatively and for clients. Of the six residences constructed as part of the development at the northwest corner of Telegraph Avenue and Carleton Street that included the subject property, two are extant including 2614 Telegraph Avenue, which was also converted for medical offices, but was most recently a single-family rental.

Marshall teamed up with local architect C.M. Cook (1874-1942) for several Berkeley projects. In addition to designing the six-lot residential development that includes the subject property, Cook also designed three houses at Bancroft Way and Grove Street for Marshall. Cook also constructed his own house at 2421 Oregon Street. He continued to design houses for Marshall's projects for several years, becoming a prolific Berkeley architect. He was not formally trained as an architect and was imprisoned for a short time, having been found guilty of deed fraud in 1909. After his release from prison in 1912, he relocated to San Francisco. In 1924, he appeared in San Jose as the sole owner of Cook Lumber Company and was involved in the development of residential subdivisions in San Jose with later developments along the San Francisco Peninsula.

ANALYSIS

Project Scope

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

A complete preliminary development application was received on February 16, 2024 and was vested under SB 330 on April 21, 2025. When such a demolition request occurs under the provisions of Senate Bill 330¹, the City would be divested of the ability to impose conditions related to historic resource preservation upon Use Permit approval. Nevertheless, the study of potential significance and the LPC referral shall be completed in accordance with the BMC requirement.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for City of Berkeley (COB) Landmarks and

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

Historic Districts in the City’s Landmarks Preservation Ordinance (BMC Chapter 3), which are relatively specific and appear to align with the California Register of Historical Resources (CR). The Commission will also weigh the potential to meet the broader COB Structure of Merit criteria, which can include structures that are neither individually architecturally distinctive nor associated with significant people or events but may qualify as contributors to identified districts, areas, or clusters. The LPC may forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

The subject building does not appear on the National Register of Historic Places (NR), CR, or the State Historic Resources Inventory. The subject development site does not feature a City of Berkeley Landmark or Structure of Merit and there is only one Landmark building in the vicinity, Gorman’s Furniture store at 2599 Telegraph Avenue (Figure 6).

