

APPENDIX B

HISTORICAL RESOURCES ELIGIBILITY EVALUATION AND DPR FORMS

April 27, 2021

2942 College Ave., Berkeley
City of Berkeley Historical Evaluation

As requested and based on the attached historic resource records, the commercial building and property located at 2942 College Ave. is not eligible for designation as a Berkeley Landmark or Structure of Merit on the basis of any cultural value, as the subject property and building:

- Is not associated with the movement or evolution of religious, cultural, governmental, social or economic developments of the City (LPO Section A.2). Re: the latter – being the only potentially applicable movement relative to such commercial property – this small scale, neighborhood serving, laundry business building was not associated with any economic movement or pattern of cultural importance.
- Is not worth preserving for usefulness as an educational force (LPO Section A.3), as there is no potential educational value associated with the use as a property that housed a laundry business;
- Do not embody or express the history of Berkeley/Alameda County/California/United States (LPO Section A.4).

Additionally, on the basis of architectural merit, the subject building is not eligible to be a City of Berkeley Landmark or Structure of Merit, as:

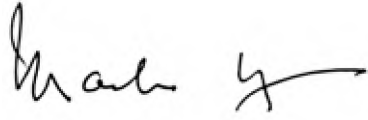
- The subject building is not a “first, last, only or most significant architectural property of its type in the region,” as there are numerous commercial properties of identifiably greater architectural interest in the direct vicinity, including several Berkeley landmarks that clearly demonstrate historical and historic architectural distinction (LPO Section A.1.a).
- The subject building is also not a prototypical or outstanding example of its period or style. Nor is the subject building an identifiable work of any designer, architect or engineer (LPO Section A.1.b).
- This building is not an architectural example worthy of preservation for any “potentially exceptional values relative to its neighborhood fabric” as the subject building has no exceptional values (LPO Section A.1.c).

Further, under CoB Structure of Merit criteria:

- The existing building is not worthy of preservation as part of the neighborhood, block or street frontage, or as part of a group of buildings that includes landmarks (LPO sec.B.1).
- The subject 1910 building is generally contemporary with yet grossly inequivalent to two adjacent landmarks – Bolfig’s Elmwood Hardware, 2947 College, William Weeks, 1928; and Mercantile Trust (Wells Fargo), 2959 College, Walter Ratcliff Jr., 1925 (LPO sec.B.2a[1]).
- The subject building does not constitute any potential event of importance relative “to the structure’s neighborhood, block, street frontage, or group of buildings” (LPO Section B.2.a[2]).
- The subject building is not compatible in size, scale, style, materials or design with a designated landmark structure within the neighborhood, block, street frontage, or group of buildings (LPO sec.B.2b).
- The existing building has no identifiable historical significance to the City and/or to the structure’s neighborhood, block, street frontage, or group of buildings (LPO sec.B.2d).

Consequently, the building at 2942 College Ave. in Berkeley is not individually or collectively eligible as a City of Berkeley Landmark or Structure of Merit.

Signed:

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

Mark Hulbert
Preservation Architect

attached: 2942 College Ave. DPR forms dated April 27, 2021

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____
 Other Review Code _____ Reviewer _____ Date _____ Listings _____

Page 1 of 6 *Resource Name or #: 2942 College Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

- *a. County Alameda and _____
- *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
- c. Address 2942 College Ave. City Berkeley Zip 94705
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: Assessor's Parcel Number 52-1568-9

*P3a. Description:

2942 College Ave. houses a single-story commercial building, one store wide and occupying a 39.9 foot wide frontage by 162.6 foot deep parcel one lot in from the southern end of its western block front. Based on permit records, the commercial building was built in 1910 and is of wood frame construction. The building occupies about half of the depth of its parcel and all of its width excepting for a narrow passages at both sides of the building and the neighboring buildings. At present, the rearward lot behind the existing building is an open yard which has access from the public parking lot behind the property's eastern adjoiners and which is accessed from Russell St. (cont.)

