



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

REFERRAL
AUGUST 4, 2022

2403-2407 San Pablo Avenue

Demolition Referral: Use Permit #ZP2021-0220 to demolish commercial buildings originally constructed in 1932 and 1953.

I. Application Basics

A. Parties Involved:

- Project Applicant: Adriana Urbistondo Perez
Studio KDA
1810 Sixth Street
Berkeley, CA
- Evaluator: Mark Hulbert, Historic Architect
Preservation Architecture
446 17th Street #302
Oakland, CA
- Property Owner: Berkeley Moshav LLC
953 Stannage Avenue
Albany, CA

B. Staff Recommendation: Consider the extent to which this property exhibits historical significance and then take no action to initiate further consideration.

II. Background

On December 15, 2021, the applicant submitted a Use Permit application to demolish the buildings at 2403-2407 San Pablo Avenue, in the Poets Corner neighborhood of West Berkeley. The Use Permit proposes to construct a four-story, 53,013 square-foot mixed-use building with 39 dwelling units, and 603 square-feet of commercial space.

The Use Permit application is under review by the Zoning Officer, who will recommend a determination for environmental review compliance pursuant to CEQA. At this time, the proposal is expected to reach the Design Review Committee in the coming months and to complete a hearing before the Zoning Adjustments Board later this year. More information can be found on the City's website, linked below.

<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

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.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for COB Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align with the California Register. 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 initiate a designation or take no action based on the significance criteria, and may still 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.

III. Historical Resource Status

The subject buildings do not appear on the National Register of Historic Places, California Register of Historical Resources, or the State Historic Resources Inventory.

The nearest City Landmarks and Structures of Merit are Grace Baptist Church located at 936 Channing Way (1901), and the Niehaus House at 839 Channing Way (1889).

Figure 1: Vicinity Map (no nearby City Landmarks)

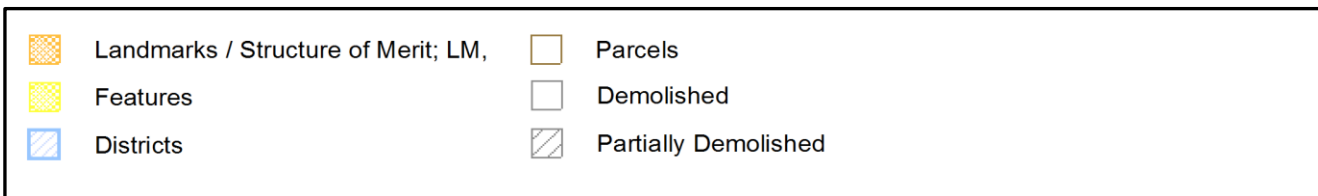
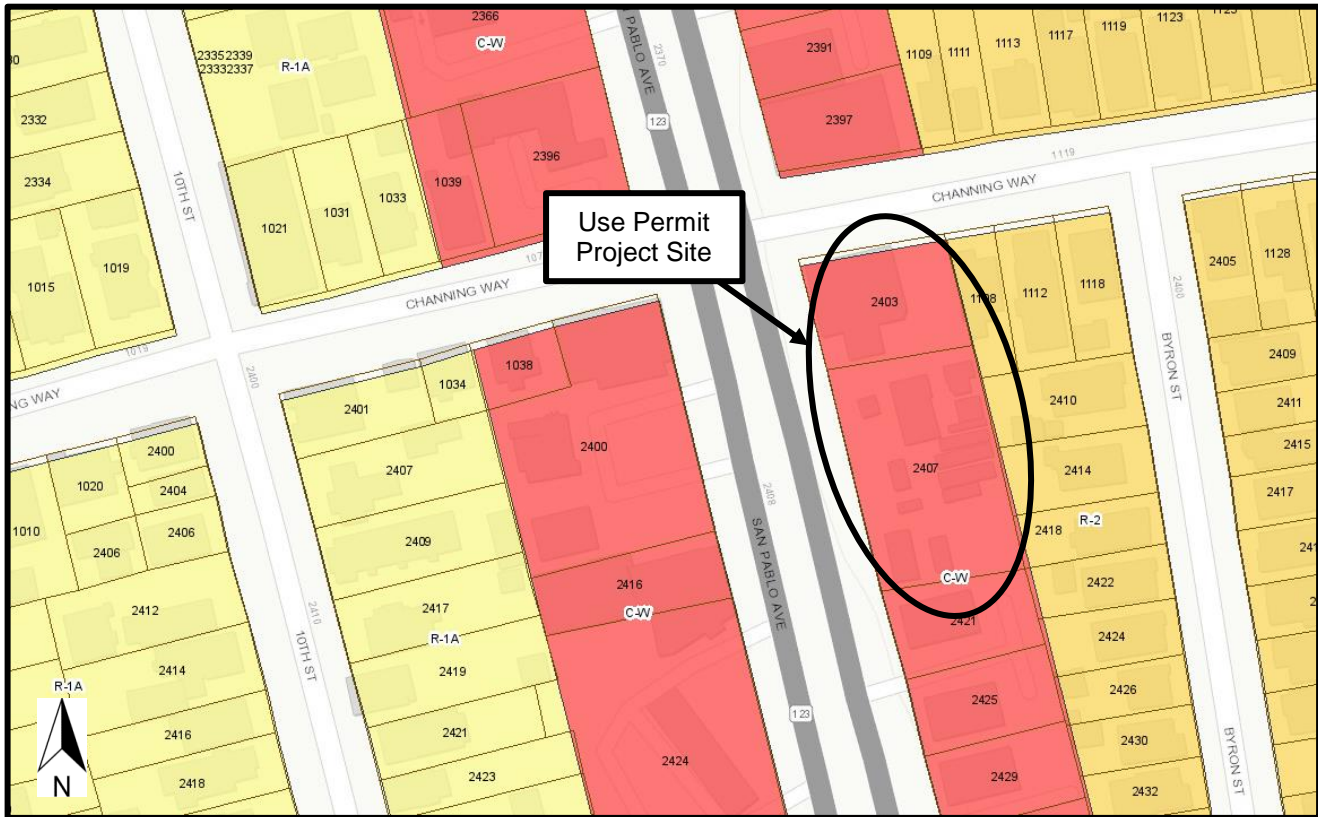