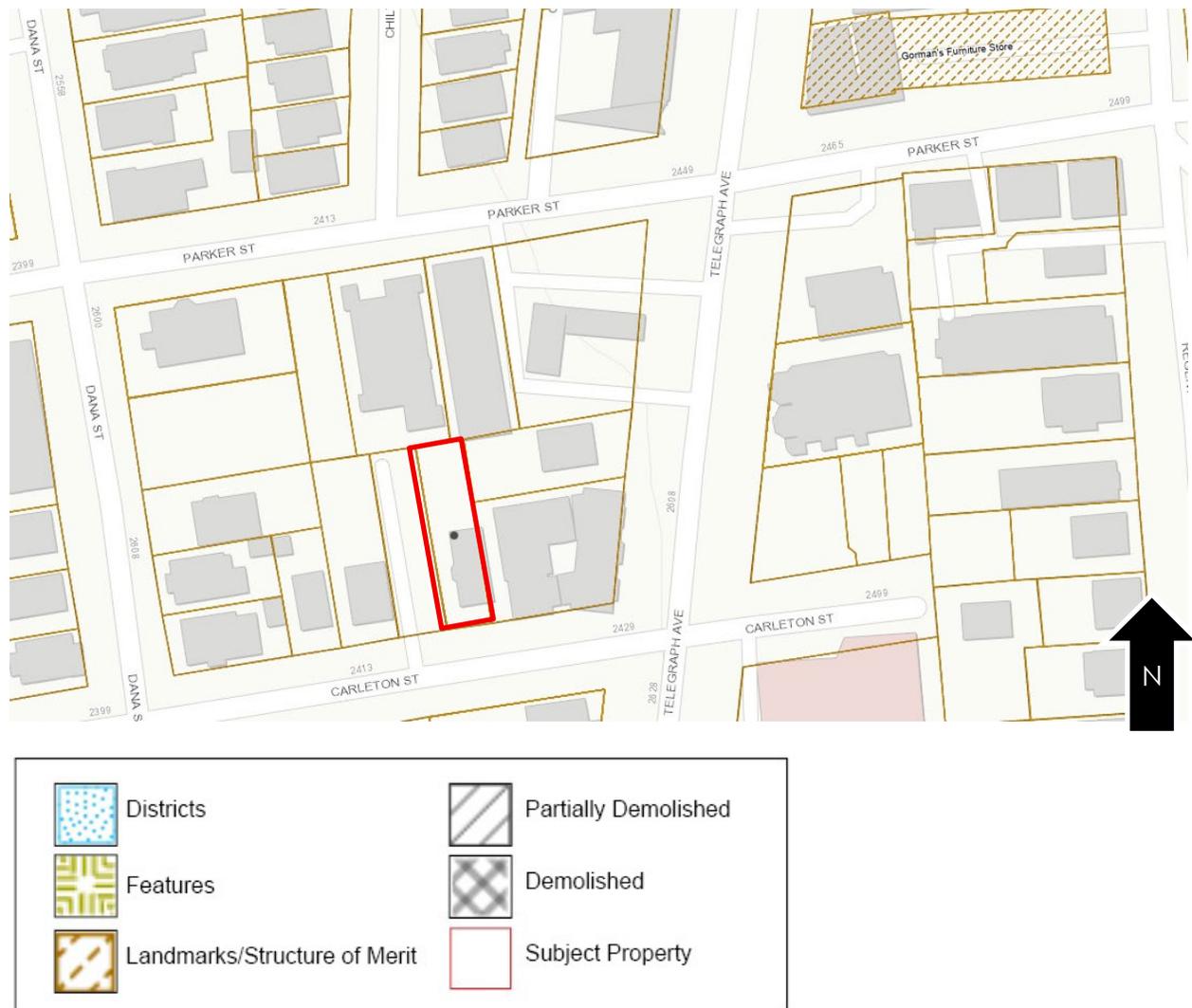


Figure 6: Vicinity Map of Nearby City Landmarks

Evaluation of Significance Criteria

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

Owing to the subject property's present commercial use and location along a commercial corridor in a neighborhood with diverse building types, it is a highly modified early 20th century building and is linked to a historic context related to the commercial development of Telegraph Avenue.

The building's historic context also includes its original development and design. The subject property was developed by early 20th century developer J.A. Marshall and designed by architect C.M. Cook.

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

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

CR and BMC Criteria:

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

The HRE concludes that the building at 2417 Carleton Street does not meet CR Criterion 1 because it was not found to be associated with any events that made a significant contribution to the broad patterns of local or regional history. The property was constructed in 1903 as a single-family residence and heavily altered in 1968-1970 for use as a commercial medical office building. Its change in use was typical of the transitional urban development pattern along Telegraph Avenue during this period. It does not uniquely represent a significant phase of commercial development of Berkeley or a business type important to Berkeley's history. It is, therefore, not eligible for listing in the CR or local register.

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

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

The HRE concludes that 2417 Carleton Street does not meet CR Criterion 2 because it is not associated with any individuals that have made significant contributions to our history. The property was speculatively built by J.A. Marshall and subsequently had a number of residential owner/occupants before being transformed for commercial use, after which time it had a number of tenants. Archival research did not reveal any information that any individual owners or occupants rise to the level of influence that would qualify them as important historical figures. Furthermore, it was not associated with significant cultural, religious, social, or economic events that helped shape Berkeley, and therefore, does not exhibit cultural significance. It is, therefore, not eligible for listing in the CR or local register.

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

The building at 2417 Carleton Street was constructed in 1903 as a single-family residence, designed by architect C.M. Cook. Available historical photographs illustrate that the building once had a distinctive Colonial Revival design. Substantial alterations to convert the residential building for commercial medical offices in 1968-1970, however, resulted in the removal of distinctive architectural features demonstrable of the style. The building, as the result of alterations including a primary elevation addition, no longer reflects any architectural style. As an architectural example, it does not contribute exceptional value to the neighborhood fabric. Furthermore, because of its alterations, the building no longer reflects the design of its original architect, C.M. Cook and is not a notable example of his work. It is, therefore, not eligible for listing in the CR or local register.

