



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
SEPTEMBER 1, 2022

1752 Shattuck Avenue

Demolition Referral: Use Permit (#ZP2022-0011) to demolish a commercial building originally completed in 1957; APN 058-2176-001-01.

I. Application Basics

A. Zoning District: Corridor Commercial (C-C)

B. Parties Involved

Project Applicant: Isiah Stackhouse
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA

Evaluator: Mark Hulbert, Historic Architect
Preservation Architecture
446 17th Street #302
Oakland, CA

Property Owner: 1752 Shattuck LLC
2539 Telegraph Street #101
Berkeley, CA

C. Staff Recommendation: Consider the evaluation and then take no action.

II. Background

On January 19, 2022, the applicant submitted a Use Permit application to demolish the site, and to construct a new, multi-story mixed-use building containing as many as 68 dwelling units. At this time, the Use Permit application #ZP2022-0011 is under review by the Zoning Officer, scheduled for Design Review Committee in September, 2022, and anticipated to reach the Zoning Adjustments Board (ZAB) later this year. More information about this project application can be found here:

<https://www.cityofberkeley.info/zoningapplications/>

Pursuant to Berkeley Municipal Code (BMC) Section 23.326.070, 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.

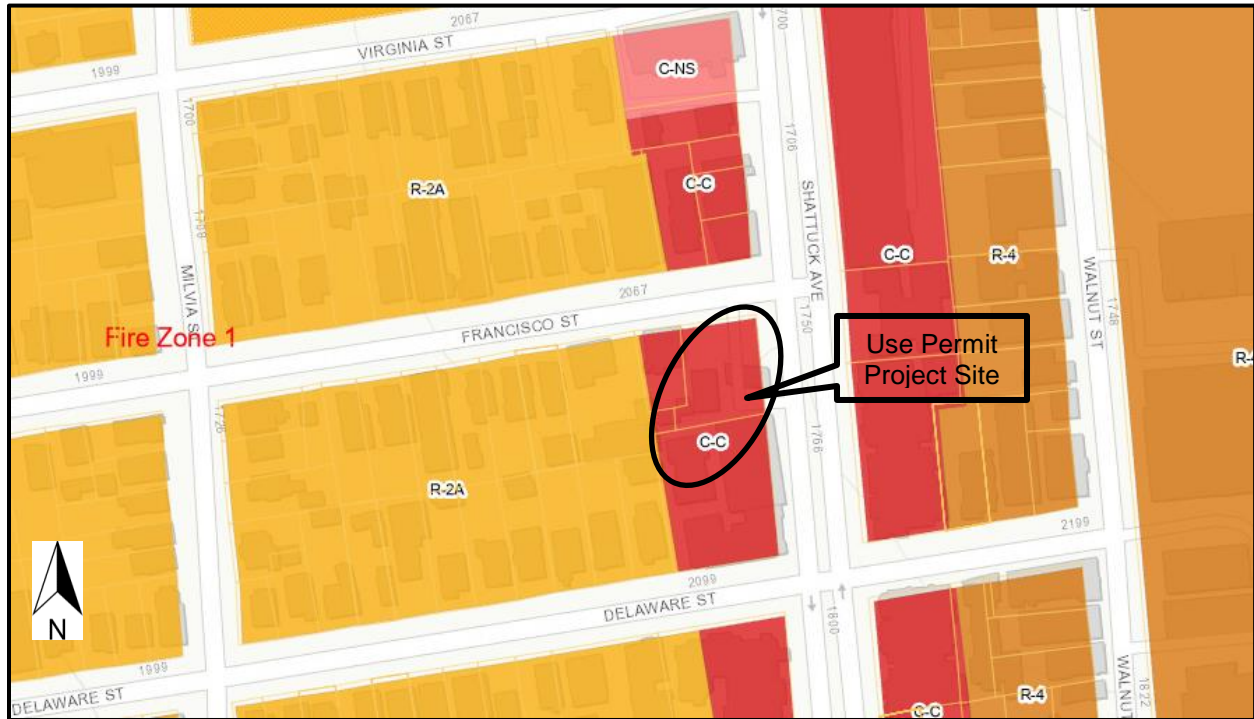
In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for COB Landmarks and Historic Districts in the City's Landmarks Preservation Ordinance (Berkeley Municipal Code Chapter 3), which are relatively specific and appear to align 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, but 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 Resources

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

Nearby City Landmarks and Structures of Merit include: Whittier School, at 1645 Milvia Street (1939), Loring House at 1730 Spruce Street (1914), and Normandy Village at 1781 to 1835 Spruce Street (1928).