Figure 3: 2403 San Pablo Avenue – Existing Photo, Northwest Elevation (Google Maps, 2020)



Figure 4: 2403-2407 San Pablo Avenue – West Elevation (Google Maps, 2020)

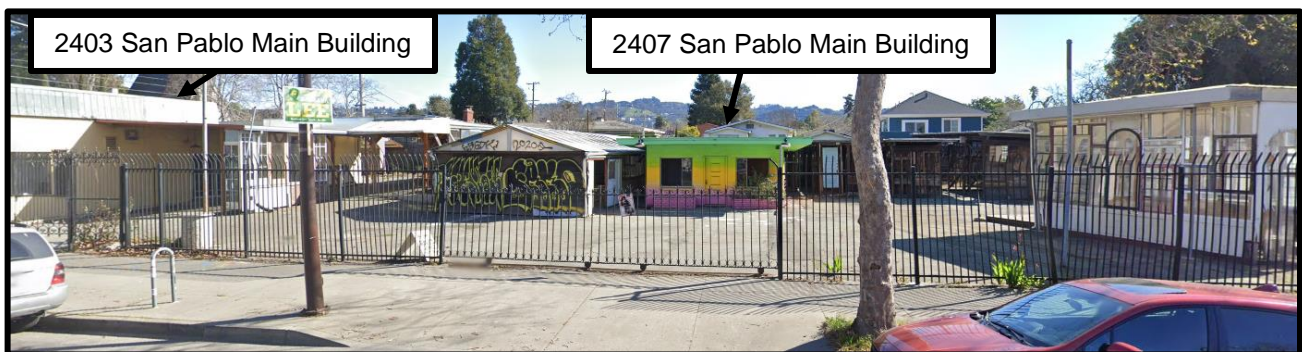
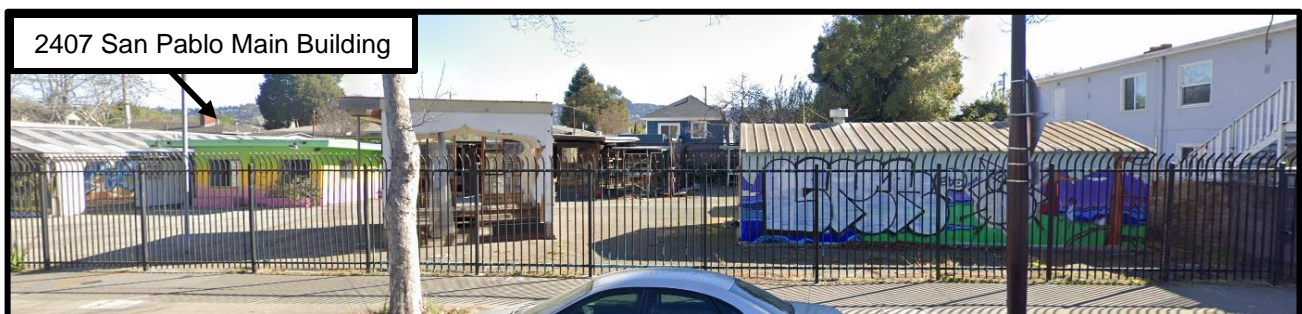


Figure 5: 2407 San Pablo Avenue – West Elevation (Google Maps, 2020)



IV. Property Description

The historic resource evaluation (HRE) for the subject properties was completed by preservation architect Mark Hulbert in January 2022; please see Attachment 1 of this report. The following description derives from the information contained in the HRE as well as the City's land use archives and building permit records.

Parcel Description: The subject parcels are on the east side of San Pablo Avenue,

between Channing Way (north), and Dwight Way (south). The northern parcel, 2403 San Pablo Avenue, is 8,000 square-feet in area, and 2407 San Pablo Avenue is 15,210 square-feet in area. There is a one-story commercial building at the northwest corner of 2403 San Pablo, and a storage building at the southeast corner of the lot. There are five small detached buildings at 2407 San Pablo Avenue. Both lots are paved, with a fence along the property lines.

Building Descriptions:

2403 San Pablo Avenue. The exterior of the main building is clad in stucco at the northwest corner, with a simplified mansard roof along Channing and San Pablo, and aluminum frame windows and doors. The east portion of the building is comprised of concrete masonry units, and has a flat roof. Metal canopies are attached to the east and south sides of the building. The style is a mid-twentieth century commercial vernacular design.

2407 San Pablo Avenue. The main building is comprised of concrete masonry units, with metal windows, wood doors, and a shed roof with wide eaves. The style is a mid-twentieth century commercial vernacular design.

Early Site History & Parcel Development: A residence was first added to 2403 San Pablo Avenue around 1912-1913. Both parcels were vacant in the 1929 Sanborn map. A gas station was added to 2403 San Pablo in 1932; the architect was D.M. Crooks. Two different auto service business occupied the lot until 1956. The lot was occupied by: a grocery store, Wadler’s Milk Depot, from 1959 to 1964; a dry cleaner, McFarlands, from 1964 to 1967; Campus Suzuki, from 1969 to 1977; and Arko Prosthetics, from 1977 to 1995.

Table 1. Summary of Owners for 2403 San Pablo Avenue

| Year | Owner |
|-----------------|---------------------|
| 1912-1915 | Mrs. L. O. Fowler |
| Circa 1915-1936 | Gino Del Fava |
| 1936-1968 | Tranquilla Del Fava |
| 1968-1977 | James G. Johnson |
| 1977-circa 1997 | Martin Arko |

An office building and used car sales lot was added to 2407 San Pablo in 1953. The architect was U.S. Barbachano. Different used car businesses occupied the lot from 1953 to 1980. A material salvage business, first opened in 1980, and was replaced by a different material salvage business, Ohmega Salvage, in 1985. Ohmega Salvage expanded onto 2403 San Pablo around 2001.

Table 2. Summary of Owners for 2407 San Pablo Avenue

| Year | Owner |
|-----------------|----------------------------------|
| 1953-1958 | William B. and Ruby O. Patterson |
| 1958-1979 | John L. White |
| 1936-1968 | Tranquilla Del Fava |
| 1968-1977 | James G. Johnson |
| 1977-circa 1997 | Martin Arko |

The ownership and occupancy history of the subject building are available in detail in the HRE, Attachment 1.