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

The evaluation of this property was limited to above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information. Furthermore, no available archival information suggests the property, a converted residence for a two-story commercial medical office building, is worth preserving for its usefulness as an educational resource or site.

National Register – BMC Criterion for National Register

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

LPO Structure of Merit Criteria:

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

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

The age of the building 2417 Carleton Street, built in 1903 and heavily altered in 1968-1970 is located in the vicinity of one Berkeley City Landmark, Gorman's Furniture Store (1880) at

2599 Telegraph Avenue, located across Telegraph Avenue and north of Parker Street. The subject building has no historical or historic architectural associations to or compatibility with any identified historic resources in the direct vicinity

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

The building at 2417 Carleton Street is not compatible in size, scale, materials, or design with the Berkeley City Landmark in the vicinity at 2599 Telegraph Avenue, a Victorian-era corner store with broad wood siding and a diagonal corner entry.

BMC Section 3.24.110B(c) – Good Design

The building at 2417 Carleton Street is a highly modified commercial building that does not reflect its original Colonial Revival residential design. It also does not reflect any particular architectural style or include distinctive design elements. It is, therefore, not a good example of architectural design.

BMC Section 3.24.110B(d) – Historical Significance

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

Recommendation

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

Environmental Review

The review of the demolition is part of the Use Permit application, and the Use Permit appears eligible for a categorical exemption pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines. The CEQA determination will be discussed in the Use Permit staff report and findings.

Attachments

1. Historic Resource Evaluation prepared by Preservation Architecture



June 30, 2025

**2417 Carleton St., Berkeley
City of Berkeley Historical Summary and Evaluation**

This historical and historic architectural evaluation addresses the existing individual property and building at the above address and based on the City of Berkeley's *Landmarks Preservation Ordinance* (LPO) historical and cultural resource evaluation criteria. This overall effort has been based on the acquisition and review of city permit records, U.S. census records (heritagequest.org), Oakland/Berkeley telephone directories (loc.org, sfpl.org, berkeleypubliclibrary.org) and Berkeley Architectural Heritage Association (BAHA) archives.

The subject parcel (APN 55-1836-19-24), with a 35 foot frontage and 134.5 foot depth, is located on the north side of Carleton St. between Telegraph Ave. (east) and Dana St. (west), which parcel houses a former residential now commercial building (figs.1-3).

Evaluation Summary

As evaluated herein, the subject property and building are ineligible for designation as a City of Berkeley Landmark or Structure of Merit as the resource is not:

- First, last, only, outstanding or preservation-worthy.
- Contextually important.
- Architecturally related or compatible with nearby landmarks.
- Identifiably important to the history of the City of Berkeley.

In sum, while the extant structure was a 1903 residence, the use and architecture of 2417 Carleton have been so changed that its original and early character is not just unrecognizable but absent. Which obvious and unequivocal finding an available historic photo reinforces (fig.4).

Per permit records, the original and early residential use was changed to doctors' offices in 1968-1970. The building exterior (and, presumably, interior) are an accumulation of changes from then up to the present. While originally a Colonial Revival style residence, nothing but the basic 2-story building form remains, its architecture missing. To that point, a 1976 Berkeley Urban Conservation Survey of the property (attached) identified its Colonial Revival origins yet additionally indicated its commercial style as "Brutalism," evidently a judgment about the additionally noted "considerable alteration" the former residence had suffered. Consequently, 2417 Carleton lacks any potential historic interest.

Summary History

The extant structure at 2417 Carleton St. was built in 1903 on a portion of lots 1-3 and 46 of block L of the 1875 Leonard Tract. The property owner and developer was John A. Marshall, the architect Charles M. Cook and builder John D. Bigelow. Marshall developed each of the 6 parcels at the northeast corner of Telegraph and Carleton, two others of which remain standing, one (2614 Telegraph) also since converted to medical office use while the originally central streetcorner residence was removed and since replaced by the extant c2002, 4-story residential-over-commercial building, which relatively large building directly abuts the east side of 2417 Carleton.

