

February 15, 2017

Land Use Planning  
Received  
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**Re: 600 Addison St., Berkeley**

Requested additional historical and contextual information

This correspondence was requested and is intended to provide additional historical research and documentation per the City of Berkeley Landmarks Preservation Commission's direction to provide further study of the subject property, specifically the potential historic significance of the Triangle Company, the Dymo firm, the former Berkeley Beach, LBNL activities at the site, and the architect for 91 Bolivar, Jens Hansen Associates.

**Re: The Triangle Company**

The Triangle Paint Company were paint and coating manufacturers.

Per directory listings, the Triangle Paint Co. moved to and occupied the previously constructed paint factory located at 2222 Third St. c1933. Triangle Paint occupied the buildings at 2222 Third until c1984, that date per Triangle Coating history (see below), though Triangle Paint Co. was no longer listed at a Berkeley address in directories from the latter 1960s and the last property assessment record dates to 1978. So, at this juncture, the end date for their occupancy at 2222 Third St. is not known.

The paint factory buildings at 2222 Third Street were built in 1919. Permits were let to H. R. Tibbetts. From 1919-c1932, the paint factory was occupied by John Lucas & Company. In contemporaneous directories, Tibbetts was listed as the factory manager for the John Lucas Co.

In the 1930s, directory listings identified the Triangle Paint Co. owners as W.H. Ferguson and E.D. Gessling. In the course of the current effort, the person of W.H. Ferguson has not been identified. In the 1940 U.S. census, Everett Dewey Gessling (1897-1952) was listed as a Piedmont resident and manufacturer of paints.

From Triangle Coatings company history:

1914: Triangle Paint Company founded in Berkeley in a paint factory built by General Paint. (No information has been found for the original/early location of Triangle Paint Co.)

1935: Introduced enamel line sold through dealers and private label.

1943: Introduced industrial coatings for local industry.

1964: Developed antenna coatings in cooperation with UC Berkeley and Rohr Corporation.

1981: Triangle Coatings, Inc. established; Triangle Coatings purchased Triangle Paint Company.

1982: Expanded industrial coatings product line

1984: Moved manufacturing facility to new modern factory in San Leandro, California.  
(from Triangle Coatings 75 years of service @<http://www.tricoat.com/our-history.html> [01/26/17])

**Re: Dymo**

Dymo Industries was founded in Berkeley in 1958. The 1959 directory first listed Dymo at 2546 10th St., a building at the northwest corner of Parker and 10th streets. During the 1960s, Dymo

was listed at 6701 Bay St. in Emeryville. The founder of Dymo was Rudolph Hurvich (1921-2014). Dymo's origins were tied to the invention of label makers for business and industry, using plastic adhesive with a portable device. Their label makers expanded into the consumer market in the 1970s. Under Hurvich, Dymo existed from 1958-1978, when the company was acquired by Esselte. The existing building at 91 Bolivar was constructed by and as a development laboratory for Dymo in 1968, with additions in 1970-1971. In that period, per directory listings, Dymo was headquartered at the Bay St. Emeryville location. During the 1970s, Dymo was headquartered in San Francisco. Following acquisition, the Dymo division laboratory remained at this location until c1980, when the property was sold to its current owners.

**Re: The Lawrence Berkeley National Laboratories (LBNL)**

LBNL, a national laboratory operated under the U.S. Department of Energy, leased the 91 Bolivar Dr. building from 1987-2000. LBL filed a permit to reuse the laboratory and office building and to add a rear addition in 1987, which work was completed and occupied in 1988. LBL's primary laboratory, research and office facilities were and are in Blackberry Canyon, above the U.C. Berkeley campus. Few records have identified details of their uses of the 91 Bolivar building, yet where it is generally understood that LBL housed adjunct laboratories and a printing facility. Assessor's building records from 1988-1989 indicated that the existing office and laboratory building was renovated without a change of use and that the 1988 addition built for LBNL contained 6 offices, 1 conference room, 6 laboratories, a utility room and a storage room.