V. Evaluation of Significance Criteria

Significance Criteria: The subject properties are evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources (CR), and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing buildings are more than 50 years old and, therefore, may be considered eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. Because they are more than 40 years old, BMC Section 23C.08.050 requires that they be evaluated for potential local significance prior to issuance of any demolition entitlement.

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 the consultant's and staff's evaluations are discussed below.

Events – CR Criterion 1/BMC Criterion *Historical Value*

The property is associated with the historical patterns of commercial development along San Pablo Avenue in Berkeley. A study of its construction history, ownership, and occupancy records revealed no information linking this site to any events or singular episode of primary importance to Berkeley's history or economic development. For this reason, it does not exhibit historical significance under the local or state criteria.

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

With respect to significant persons and potential cultural value, the consultant's research confirmed that the persons and enterprises that owned and occupied this property do not appear to have made a significant or lasting contribution to history, commercial development, or their respective fields. Similar to the findings and conclusions for the previous significance criterion, this property is not associated with a historically significance person.

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

The buildings are typical mid-twentieth commercial buildings, and do not express particular artistic value. The extant buildings do not appear to be the work of master

designers or builders. The buildings cannot be considered outstanding or distinctive designs, and therefore the buildings are not significant for their design.

Information – CR Criterion 4/BMC Criterion *Educational Force*

There have been no recent CA Historical Resource Information System investigations for the subject parcel or its environs, but previous research concluded that it was not likely to yield archeological information or other sub-surface resources related to pre-history or pre-colonial and tribal cultural resources.

LPO/BMC Criteria for *Structure of Merit*

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the extant structures do not appear to be worthy of preservation as part of a neighborhood, a block, or a street frontage, or a group of buildings which include City Landmarks because:

- The subject buildings are not contemporary of any nearby City Landmark structure, nor compatible in size, scale, or design.
- The buildings are not good examples of architectural design when considered individually or in relation to others.
- The buildings possess no historically significant connections to the neighborhood, block, frontage, or a group of resources.

VI. Recommendation

Staff recommends that the Commission consider the extent to which the buildings meet (or do not meet) the criteria for designation as a City Landmark or Structure of Merit, and then **Take No Action** to initiate the properties.

Attachments:

1. Historic Resource Evaluation for 2403-2407 San Pablo Avenue; prepared by Mark Hulbert, dated January 2022

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433

PRESERVATION ARCHITECTURE

January 24, 2022

2403 & 2407 San Pablo Ave., Berkeley City of Berkeley Historical Evaluation

The following provides an historical and historic architectural evaluation of two adjoined properties at the above addresses and based on the City of Berkeley's evaluation criteria. This effort is accompanied by a pair of evaluations, one for each property, utilizing the State of California's evaluation criteria. This overall effort has been based on substantive background research provided by the current property owner in the form of a *Phase 1 Environmental Site Assessment Report*, prepared by Partner Engineering and Science, Inc., dated October 2019. Additional property research has included the acquisition and review of city permit records, census and telephone directory searches, and County deed research.

All of which research confirms what is empirically evident – that these two extant, utilitarian commercial buildings and parcels have no historic importance.

The following summarizes the subject resources then proceeds to their combined City of Berkeley evaluation.

Summary History

The subject properties (figs.1-3) at 2403 San Pablo Ave. (APN 56-1928-01) and 2407 San Pablo Ave. (APN 56-1928-027-1) are two parcels with a single building on each, yet which have been combined under one use for two decades so appear to comprise one site without evidence of any division. Were the two buildings each standalone, two properties may be recognizable, but the most recent common use and its numerous temporary shed structures strewn across the site unite the properties.

Nonetheless, 2403 and 2407 San Pablo Ave. are not historically associated. They are historically independent parcels and buildings. While the commercial origins of each was for automotive use, there was a brief period (1953-1956) when both were so used. Even then, the two sites housed independent businesses.

Both sites were vacant in the early 1900s. The 2403 site was first developed in 1912-13 with a residence on Channing Way. Both sites were depicted as vacant in the 1929 Sanborn map. The 2403 site was developed with a gas station in 1932. There is no evidence of any previous residential development on the 2407 parcel, which was first developed with an office building and used car sales lot in 1953.

Prior to being combined into a single material salvage business use c2002, 2403 San Pablo housed a range of commercial businesses from 1932, when the gas station was first erected. Thereafter, auto service use remained until c1956 (Hulmans, 1933; Sterling Service, 1934-1956), followed by periods as a grocery store (Wadler's Milk Depot, 1959-1964), then a dry cleaners (McFarlands, 1964-1967), a motorcycle business (Campus Suzuki, 1969-1977) and then a prosthetics company (Arko Prosthetics, 1977-c1995). Per City use permits, a number of retail uses were in place in the latter 1990s and early 2000s prior to conversion to the salvage business.

The 2407 San Pablo property did not have permitted or otherwise identifiable uses prior to 1953, when the existing office building was constructed for used auto sales. Various used auto sales

businesses (Pattersons, 1953-1959; Andres, 1960-1963; Golden Bear, 1964; Bylo, 1968-69) occupied the property from 1953 until 1980. The recent material salvage business first opened in 1985 on this parcel before expanding to 2403 San Pablo in the early 2000s.

Despite research efforts, property ownership history is presently incomplete as property transactions – specifically those that preceded development – have been elusive. Nonetheless, the primary owners have been identified.

Prior to its commercial development, the 2403 property was deeded in December 1931 by Leo J. and Clara F. Tyhurst to G. Del Fava. The Tyhursts had acquired the parcel less than one month earlier from a savings and loan association. While no earlier deed has been located, several 1912-1915 permit records for a residence at 1106 Channing Way identified the then property owner as Mrs. L. O. Fowler, though there is no evidence that Fowler resided at this location (nor have any residents been identified between 1912 and 1932). The 1929 Sanborn map recorded a vacant property. In 1932, G. Del Fava was responsible for construction of the gas station, which was subsequently leased to operators. Gino Del Fava died in 1936, when the 2403 property was transferred to his wife, Tranquilla Del Fava, who retained ownership until 1968, just prior to her passing in 1969.