As the subject building predates 1906, no original permit is available. The earliest permit inspection records (from the City of Berkeley) date to 1924, when unidentified repairs were completed (for Miss K. A. Davies) and when a garage was added (no longer extant, for W. H. Davies). Per directories, John A. and Kath. A. Davies were then listed at 2417 Carleton. The earliest directories, 1904-1906, listed H. B. Hambly at this address. Per permit records, subsequent owners included J. Peck (1939, reroof), Marie Golden (1942, repairs), William Mash (1947, alts), William Most (1955, reroof) and Bernice Ellis (1965, repairs).

Sanborn maps additionally confirm that the original single-family residence was, by 1950, two apartments (figs.5-6). The original 2417 Carleton residence was converted to medical office use in 1968-1970 (building permit #114501) for Dr. Paul Baum.

Summary Descriptions (figs.7-9)

The 2417 Carleton St. building is rectangular plan, 2-story over crawl space, wood frame, its roof hipped and composition shingled with continuous overhanging eaves. Based on an historic photo, the original residential design was early-20th century Colonial Revival. Aside from the basic 2-story form with overhanging hipped roof, no architectural characteristics of that design remain. The extant building is flat stucco clad with metal windows and flat trims, and there is even a boxy addition occupying the former front yard. The property is metal fenced with a pedestrian entry and driveway gates at front. A paved driveway passes the west side of the building to a paved rear yard.

The direct surroundings include a highly mixed commercial and multi-residential setting towards Telegraph Ave. that gives way to residential uses to the east, between which uses this property stands.

Architect

The original architect was Charles M. Cook, who was associated with the then property owner and developer, J. A. Marshall, including at Marshall's residences at 2740 and 2744 Telegraph (both Berkeley Landmarks). Like Marshall, architect C. M. Cook had a dubious history (see http://berkeleyheritage.com/eastbay_then-now/c.m._cook.html).

Historic Contexts

2417 Carleton St. was developed in 1903 along with 5 other similar residences, 3 of which have been removed and the others moderately to heavily altered. As shown, the 2417 Carleton residence has been adapted and altered beyond recognition. Those residences were originally constructed in a single-family residential neighborhood and residential development context. Over the course of the 20th century, the Telegraph Ave. residential context gave way to commercial and multi-residential as well as institutional development. While the neighborhood residential setting partly survives within the neighborhood to the west, as exemplified by the commercial conversion of this building, the vicinity houses a broad mix of uses and buildings without a surviving residential development context.

Evaluation

The subject resource has not previously been formally evaluated for historic resource potential.

Under Berkeley's *LPO* (per BMC section 3.24.110), 2417 Carleton St. does not begin to meet the evaluation criteria of a Berkeley Landmark on the basis of any cultural, educational or historical value, as the subject resource:

- Is not associated with historic social, cultural or economic developments of the City as the original development and early residential use of this former residential building was part of a general pattern of early 20th century residential development in Berkeley (LPO Section A.2).
- Is not worth preserving for usefulness as an educational force as there is no potential educational value associated with this former residential building (LPO Section A.3).
- Does not embody or express the history of Berkeley, Alameda County, etc., as this originally common residence has been converted and heavily altered so does not convey any historical potential (LPO Section A.4).

Additionally, the subject resource does not fulfill Berkeley Landmark designation criteria on the basis of architectural merit, as:

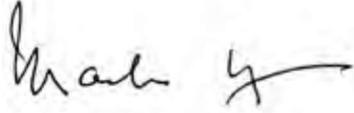
- The subject building is not a "first, last, only or most significant architectural property of its type in the region" (LPO Sec.A.1.a). Many surviving residential buildings predate this resource and many even common examples are more architecturally distinctive, as the subject building has been so extensively altered.
- The building at 2417 Carleton St. is not prototypical or outstanding. Neither has architect Charles M. Cook been identified as an historically important architect nor was this originally standard and since heavily altered residence a notable work or the best surviving work of C. M. Cook's (LPO Sec.A.1.b).
- The subject building is not worthy of preservation (LPO Sec.A.1.c).