**Re: The Berkeley Beach**

For millennia up to the time of U.S. occupation and inhabitation of the environs of what would become the San Francisco Bay Area, a long beach spanned the eastern shore of San Francisco Bay, extending across the western shoreline of the present cities of Emeryville, Berkeley and Albany. The central and longest portion of that native beach was in Berkeley. Thus, there was once a prominent geographic and oceanographic form that has posthumously and in recent years (c1980) been labeled the Berkeley Beach. The history of the Berkeley Beach and a discussion of concepts for its reconstitution were presented by Margaret Tanner in a 1986 thesis titled *The History of the Berkeley Beach*. Therein, following the summation of the general character of the natural shoreline of Berkeley, Tanner also summarizes the relatively hasty alteration and demise of that beach – specifically the loss of its natural sands to a wide range of human actions beginning in the latter 1800s and, by 1960, with the completion of the Eastshore Freeway (Interstate 80) – succeeding in the near total obliteration of the “Berkeley Beach.” As Tanner concludes, “all that remains of the original shoreline is Fleming’s Point,” which is the rocky point extending into the bay from behind the existing racetrack in the City of Albany.

The several existing buildings at 600 Addison St., 91 Bolivar Dr. and 2222 Third St. were built on lots that were, at the time of the definition of these two blocks and of the original and early construction thereon, beachfront properties, as the attached series of historical maps instructively illustrate (see figs.1-5). However, since their creation, these and all of the adjoining “beachfront” blocks have been an industrial-working waterfront, the industries of which have evolved yet generally remain.

**Re: Aquatic Park**

The subject industrial properties stand directly east of yet outside the boundaries of the City of Berkeley's Aquatic Park.

In May 2012, a Landmark Initiation Form for Aquatic Park, located at 80-90 Bolivar Dr., was submitted to the City of Berkeley Landmarks Preservation Commission. That landmark initiation was included on the LPC calendar at the July 12, 2012 hearing. Per the related Staff Report:

*"The submitted initiation application included a brief outline of the site description, history, and significance of the property, while clearly stating that 'These materials will be revised and a full exposition of each category will be provided in the full (expanded) landmark nomination description.' On June 19, 2012 an incomplete letter was sent notifying the author that the full landmark nomination description had not been received. Because Section 3.24.220.C requires a public hearing to be held within seventy days after receipt of the initiation application, and does not address the completeness of the application, on July 2, 2012 public hearing notices for the July 12, 2012 LPC hearing were mailed and posted on the site.*

*Once the full application is received it can be evaluated and forwarded to the Commission with an analysis for designation consideration."*

The Aquatic Park initiation remained as a continued item on the LPC calendar through March of 2013, then was carried as an off-calendar item until July of 2014, when it last appeared on the LPC agenda. At this juncture, there is no evidence of any subsequent full landmark application.

Also in 2012, an updated existing conditions memorandum for Aquatic Park was prepared for the City of Berkeley Department of Parks Recreation & Waterfront (Denise Bradley, ASLA; *Berkeley Aquatic Park DPR523 Record (1999): Updating Existing Conditions Description*, 7 September 2012). As summarized, that report supplemented a previous Historic Property Survey Report (HPSR), dated 13 May 1999, which was associated with the bicycle and pedestrian overpass (Bradley and Corbett, *Historic Property Survey Report for the I-80 Bicycle/Pedestrian Overcrossing Project, Berkeley, California*). At that time and for those purposes, the potential historic significance of Aquatic Park was evaluated for eligibility to the National Register of Historic Places (NRHP) and/or the California Register of Historical Resources (CRHR). While several potential bases for historic significance were identified, as a result of major changes to the design of the park since its creation in 1937, the 1999 inventory and evaluation determined that "Berkeley Aquatic Park lacks integrity and does not appear to be eligible for the NRHP or the CRHR" (HPSR, p3).