From 1968-1977, the 2403 property was owned by James G. Johnson, who was responsible for opening the motorcycle business (and was the executor of T. Del Fava's estate). From 1977-c1997, the property was under the name and presumed ownership of Martin Arko.

No early owners of the 2407 property have been identified. The present lot consists of 4 original parcels, nos.3-6. A November 1953 deed of trust for lots 3 and 4 identified the property owners as William B. and Ruby O. Patterson, who then constructed the existing office building, which housed Pattersons Motor Sales from 1953-1959. Again, despite efforts, no earlier deed has been located. In January 1958, Patterson sold the property, by then consisting of lots 3-6, to John L. White, who was identified as the owner in permit records up to 1979, when the property was identified as vacant. In 1985, 2407 San Pablo Ave. was adapted to a material salvage business that survived until recently.

Summary Descriptions

The overall, existing 2403-2407 San Pablo site is flat, asphalt paved and fenced all around, metal frontward and wood rearward. The 2403 building stands at the street-corner while the 2407 building is central (north-south) and rearward (east).

2403 San Pablo (figs.4-5)

At the corner of San Pablo and Channing, the 2403 building, a small (approx. 20 x 30 ft.) single-story gas station erected in 1932, is wrapped in several additions that have enclosed and essentially obliterated that original building, except that it appears to still stand within as its structural shape is just visible above the roof. Still, the character of the 1932 gas station is not in evidence, nor has any graphic or photographic documentation been located.

A frontward addition, towards San Pablo, infilled the drive-thru fueling area of the former gas station when the building was converted to grocery store use. Constructed along with a narrow leg at the south side, that 1960 addition is a single-story, flat-roofed, wood frame structure with stuccoed exterior walls and aluminum doors and windows each side. Its frontward segment also has a wraparound, upright wood-board mansard. In 1964, when the use again changed to a dry

cleaning business, the extant south side metal canopy was added for their drive-thru. The rearward addition, also single story and flat roofed, has concrete block (cmu) exterior walls. It was added in 1969 when the use was yet again converted to a motorcycle business. Another open roof canopy spans the rear, which was likely added in the recent decades of use as a material salvage yard.

2407 San Pablo (figs.6-7)

The 2407 San Pablo building is generally unchanged from its origins in 1953, when it was constructed as a one-story, cmu-walled building with metal windows, wood doors and a low-sloped, overhanging shed roof. An office for a used car lot from 1953-1985, that small building (approx. 19 ft. x 19 ft. by 10 ft.) is set at the center-rear of its parcel.

Evaluation

The commercial buildings and properties located at 2403 and 2407 San Pablo Ave. are not eligible for designation as Berkeley Landmarks or Structures of Merit on the basis of any cultural value, as the subject properties and buildings:

- Are 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, the subject properties belong to a general pattern of mid-20th century auto related uses along the San Pablo corridor, in the context of which these parcels and buildings are without importance.
- Are 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 properties that originally housed a range of utilitarian auto related businesses.
- As these individual properties 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 buildings are not eligible to be a City of Berkeley Landmarks or Structure of Merits, as:

- The subject buildings are not a “first, last, only or most significant architectural property of its type in the region” (LPO Section A.1.a).
- The subject buildings are not prototypical or outstanding examples of their period or style. While each was originally the work of identifiable architects (2403 San Pablo, D.M. Crooks, 1932; 2407 San Pablo, U.S. Barbachano, 1953), the 2403 gas station has been lost to subsequent additions while the 2407 building is an ultra-utilitarian structure, so neither have any potential historic architectural importance (LPO Section A.1.b).
- These buildings are not architectural examples worthy of preservation for any “potentially exceptional values relative to [their] neighborhood fabric” (LPO Section A.1.c).
- Nor are these buildings worthy of potential preservation as part of their neighborhood, block or street frontage, nor are they directly a part of a group of buildings that includes landmarks (LPO Section B.1).

Further, under CoB Structure of Merit criteria:

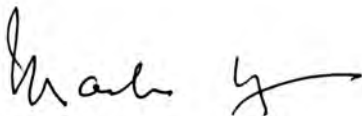
- As cited above, the existing buildings are not worthy of preservation as part of the neighborhood, block or street frontage, or as part of a group of buildings that includes landmarks (LPO sec.B.1).
- The age of the subject buildings are not contemporary with an historic period or event of

significance to the City, or to this neighborhood, block, street frontage or group of buildings (LPO sec.B.2a); neither do the subject buildings 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 buildings are 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 buildings have 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 buildings at 2403 and 2407 San Pablo Ave. in Berkeley are not individually or collectively eligible as City of Berkeley Landmarks or Structure of Merits.

Signed:



Mark Hulbert
Preservation Architect

attached: figs.1-7 (pp.4-7); 1932 & 1953 permit applications



Fig.1 – 2403 & 2407 San Pablo Ave. - Aerial (Google Earth, 2022, north is up)