Finally, the subject building does not meet Berkeley Structure of Merit criteria as:

- Again, the existing building is not worthy of preservation as part of the neighborhood, block, street frontage, and as part of a group of buildings that includes landmarks (LPO Sec.B.1).
- The age of the subject structure is contemporary with a designated landmark within the neighborhood, the Marshall Houses at 2740-2744 Telegraph Ave. (LPO Sec.B.2.a1).
- The subject building is not contemporary with an historic period or event of significance to the City, as this 1903 residence was typical of residential development in Berkeley in and following its period of origin (LPO Sec.B.2.a2).
- A number of Berkeley Landmarks stand nearby. Relative to the landmarked Marshall Houses at 2740 and 2744 Telegraph Ave., the subject building is not equivalent or compatible in size, scale, style, materials or design (LPO Sec.B.2b).
- The subject building is a poor example of architectural design, having been converted to commercial use and heavily altered (LPO Sec.B.2c).
- The existing building has no identifiable historical significance to the City of Berkeley and/or to the neighborhood, etc. (LPO Sec.B.2d).

In conclusion, 2417 Carleton St. in Berkeley does not meet any criteria for potential designation as a City of Berkeley Landmark. Further, the one and highly general Structure of Merit criteria the subject building meets is its being contemporary to a nearby landmark, to which it was originally associated yet is not historically or architecturally comparable. Consequently, 2417 Carleton St. is also not eligible as a Berkeley Structure of Merit.

Signed:

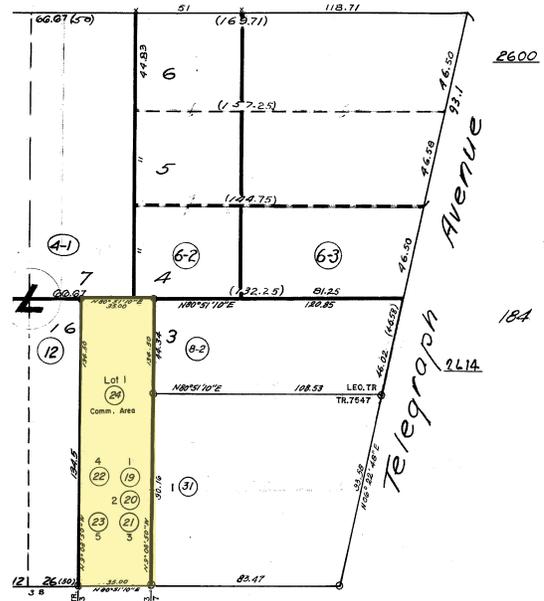
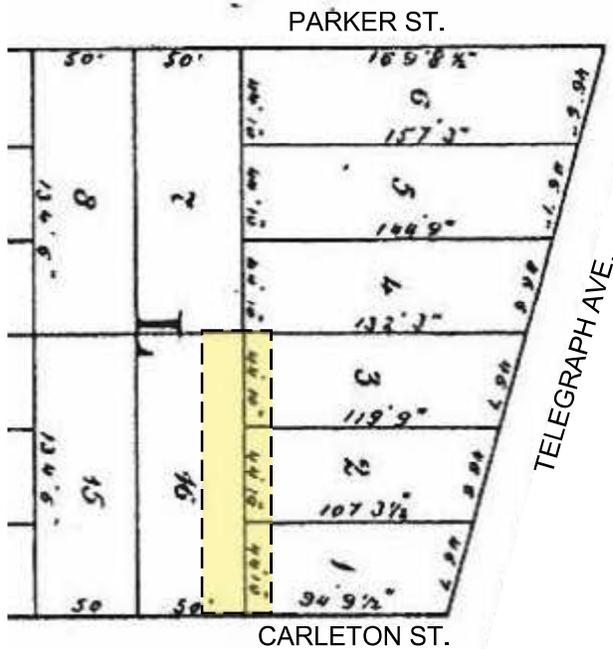
A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect & Historic Resource Consultant