**Re: Jens Hansen Associates**

The architect for the Dymo building (1968) and additions (1970-71) at 91 Bolivar Dr. was an Oakland firm, Jens Hansen Associates, under the architect Jens H. Hansen (1924-2004).

Jens Hansen Associates was first listed in the Oakland City Directory in 1964, at the address 3530 Grand Avenue. A 1964 business news brief announced the transition of the previous firm, referred to as Goetz, Hansen & Johnson, and in which it was announced the firm would continue under the name Jens Hansen, AIA ("Notes From News of Bay Area Business, Industry," *Oakland Tribune*, Jan. 13, 1964, p42). In the 1969 directory, Jens Hansen Associates were listed at 424 2nd Street. The 1970 AIA Directory also listed Hansen at the 2nd St. location. That listing did not include any project references. In the AIA Historical Directory, Hansen was

listed as having been an AIA member from 1962-1972. Thereafter, Hansen merged with the architects Michael Murakami and Takane Eshima to form Hansen/Murakami/Eshima, the successor firm of which is, today, murakami/Nelson.

According to the murakami/Nelson website, Jens Hansen Associates transitioned in 1978. The timeline included on that website identifies the earlier firm, Goetz and Hansen, along with the subsequent founding of Jens Hansen Associates in 1968 – though, per the above, there is evidence for the Hansen firm name as early as 1964. The murakami/Nelson timeline identifies three projects by Jens Hansen Associates: Brickyard Cove, a waterfront residential complex in Point Richmond (c1971-75); the California College of Podiatric Medicine in San Francisco (c1974-75); and the Emeryville Marina (c1976).

(<http://www.murakaminelson.com/pages/firmdescription.html>)

A roster of Jens Hansen Associates' projects from 1968-1978, provided by murakami/Nelson, identifies several hundred wide-ranging projects under the Hansen firm and its period, including apartment buildings, warehouses, residences, offices and office buildings, restaurants, motels, hospital and medical offices, stores, and recreational facilities. Of these, residential projects predominate, especially in the later years. In the earlier years, commercial and warehouse buildings were the more common projects. Overall, it is evident that the firm's work was developer dependent. Despite the output, few projects are generally identifiable today. In addition to the 91 Bolivar Dr. building and those few identified on the murakami/Nelson website, based on the present research, the range of identifiable projects include:

- Meadow Wood Office Plaza, Reno, 1966;
- 36 Emery Bay Drive (townhouses), Emeryville, 1978;
- Piedmont Palms (condominiums), Oakland, 1973;
- Flagg Plaza (office building), Walnut Creek, 1971;
- 7977 Capwell Drive (office building), Oakland, 1969.

Of these examples, the latter two were published in news briefs, with the Flagg Plaza building depicted in a rendering (see fig.7, from "Walnut Creek Building Offers Easy Freeway, BART Access," Oakland Tribune, Nov. 14, 1971, p64). While there was no image of the Capwell Dr. building included in the news story ("Three Buildings in New Port Project," Oakland Tribune, Feb.9, 1969, pC-1), that building appears to be standing today and bears a resemblance to the Dymo building on Bolivar Drive (fig.8).

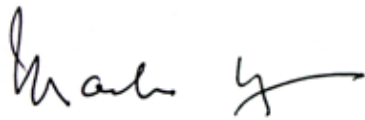
Further, Hansen and his firm are not listed in the Pacific Coast Architecture Database (PCAD @<http://pcad.lib.washington.edu>), a site that references a broad range of Western architects and their works. Moreover, in the *Avery Index to Architectural Periodicals* – a go-to source for references to published works – just one record arises under a search for the architect Jens Hansen – an article, "5 Restaurants," one of which was the Blue Dolphin Restaurant in San Leandro (fig.9, from *Architectural Record*, October 1966, pp.166-167).