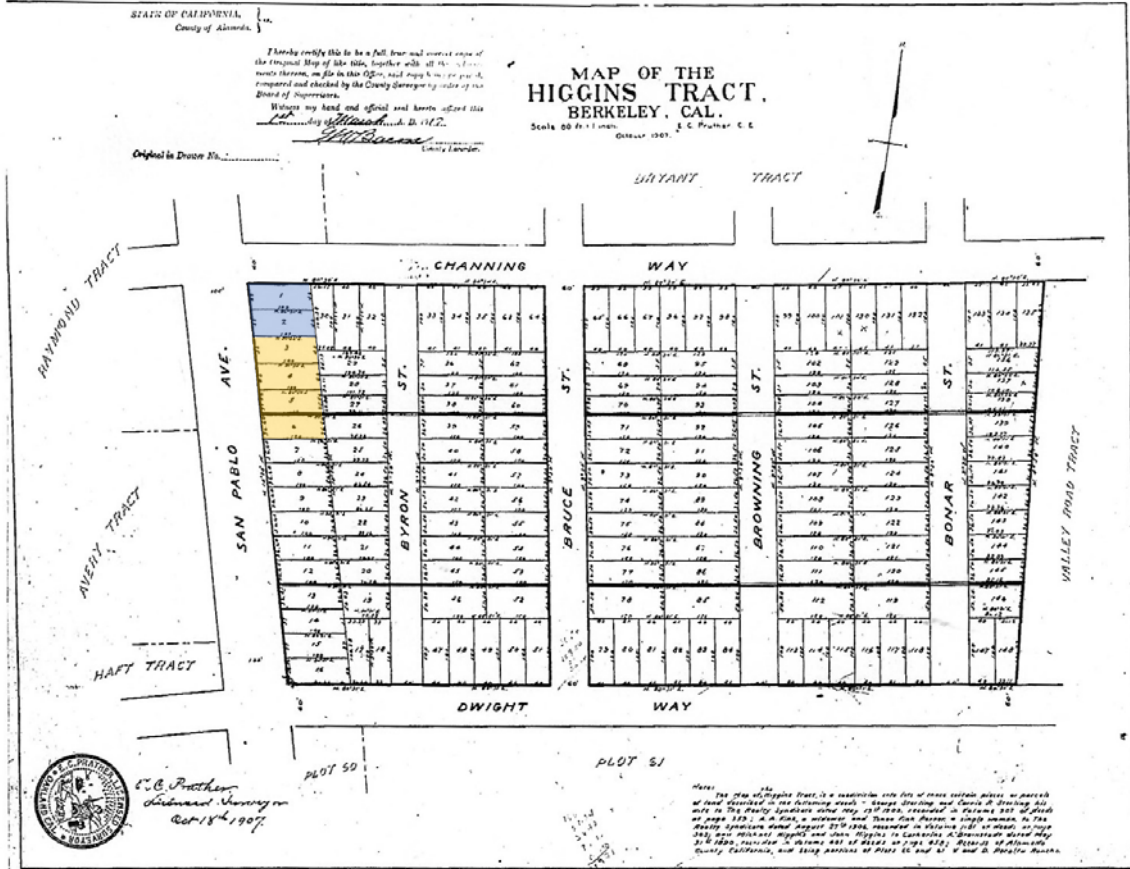


Fig.2 – 2403 (in blue) & 2407 (in orange) San Pablo Ave. - Higgins Tract map, 1907

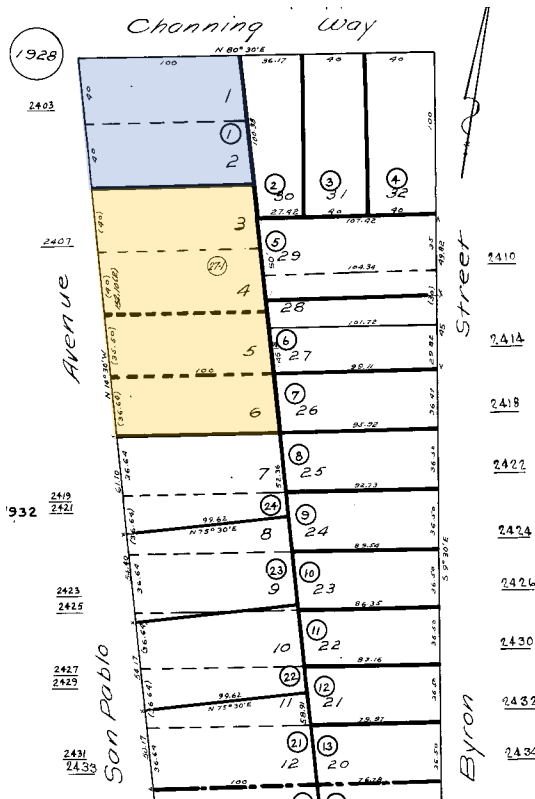


Fig.3 – 2403 & 2407 San Pablo Ave. (highlighted) - from Assessor's Parcel Map



Fig.4 – 2403 San Pablo Ave. - Front (left) and south side (right), looking north (figs.4-7, MH 2022)



Fig.5 – 2403 San Pablo Ave. - Rear (center) and north side (right), looking south



Fig.6 – 2407 San Pablo Ave. - Front, looking east



Fig.7 – 2407 San Pablo Ave. - South side, looking north (with view of 2403 San Pablo at far left)

Application for Building Permit

CLASS A-B AND C BUILDING

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a one story four room class C building on the SE corner of San Pablo + Channing Way feet of street. Being Lot No. _____ Block _____ Tract _____ According to plans and Specifications herewith submitted. All provisions of the Building Law will be complied with in the erection, of said building whether specified herein or not. Estimated entire cost of building \$ 3500.00 Extreme height of building 15 feet ft. Size of Lot 50 by 100 feet. Size of proposed building _____ ft. by _____ ft. Building to be occupied as Larner Station by (No.) _____ families.

| | WALLS | | | PIERS OR COLUMNS | | JOISTS | | | GIRDERS | | |
|-------------|--------|----------|-------------------------|------------------|------|----------|------|--------------|----------|------|--------------|
| | HEIGHT | MATERIAL | Thickness SIZE POINT | MATERIAL | SIZE | MATERIAL | SIZE | LONGEST SPAN | MATERIAL | SIZE | LONGEST SPAN |
| Footings | | | | | | | | | | | |
| Foundations | | | | | | | | | | | |
| Basement | | | | | | | | | | | |
| 1st Story | | | | | | | | | | | |
| 2nd Story | | | | | | | | | | | |
| 3rd Story | | | | | | | | | | | |
| 4th Story | | | | | | | | | | | |
| 5th Story | | | | | | | | | | | |
| 6th Story | | | | | | | | | | | |
| 7th Story | | | | | | | | | | | |
| 8th Story | | | | | | | | | | | |

See Plans filed

Light shaft wall covering to be of _____
 Roof covered with Tar and gravel Pitch _____
 Chimneys of _____ lined with _____ any patent flues? _____
 Gas grate flues to be patent chimney or brick? _____
 Any dumb waiters or chutes? _____ Any elevator (freight or passenger) _____
 Cave brackets will be solid.
 Name of Owner of Ground G. Del Java Res. Address #1 Hillwood Place - Oak
 Name of Owner of Building " " " Res. Address _____
 Name of Lessee of Building none Res. Address _____
 Name of Architect or Designer D. M. Crooks Bus. Address 1447 Webster St. Oak
 Name of Builder Owner Bus. Address _____