attached: figs.1-10 (pp.5-8); 1976 Berkeley Urban Conservation Survey form



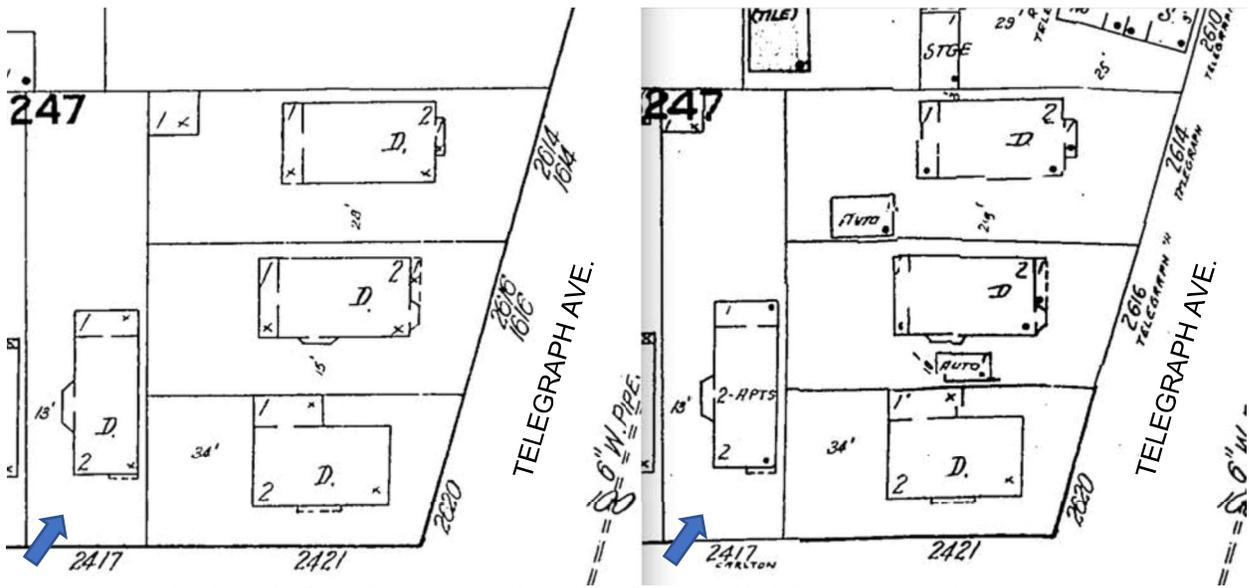
Fig.1 – 2417 Carleton St. (highlighted) – Location aerial (Google Earth, 2022, north is up)



Figs.2-3 – 2417 Carleton St. (highlighted) – from 1875 Leonard Tract map (left) and Assessor's parcel map (right – north is up)



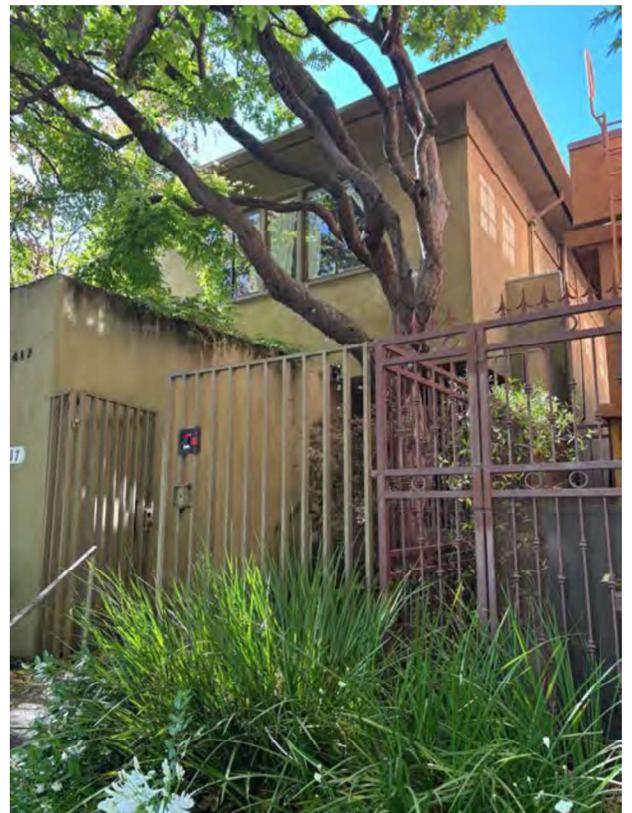
Fig.4 – 2417 Carleton St. (arrow) – Historic photo, n.d. (from Berkeley Architectural Heritage Association)