At this juncture, given the relatively recent age of Hansen's independent works, it is unlikely that any historical evaluations have been completed. To this reviewer's knowledge, none of Jens Hansen Associates' projects have been identified as historic or potential historic resources. The range of their identifiable projects were quite common commercial architectural designs, none of which appear to be architecturally distinctive, the subject building being a case in point.

91 Bolivar Dr. is a single-story wood frame building, originally and generally L-shaped in plan yet with two subsequent additions, one at the south side and another at the rear. Overall, it is a long-and-low building form, though built upon a raised berm, with a flat roof over flat, overhanging eaves with outrigged joists at its three front-projecting bays. The exterior is wood board and batten walls with flat trims, its low concrete foundations exposed at the base of wall. Repetitive, vertical window units appear to be aluminum. Its front entry way is recessed between the original building and its south side addition. It was built as a laboratory and office building, which use remains, its current user (Plexxikon, a medical research laboratory) dating to c2000. Its period of design is of the late, mid-20th century as that period morphed into the early Post-Modern architectural period. Visually and functionally, it is an institutional building without exterior forms or architectural characteristics distinctive of either potential design period, and it is evidently not an exploratory or artistic transitional design. Further, though given its Aquatic Park adjacency, it is not expressive of a waterfront related design. Rather, its appearance is primarily associative of an office/industrial park setting.

Nonetheless, Jens Hansen's evident legacy is the longstanding firm that succeeded Jens Hansen Associates. In the overall context of which, future historical analysis may be in order, but which at this juncture is premature.

Signed:

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

Mark Hulbert  
Historic Resources Consultant  
& Preservation Architect



Fig.1 – B.L.T.I.A. Map, 1874 (north to left) - Subject parcels indicated by arrow and highlighted