Figure 1: Vicinity Map (no nearby City Landmarks)

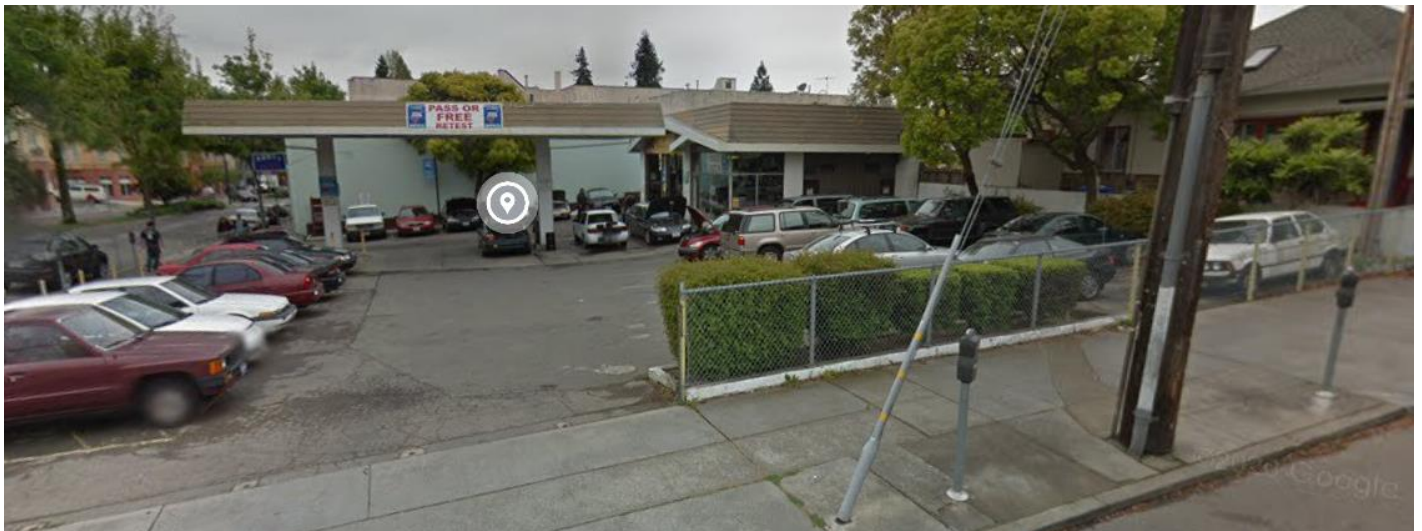


	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

Figure 2: 1752 Shattuck Avenue – Current Site Conditions, from Shattuck Avenue facing west (Google Maps; 2021)



Figure 3: 1752 Shattuck Avenue – Current Site Conditions, from Francisco Street facing south (Google Maps; 2021)



IV. Property Description

The historic resource evaluation (HRE) for the subject property was completed in February 2022 by preservation architect Mark Hulbert of Preservation Architecture; please see Attachment 1 of this report. The HRE provides a description of the site's history and development, the building's construction history, previous owners and occupants, and a historical and architectural context, which are summarized below.

Parcel & Building Description: The subject parcel is located on the west side of the 1700-block of Shattuck Avenue. It is a corner lot with its shorter frontage on Francisco Street to the north, and its longer frontage on Shattuck Avenue along the east side of the lot. The approximately 11,000-sq. ft. parcel is relatively flat and features a single-story, commercial building and a free-standing service canopy. There are two service bays along the southeast portion of the building, and an office at the northeast portion of the building. The lot is paved with asphalt, with concrete beneath the canopy. There is a driveway off of Shattuck Avenue at the southeast corner of the lot, and two driveways off of Francisco Street, though the western one is fenced off. Two sheds are located in the southwest corner of the lot, one behind the main building, and the other along the southern property line.