I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

2403 San Pablo
G. Del Java (by Del Java)
 Signature of Owner, Architect or Builder.
 Address #1 Hillwood Place
Oakland

This Permit expires one year from date unless sooner revoked by the City Council.
 Date JUN 27 1932 Permit No. 37093

92-1M-

A3b

EX
3-31-53

14 00

CITY OF BERKELEY Building Department

APPLICATION FOR BUILDING PERMIT FOR A Type I, II, or III Building

Application is hereby made to the Building Department of the City of Berkeley for Permission to
Build a Group Commercial Type Commercial Story, One Room Building,
on the West side of San Pablo Street 80 feet West of Channing street.
Being Lot No. 374 Block Higgins Tract Tract.
According to plans and Specifications herewith submitted. All provisions of the Building Code will be complied with in
the erection of said building whether specified herein or not.
Estimated entire cost of building \$ 2,500.00 Extreme height of building 10' ft.
Size of Lot 80 by 100 feet. Size of proposed building 19'-4" ft. by 19'-4" ft.
Building to be occupied as a Group Office Building, by Patterson Motor Sales

| | WALLS | | | PIERS OR COLUMNS | | JOISTS | | | GIRDERS | | |
|-------------|--------|----------------|-------------------------|------------------|------|----------|------|--------------|----------|------|--------------|
| | HEIGHT | MATERIAL | Thickness Side Front | MATERIAL | SIZE | MATERIAL | SIZE | LONGEST SPAN | MATERIAL | SIZE | LONGEST SPAN |
| Footings | 18" | conc. | 8"x8" | None | | | | | | | |
| Foundations | 18" | conc. | 8" | | | | | | | | |
| Basement | | None | | | | | | | | | |
| 1st Story | | 8" conc. block | 8"x8" | | | | | | | | |
| 2nd Story | | None | | | | | | | | | |
| 3rd Story | | " | | | | | | | | | |
| 4th Story | | " | | | | | | | | | |
| 5th Story | | | | | | | | | | | |
| 6th Story | | | | | | | | | | | |
| 7th Story | | | | | | | | | | | |
| 8th Story | | | | | | | | | | | |

Root covered with Tar & Gravel Pitch 1/8" to 1'-0"
Chimneys of None lined with Patent Flues

Name of Owner of Ground W.B. Patterson Address 178 Androm Rd. Berkeley
Name of Owner of Building Same Address
Name of Lessee of Building None Address
Name of Architect or Designer U.S. Barber Chan Address 1733 San Pablo Ave. El Cerrito
Name of Engineer Same Address
Name of Builder Jack Burns Address 1612 Everett St. El Cerrito
State License No. 121061

I We Hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Use District Class. 2 Ordinance No. Signature of Owner, Agent or Builder. Jack Burns

Fire Zone No. 2 Address

FOR DEPARTMENT USE ONLY

2467 San Pablo 80 14
Number Street Page Permit No. 72607

Filed Ready Checked by Date Issued JAN 23 1953

X 2-174

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

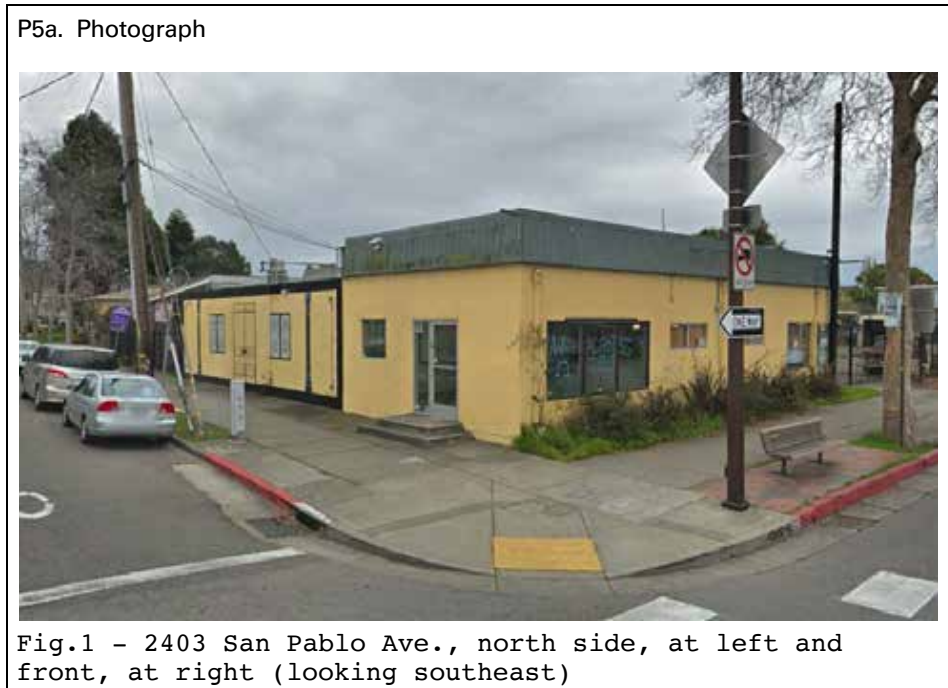
Page 1 of 4 *Resource Name or #: 2403 San Pablo Avenue
 P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Alameda and
 *b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --
 c. Address 2403 San Pablo Ave. City Berkeley Zip 94702
 d. UTM: Zone 18, U mE/ 18 mN
 e. Other Locational Data:
 Assessor's Parcel Number 56-1928-001

***P3a. Description:**

At the southeast corner of San Pablo Ave. and Channing Way, the existing 2403 San Pablo Ave. site is combined with the adjacent site at 2407 San Pablo, though historically the 2 parcels and their individual buildings were separate and unassociated. The combined 2403-2407 site is asphalt paved and fenced, metal frontward and wood rearward. The 2403 San Pablo Ave. building, originally a small (approx. 20 x 30 ft.) single-story gas station erected in 1932, is enclosed in several additions that have essentially obliterated that original station, except that it appears to still stand within as its structural shape is just visible above the roof. The character of the 1932 gas station is not in evidence, nor has any graphic or photographic documentation been located. (cont.)