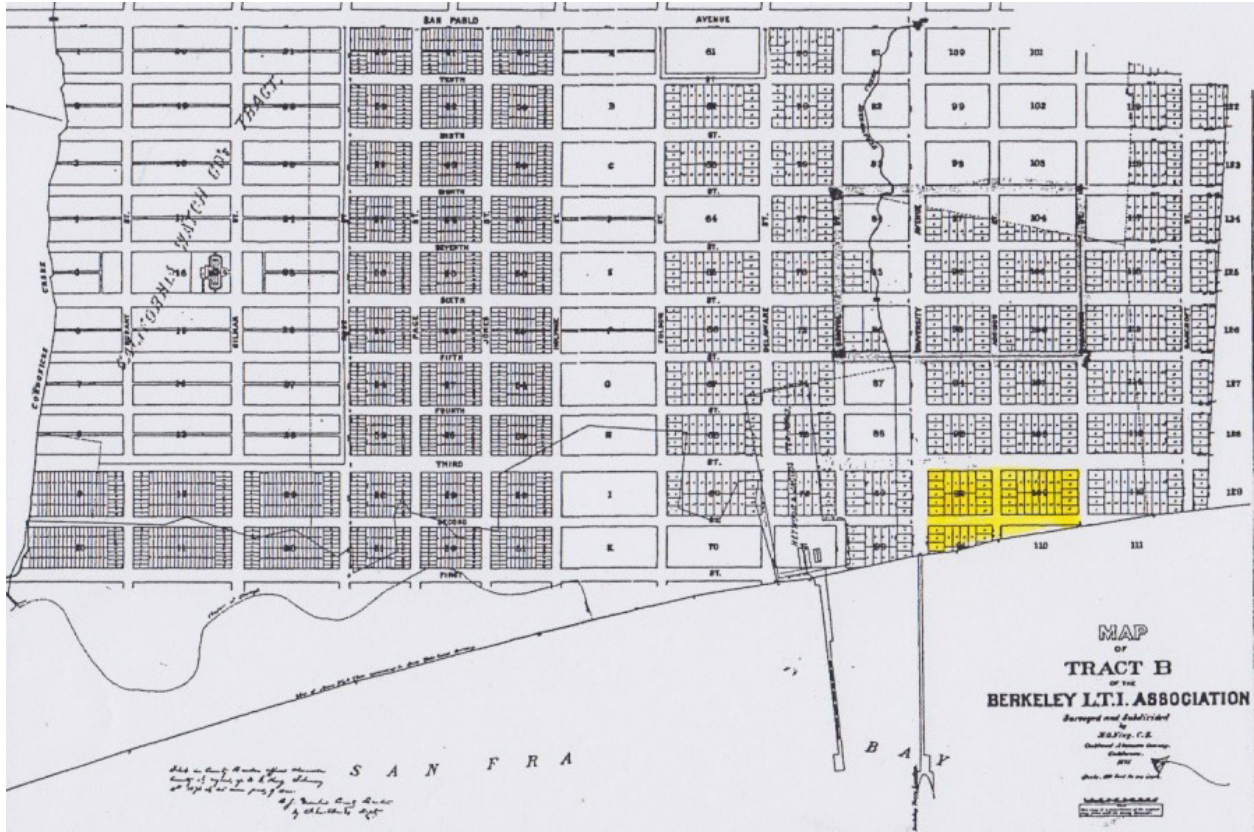


Fig.2 – B.L.T.I.A. Map of Tract B, 1874 (north to left) - Subject parcels highlighted



Fig.3 – Thompson & West Map, 1878 (north to left) - Subject parcels highlighted

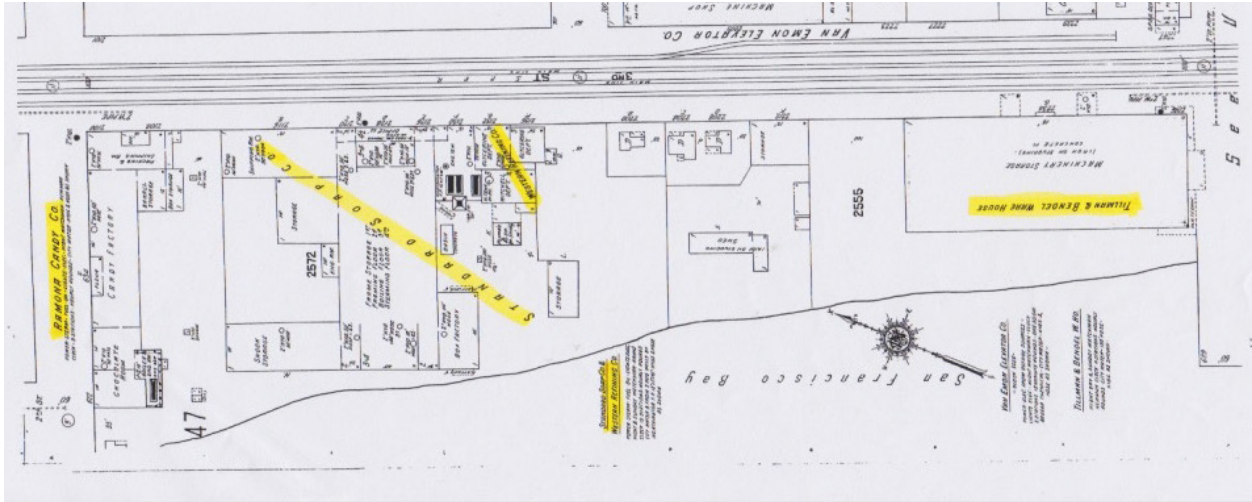


Fig.4 – 1911 Sanborn map (north to left)