Figs.5-6 – 2417 Carleton St. (arrows) – from 1911 (left) and 1950 Sanborn maps (right – north is up)



Fig.7 – 2417 Carleton St. (at center) – Front/south (Google Earth, 2025)



Figs.8-9 – 2417 Carleton St. – Front entry, at left; Front and east side, at right (figs.8-10, MH 2025)



Fig.10 – 2417 Carleton St. – West side

BERKELEY URBAN CONSERVATION SURVEY

BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION, P.O. Box 7066, Berkeley 94707

Master Plan Area 14

BOOK/BLOCK/PARCEL No. 055 183601100 FORM No. 17163

ADDRESS 2417 Carleton Street
 ORIGINAL OWNER J.A. Marshall
 ARCHITECT C.M. Cook
 CONTRACTOR John D. Bigelow
 DATE 1903 SOURCE contract notice



NUMBER OF STRUCTURES ON LOT 1 Fill out additional questionnaire for each structure and attach. ZONING _____

More than one box may be checked:

- ORIGINAL USE PRESENT USE
- Vacant
- Single family
- Duplex-fourplex
- Apartments
- Commercial
- Industrial
- Public/institutional
- Other: office

PHYSICAL DESCRIPTION

Number of stories: 2

TYPE OF ROOF

- Gable Material: _____
- Hip
- Flat
- Gambrel
- Shed
- Other: _____

BUILDING MATERIALS

- Board siding
- Wood shingle
- Stucco
- Brick
- Concrete
- Stone
- Asbestos siding
- Other: _____

Building colors _____

CONDITION OF STRUCTURE

- Excellent
- Good
- Poor

STYLE

- | | | |
|--------------------------|--|-----------|
| VICTORIAN | <input type="checkbox"/> Pioneer | 1850-1900 |
| | <input type="checkbox"/> False-Front | |
| | <input type="checkbox"/> Gothic Revival | |
| | <input type="checkbox"/> Italianate | |
| | <input type="checkbox"/> Stick-Eastlake | |
| | <input type="checkbox"/> Queen Anne | |
| | <input type="checkbox"/> Other: _____ | |
| TURN-OF-THE-CENTURY | <input type="checkbox"/> Transitional | 1890-1910 |
| | <input type="checkbox"/> Colonial Revival | |
| | <input type="checkbox"/> High-Peaked Gable | |
| | <input type="checkbox"/> Other: _____ | |
| EARLY XX CENTURY | <input type="checkbox"/> 1st Bay Tradition | 1900-1945 |
| | <input type="checkbox"/> Brown Shingle | |
| | <input type="checkbox"/> Craftsman | |
| | <input type="checkbox"/> Mission Revival | |
| | <input type="checkbox"/> Prairie Plain | |
| | <input type="checkbox"/> California Bungalow | |
| | <input type="checkbox"/> Period Revival | |
| | <input type="checkbox"/> Specify: _____ | |
| | <input type="checkbox"/> Other: _____ | |
| COMMERCIAL/INSTITUTIONAL | <input type="checkbox"/> Beaux-Arts | 1900- |
| | <input type="checkbox"/> Classical Downtown | |
| | <input type="checkbox"/> Storefront | |
| | <input type="checkbox"/> Moderne | |
| | <input type="checkbox"/> Manufacturing | |
| | <input type="checkbox"/> Drive-In | |
| | <input type="checkbox"/> Corporate-Public | |
| | <input type="checkbox"/> Brutalism | |
| | <input type="checkbox"/> Other: _____ | |
| MODERN | <input type="checkbox"/> 2nd Bay Tradition | 1930- |
| | <input type="checkbox"/> Suburban | |
| | <input type="checkbox"/> Multi-Unit | |
| | <input type="checkbox"/> 3rd Bay Tradition | |
| | <input type="checkbox"/> Other: _____ | |

1-5 can be further explained on back of questionnaire.