***P3b. Resource Attributes:**

HP6: 1-3 story commercial building
 *P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)
 P5b. Description of Photo: 1-2)2022, GoogleEarth;
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
1932, building permit #37643 (attached)
 *P7. Owner and Address: Berkeley Moshav LLC
c/o UD+P
116 NE 6th Ave, Ste 400
Portland, OR 97232
 *P8. Recorded by: Mark Hulbert
446 17th St. #302
Oakland, CA 94612
 *P9. Date Recorded: January 24, 2022

*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 # 2403 San Pablo Avenue, Berkeley *NRHP Status Code _____
 Page 2 of 4

B1. Historic Name: none
 B2. Common Name: 2403 San Pablo Avenue
 B3. Original Use: Gas station B4. Present Use: vacant
 *B5. Architectural Style: Utilitarian commercial
 *B6. Construction History:

When first mapped in 1907, 2403 San Pablo Ave. was lots 1-2 of the Higgins Tract. The 2403 property was deeded in Dec. 1931 by Leo J. and Clara F. Tyhurst to G. Del Fava, and it was Del Fava who was responsible for the 1932 gas station, which was subsequently leased to operators. The Tyhursts had acquired the parcel less than one month earlier from a savings and loan association. No earlier deed has been located. Yet, several 1912-1915 permit records for a residence at 1106 Channing Way identified the previous property owner as Mrs. L. O. Fowler, though there is also no evidence that Fowler resided at this location (nor of any identifiable residents between 1912 and 1932). Gino Del Fava died in 1936, when the 2403 property was transferred to his wife, Tranquilla Del Fava, who retained ownership until 1968, just prior to her passing in 1969. (cont.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: D.M. Crooks b. Builder: G. Del Fava (owner)

*B10. Significance: Theme -- Area --
 Period of Significance -- Property Type -- Applicable Criteria --

The subject building is a single-story, flat-roofed structure that consists of a number of additions which have fully enclosed the original 1932 gas station, about which there is no visual evidence. Overall, this rudimentary and agglomerated commercial building has no architectural attributes. (cont.)

B11. Additional Resource Attributes: none

*B12. References:

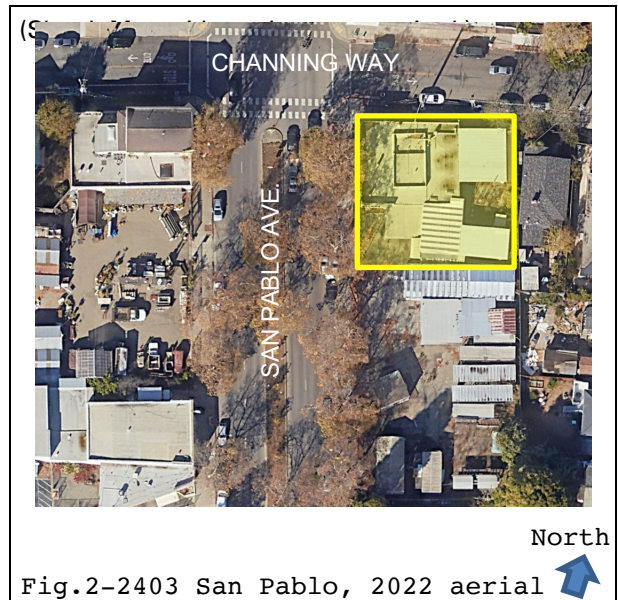
Alameda County/Oakland directories; Alameda County Assessor's records; City of Berkeley permit records; BAHA archives; Partner Engineering and Science, Inc., *Phase 1 Environmental Site Assessment Report*, Oct. 31, 2019.

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect

*Date of Evaluation: January 24, 2022

(This space reserved for official comments.)



State of California - The Resources Agency Primary#
DEPARTMENT OF PARKS AND RECREATION HRI #
Trinomial

CONTINUATION SHEET

Property Name: 2403 San Pablo Avenue, Berkeley
Page 3 of 4

Description (continued):

A frontward addition, towards San Pablo, infilled the drive-thru fueling area of the former gas station when the building was converted to grocery store use. Constructed along with a narrow leg at the south side, that 1960 addition is a single-story, flat-roofed, wood frame structure with stuccoed exterior walls and aluminum doors and windows each side. Its frontward segment also has a wraparound, upright wood-board mansard. In 1964, when the use again changed (to a dry cleaning business), the extant south side metal canopy was added for their drive-thru. The rearward addition, also single story and flat roofed, has concrete block (cmu) exterior walls. It was added in 1969 when the use was yet again converted (to a motorcycle business). Another open roof canopy spans the rear, which was likely added in the recent decades of use as a material salvage yard.

Construction History (continued):

Per deed and permit records, from 1968-1977, the 2403 property was owned by James G. Johnson, who was responsible for opening the motorcycle business (and was the executor of Tranquilla Del Fava's estate). From 1977-c1997, the property was under the name of and presumably owned by Martin Arko.

Prior to being combined with 2407 San Pablo into a single material salvage business use c2002, 2403 San Pablo housed a range of commercial businesses from 1932, when a gas station was first erected. Thereafter, auto service use remained until c1956 (Hulmans, 1933; Sterling Service, 1934-1956), followed by periods as a grocery store (Wadler's Milk Depot, 1959-1964), a dry cleaners (McFarlands, 1964-1967), a motorcycle business (Campus Suzuki, 1969-1977) and a prosthetics company (Arko Prosthetics, 1977-c1995). Per City use permits, a number of retail uses were in place in the latter 1990s and early 2000s prior to conversion to the salvage business.

Significance (continued):

Evaluation:

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

Criterion 1 – Events

The subject property was developed in 1932 with a gas station, which use remained until 1956. Such auto-related uses were typical along the San Pablo corridor by mid-century, thus constitute an historic context. In its automotive context, this individual development was not an important development event. Subsequently, the building was converted to other commercial uses, which conversions included additions in 1960, 1964 and 1969 and that fully enclosed the former gas station. As there are no identifiably historic events associated with the subject property, 2403 San Pablo Ave. does not meet CR criterion 1.