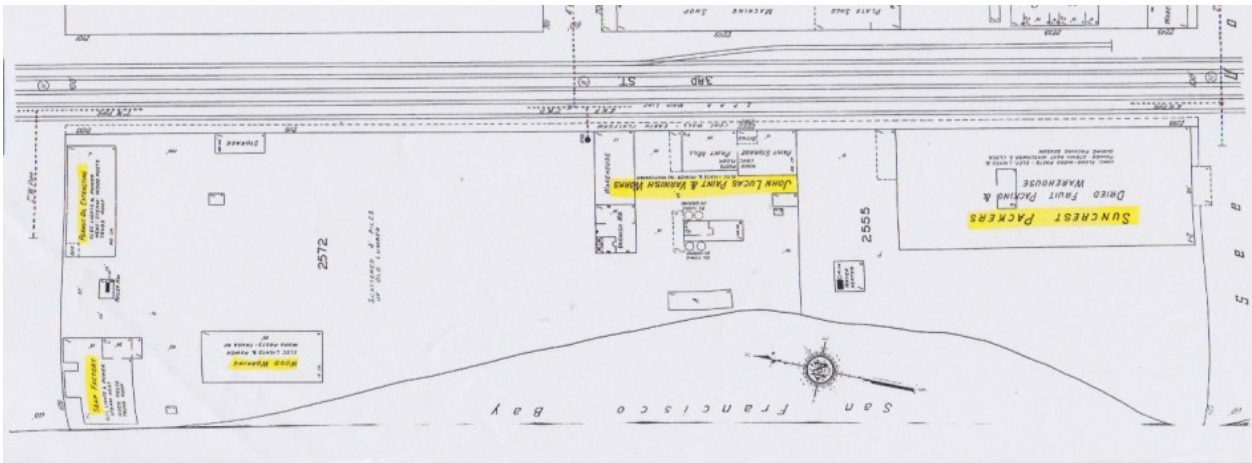


Fig.5 – 1929 Sanborn map (north to left)

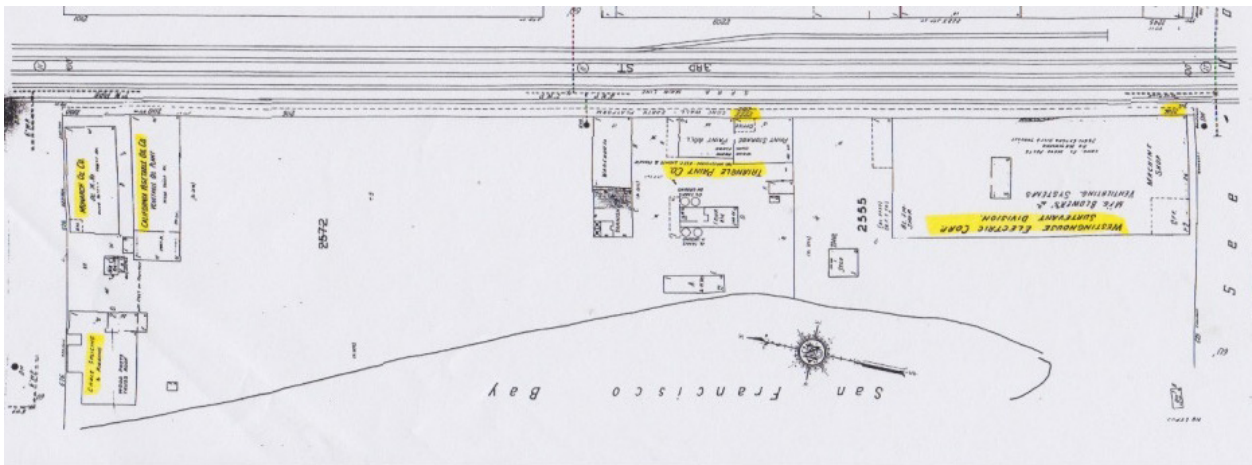


Fig.6 – 1950 Sanborn map (north to left)





Fig.7 – Office Building, Walnut Creek, Jens Hansen Associates, 1971 (from Oakland Tribune)



Fig.8 – 7977 Capwell Drive, Oakland, Jens Hansen Associates, 1969 (2016, google earth)



Fig.9 – Blue Dolphin Restaurant, Jens Hansen & Associates, 1966 (from Architectural Record)