P5a. Photograph or Drawing



Fig.1-2942 College Ave., front (looking west)

*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:

1)2021,google; 2)1911 Sanborn; 3-5)2021,MH; 6)BAHA

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

1910, bldg. permit #429

*P7. Owner and Address:

MAR/DAN Corp.
2437 Durant Ave., Unit 204
Berkeley, CA 94704

*P8. Recorded by: (Name, affiliation, and address)

Mark Hulbert
446 17th St. #302
Oakland, CA 94612

*P9. Date Recorded:

April 27, 2021

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2942 College Avenue, Berkeley *NRHP Status Code _____
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B1. Historic Name: none
 B2. Common Name: 2942 College Avenue
 B3. Original Use: Laundry B4. Present Use: vacant
 *B5. Architectural Style: Utilitarian commercial
 *B6. Construction History:

When first mapped for development, in 1903, 2942 College Ave. was the rearward portion of lots 5-7 of block K of the Berry-Bangs Tract Map No.3. The lot was first developed with a commercial building with a store and a cleaners, which uses were first depicted in the 1911 Sanborn map. The February 1910 building permit identified the work as a "1 story 2 room frame bldg." with shingled walls, and roof and the owner was listed as C. C. Conwell. An October 1910 permit was for a "1 story store house," which was located in the rear of the property, as also illustrated in the 1911 Sanborn, yet which was removed and replaced by another dry cleaning outbuilding in 1928. (cont.)

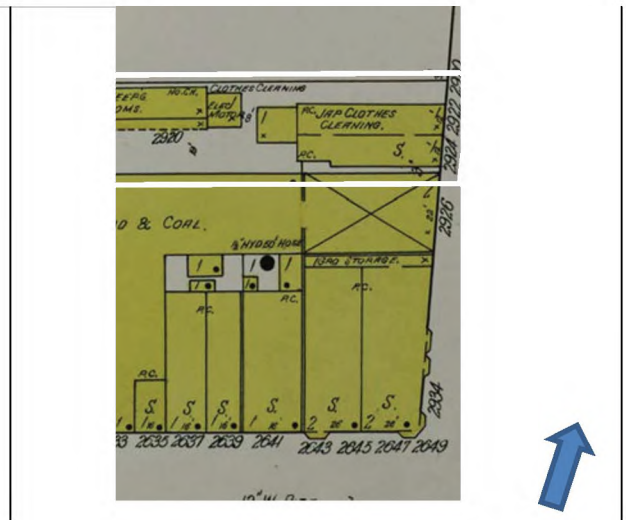
*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: none b. Builder: unknown
 *B10. Significance: Theme -- Area --
 Period of Significance -- Property Type -- Applicable Criteria --

The façade of 2942 College Ave. has a western front, a design that presents a squared-up face on an otherwise small, gable roofed building. The form of the extant western front is, presumably, original though the storefront design and materials are not. The remainder of the building's exterior is nondescript and utilitarian. Overall, the building's existing character is without architectural attributes. (cont.)

B11. Additional Resource Attributes: none

*B12. References:
 Alameda County/Oakland/Berkeley directories; Sanborn maps – 1911, 1929, 1950;
 City of Berkeley permit records; Berkeley Architectural Heritage Association archives.

B13. Remarks:
 *B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: April 27, 2021



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Description (continued):

The 2942 College Ave. building is a single story under a gabled roof with several rearward accretions and with a western front that presents a face to what is, from the sides and rear, a shack-like structure.

At the front, the 1-1/2 story façade is in 2 horizontal parts, a full-width storefront filling the lower half and a solid upper half. The storefront aluminum sash windows and aluminum door are flat-wood framed above an approximately 3 foot high faux-stone clad apron, the doorway at left of center flanked by 3 window units to the left and 4 to the right. All wood trim is painted. The doorway and its 2 flanking windows are recessed some 12 inches from the face of wall, the recessed wall in turn flanked by an inward slanting window and wall at each side, the outermost windows and walls flush to the face of wall. The entry is raised two steps above the sidewalk, thus with a set of handrails. The faux stone and wood trim return for the depth of wall at each side.

A horizontal board fascia divides the lower and upper façade. The front wall above is painted, flat stucco finished and capped with a simple, coved cornice. In the field of flat stucco is a row of 5 medallions that consist of tiles set on the bias, the largest medallion at center with 2 successively smaller medallions to each side. At the upper wall, the stucco and cornice return to each slender side of the parapeted front.