1. ALTERATION
 - Little or none
 - Moderate
 - Considerable
 - Restoration
 2. SIGNIFICANT FEATURES
 - Architectural _____
 - Landscaping _____
 3. ARCHITECTURAL IMPORTANCE
 - Fine example
 - Architect
 - Curiosity
 - Prior structure
 - Other: _____
 4. HISTORICAL IMPORTANCE
 - Event
 - Individual
 - Group
 - Commercial
 - Civic activity
 - Other: _____
 5. RANGE OF IMPORTANCE
 - Neighborhood
 - City
 - State
 - National
- OVERALL IMPORTANCE
- YES
- Maybe
- No
- Talked to resident

Oral History Contact: _____

RECORD ADDITIONAL HISTORICAL AND ARCHITECTURAL INFORMATION ON BACK OR ATTACH SHEET

SURVEYOR Fillmore Eisenmayer DATE 3/29/76 / STAFF _____ DATE _____

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

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 2417 Carleton St., Berkeley, CA
 P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Alameda and _____
 *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
 c. Address 2417 Carleton St. City Berkeley Zip 94704
 d. UTM: Zone ___, ___ mE/ ___ mN
 e. Other Locational Data: Assessor's Parcel Number 55-1836-19-24

***P3a. Description:**

The subject parcel, with a 35 foot frontage and 134.5 foot depth, is located on the north side of Carleton St. between Telegraph Ave. (east) and Dana St. (west), which parcel houses a former residential now commercial building. The 2417 Carleton St. building is rectangular plan, 2-story over crawl space, wood frame, its roof hipped and composition shingled with continuous overhanging eaves. Based on an historic photo, the original residential design was early-20th century Colonial Revival. Aside from the basic 2-story form with overhanging hipped roof, no architectural characteristics of that design remain. The extant building is flat stucco clad with metal windows and flat trims, and there is even a boxy addition occupying the former front yard. The property is metal fenced with a pedestrian entry and driveway gates at front. A paved driveway at the west side leads to a paved rear yard.

P5a. Photograph



Fig.1 – 2417 Carleton St., front (south) and east side

*P3b. Resource Attributes: HP6: 1-3 story commercial building
 *P4. Resources Present: Building
 Structure Object Site District
 Element of District Other
 P5b. Description of Photo:
Fig.1) MH 2025;
2) 1911 Sanborn map
 *P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1903 (bldg. contract notice)
 *P7. Owner and Address:
Vindium Real Estate
2125 Durant Ave.
Berkeley, CA 94704
 *P8. Recorded by:
Mark Hulbert
1315 Walnut St.
Berkeley, CA 94709
 *P9. Date Recorded:
June 30, 2025
 *P10. Survey Type: Intensive
 *P11. Report Citation: None

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

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: 2417 Carleton St., Berkeley *NRHP Status Code _____
 Page 2 of 2

B1. Historic Name: ---
 B2. Common Name: 2417 Carleton St.
 B3. Original Use: Single-family residence B4. Present Use: Commercial/offices
 *B5. Architectural Style: None
 *B6. Construction History: _____

Built in 1903 on a portion of lot 16 of block L of the 1875 Leonard Tract for the developer J. A. Marshall, and with a subsequent range of residential owners and occupants, the 2417 Carleton St. residence was converted to 2 apartments pre-1950 then to medical offices in 1968-1970.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Charles M. Cook b. Builder: John D. Bigelow
 *B10. Significance: Theme --- Area ---
 Period of Significance --- Property Type --- Applicable Criteria ---

The architectural style of the subject building was originally Colonial Revival. Converted to commercial use in 1968-1970, the building has been extensively changed, to the extent that its original and early architectural character has been obliterated. Consequently, per the California Register evaluation criteria, the subject property and building have no potential historic interest.

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

*B12. References:
 Sanborn Fire Insurance Maps for Berkeley, CA; 1911-1950 (@SFPL.org); United States census records, 1890-1950 (@heritagequest.org); Alameda County directories (@SFPL.org); Berkeley Architectural Heritage Association (BAHA) archives.

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: June 30, 2025

(This space reserved for official comments.)