Criterion 2 – Persons

The gas station was constructed in 1932 by Gino Del Fava, who resided in Oakland with his wife, Tranquilla. The Del Favas leased this property to service station operators, predominately to the Seaside Oil Co. under the Sterling Service brand. Tranquilla Del Fava retained ownership of this property until 1968, so also leased the property to its subsequent commercial users. At this juncture, no further specifics about the Del Favas has been found. Subsequent owners include James G. Johnson, who held the property from 1968-c1977. More recent owners have not been researched.

As no persons of any identifiable historic importance were associated with the 2403 San Pablo Ave., the subject property does not meet CR criterion 2.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 2403 San Pablo Avenue, Berkeley
Page 4 of 4

Criterion 3 – Design/Construction

The commercial building at 2403 San Pablo is a basic, flat-roofed building that consists largely of additions enclosing a 1932 gas station, the remains of which are not visible except at the roof. The overall, agglomerated building is rudimentary and without any design or construction distinction, nor are its original architect, D. M. Crooks, or its builder, G. Del Fava, of any identifiable importance. Additionally, the extant building and property do not manifest any historical artistic value. Thus, the subject resource does not meet CR criterion 3.

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, do not appear to have any potential to yield additional information of any historical importance. (Pre-history is not included in this historic architectural evaluation.)

In conclusion, the subject property and building at 2403 San Pablo Ave. in Berkeley have no potential historical or historic architectural significance per the California Register criteria.

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

*Resource Name or # 2407 San Pablo Avenue, Berkeley *NRHP Status Code _____
 Page 2 of 3

B1. Historic Name: none
 B2. Common Name: 2407 San Pablo Avenue
 B3. Original Use: Office building B4. Present Use: vacant
 *B5. Architectural Style: Utilitarian commercial
 *B6. Construction History:

When first mapped, in 1907, 2407 San Pablo Ave. was lots 3 through 6 of block 20 of the Higgins Tract. The 2407 San Pablo property did not have permitted or otherwise identifiable uses prior to 1953, when the existing office building was constructed for used auto sales. Various used auto sales businesses (Pattersons, 1953-1959; Andres, 1960-1963; Golden Bear, 1964; Bylo, 1968-69) occupied the property from then until 1980, when the recent material salvage business first opened. (cont.)

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

The subject building is a small, single-story, concrete block structure. Overall, the building's extant character is without architectural attributes. (cont.)

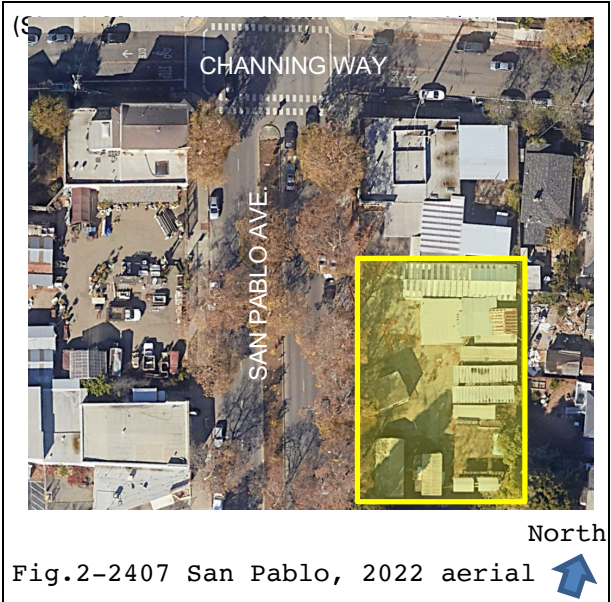
B11. Additional Resource Attributes: none

*B12. References:
 Alameda County/Oakland directories; Alameda County Assessor's records; City of Berkeley permit records; BAHA archives; Partner Engineering and Science, Inc., *Phase 1 Environmental Site Assessment Report*, Oct. 31, 2019.

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: January 24, 2022

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 2407 San Pablo Avenue, Berkeley
Page 3 of 3

History (continued):

No early owners of the 2407 property have been identified. The present lot consists of 4 original parcels, nos.3-6. A November 1953 deed of trust for lots 3 and 4 identified the property owners as William B. and Ruby O. Patterson, who then constructed the existing office building, which housed Pattersons Motor Sales from 1953-1959. Despite efforts, no earlier deed has been located. In January 1958, Patterson sold the property, by then consisting of lots 3-6, to John L. White, who was identified as the owner in permit records up to 1979, when the property was identified as vacant. In 1985, 2407 San Pablo Ave. was adapted to a material salvage business that survived until recently.

Significance (continued):

Evaluation:

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

Criterion 1 – Events

The subject property was first developed in 1953 with an office building for used auto sales, which use remained until c1980. Such auto-related uses were typical along the San Pablo corridor by mid-century, thus constitutes an historic context. In its automotive context, this individual development was not an important development event. Nor are any events of any individual importance associated with this commercial property. As there are no identifiably historic events associated with the subject property, it does not meet CR criterion 1.

Criterion 2 – Persons

The subject office building was constructed in 1953 under the ownership of then Berkeley residents, William B. and Ruby O. Patterson, for their used car business, Pattersons Motor Sales, which survived until 1958-1959. Other than this business, there is no substantive evidence about the Pattersons. A sequence of used car businesses leased and operated 2407 San Pablo from 1960 until c1980, under the property ownership of John L. White. In sum, no persons of any identifiable historic importance were associated with the 2407 San Pablo Ave., so the subject property does not meet CR criterion 2.

Criterion 3 – Design/Construction

The office building at 2407 San Pablo is a basic masonry volume without any design or construction distinction, nor are its original architect, U.S. Barbachano, or its builder, Jack Burns, of any identifiable importance in their respective fields. The miscellaneous shed structures and enclosures are temporal and utilitarian. And the building and property do not manifest any artistry. Thus, the subject building does not meet CR criterion 3.

Criterion 4 – Relative to potential historic architectural 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 information of any historical importance. (Pre-history is not addressed under this historic architectural effort.)

In conclusion, the subject property and building at 2407 San Pablo Ave. in Berkeley have no potential historical or historic architectural significance per the California Register criteria.