Fig.3 – 2942 College Ave., front (looking northwest)

CONTINUATION SHEET

Property Name: 2942 College Avenue, Berkeley
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Description (continued):

To the rear, there is a small, detached structure of concrete block construction and which likely housed a boiler for the laundry operations. As noted, the rear of the site also once housed a separate dry cleaning plant which was removed in the 1990s, so the rearward site is presently an open yard.



Figs.4-5 – 2942 College Ave., rear, looking east at left, west at right

Construction History (continued):

A range of permit records identify the following alterations:

- 1925 – Repair fire damage; owner - Conwell
- 1928 – New cleaning plant and boiler room [replacing previous buildings]; owner – Conwell
- 1948 – Add concrete roof [at boiler room?]; + Sign permit; tenant - College Cleaners
- 1950 – Add to boiler room; owner - unidentified
- 1960 – Façade alterations, add “Kroma-stone,” window repairs and reframing; tenant - M. Yokoto
- 1978 – Sign removal and replacement for College Cleaners; tenant - Ike Takei
- 1992 – Remove 2 underground storage tanks; owner - Wells Fargo Bank
- 1994 – Demolish 3 accessory building; owner - Wells Fargo Bank
- 2008 – Replacement of “old” shingle siding; owner - Durant College Ventures

The earliest depiction of the subject building, the 1911 Sanborn map, identifies 2 shops. However, the overall site was labeled “clothes cleaning” and the northern shop “Jap Clothes Cleaning,” to which the rearward structures were evidently associated. Further, no other commercial business associated with this property has been identified. Thus, it has been a commercial laundry for the duration of its history: c1911-1915, College Dyeing and Cleaning Works, proprietor George Uchida; c1948-c2000, College Cleaners, including under proprietors K. Sakamoto, c1948; M.M. Yokoto, c1958-60; Ike Takei, c1978; and Howard Takahashi, c1992.

An historic photo of the front of the building c1950 shows the façade much as it looks today, though permit records indicate that the existing door, windows and stone-like apron date to 1960, when the storefront was retrimmed. The signage and awnings seen in the historic photo are also no longer extant.

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Fig.5 – 2942 College Ave., c1950 (from BAHA, Jerry Sulliger Collection)

Associated Persons:

The subject commercial store building was permitted and constructed in 1910. The original permits identify C.C. Conwell as the owner. Telephone and directory listings list a retired dentist, Charles C. Conwell, then residing in Berkeley. His wife was Catherine or Cassie J. Conwell, which latter name is included in 1957 permit related correspondence under a trusteeship. In 1960s permit records and correspondence, the property owner is identified as American Trust Co. From the 1970s into the 1990s, Wells Fargo Bank was listed as owner.

Significance (continued):

The following addresses historic resource potential per the *California Register of Historical Resources* evaluation criteria:

Criterion 1 – Events

The subject property was first developed c1910 for commercial use, prior to which there is no evidence of development. While an early commercial business in the context of College and Ashby avenues, the property was a laundry and which use sustained until recently. That laundry was an Asian-American, specifically Japanese-American business from its origins until the recent past. However, there is no evidence that business was part of a pattern or center of local Asian-American culture or commerce. Rather, it appears to have been a general, local, neighborhood serving business. Consequently, as there are no specific events of any importance associated with this commercial property, it does not meet CR criterion 1.

CONTINUATION SHEET

Property Name: 2942 College Avenue, Berkeley
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Significance (continued):

Criterion 2 – Persons

The subject commercial building was permitted and constructed in 1910 by the property owner, Charles C. Conwell, whose family remained associated with the property into the late 1950s. The subject property and building were evidently a real estate venture which they leased to clothes cleaners for the length of their association. General research finds no basis of importance associated with the Conwells, so the subject property does not meet CR criterion 2.

Criterion 3 – Design/Construction

The commercial building at 2942 College Ave. is a basic, wood framed structure with a western front. While the upper façade appears to be original/early and the lower façade appears to be similar to the original, the design and construction of the building front are undistinguished and, as commented, the remainder of the building exterior is shack-like. Further, there is no evidence of any original builder, architect or designer. Additionally, there is no artistry or artistic intent in evidence. Thus, the subject building does not meet CR criterion 3.

Criterion 4 – Relative to potential historical resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional historical information. So, relative to historical resources, the property and its building do not meet CR criterion 4.

In conclusion, the subject property and building at 2942 College Ave. in Berkeley have no potential historical or historic architectural significance per the California Register criteria.