The main building is constructed of concrete masonry units and a partial concrete base, and features aluminum-framed storefront windows that wrap around the northeast corner of the building. The entry door is wooden with a large glass lite and a louver window above the door. On the north elevation there are two doors, each with an obscured glass transom window. The building has a gable roof with a medium slope that faces Shattuck Avenue, and a secondary, lower gable at the north east corner of the building, over the corner office. The gables are infilled with vertical wood boards. The overhanging roof eaves have flat aluminum fascias. On the east, north, and south portions of the roof there is shiplap siding on a mansard roof above the gable roof.

The architectural design of the service canopy is similar to the main building, with flat fascia, and a shiplapped mansard roof over a steel frame.

A detailed description and photographs of the property are provided in the historic resource evaluation for this consideration; see Attachment 1 of this report.

Brief Site History: The site was vacant until a service station was constructed in 1929 by owner E.M. Marquis and contractor Independent Iron Works. E.M. Marquis was the president of the Community Building and Loan Association in Berkeley during the 1930s. The operator of the service station may have been W.H. Carpenter, who had a gas station at 1760 Shattuck Avenue in 1930. In 1932 an automobile service building was added, and in 1936 an automobile repair building was added. The 1950 Sanborn Map shows a gas and oil service station near Shattuck Avenue, with the auto service building along the southwest corner of the lot, and the auto repair building along the northwest corner of the lot.

In 1957, the buildings from 1929-1936 were removed and the extant building was constructed. The architect, engineer, and contractor was Shell Oil Co., and Lang Construction was also listed on the Completion Notice issued in 1957. From 1972-1973 the building was “modernized” and the mansards were added. In 1982 the gas station use ended, and the auto repair business was established. Subsurface tanks and a service canopy were removed in the late 1980s. The existing canopy was likely constructed around 1990.

The evaluator classifies the building’s design as an example of Western Ranch-style commercial architecture characterized, generally, by gabled rooflines, textured block piers, and vertical wood siding.

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

Table 1. Summary of Owners & Occupants for 1752 Shattuck Avenue

Owner		Occupants	
Name	Tenure	Name	Duration
E.M. Marquis	1929-1940?	service station W.H. Carpenter	1930-1933
		service station A.J. Norman	1933-1934
		service station A.A. Knowles	1934-1938
		Berkeley Hills Service	1938-1943?
Angelo, Mark, and Teresa Beltramo	1940-1957	service station Austin Breeze	1943-1957?
		California Cabs (1754 Shattuck)	1943-1955
James G., Floyd E., and Dorothy M. Wood	1957-1992	Shell Oil service station P.M. Lehrman	1957-1958
		Stan Anderson Shell Service	1958-1972
		Phillips 66	1973-1982
		auto care	1982-1988
Campus Auto Care	1992-2022	Campus Auto Care John K. Lee	1988-Present

V. Evaluation of Significance Criteria

Historic Context¹: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff suggests that the property's period of significance would have begun with the extant structure's date of completion in 1957 and continued until 1973 when the mansard roof was added. Owing to the subject property's design, continued use for automotive services, and its location along the Shattuck Avenue commercial corridor, it is associated with the historical themes of Berkeley's commerce and transportation.

Significance Criteria: The subject property has been evaluated based on the criteria of the California Register of Historical Resources and the Landmarks Preservation Ordinance (LPO/BMC Chapter 3.24). The existing building is more than 50 years old and, therefore, may be considered eligible for listing on the California Register of Historical Resources. Because it is more than 40 years old, BMC Section 23C.08.050 requires that it be evaluated for potential local significance prior to issuance of any demolition entitlement.

In determining the potential significance of this property, the evaluator has analyzed the property's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR) and the LPO/BMC Chapter 3.24. 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 Criteria *Historical and Cultural Value*

This property is associated with the historical patterns of commercial development and transportation in Berkeley. However, 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 or commercial development. Similar to the findings and conclusions for the previous significance criterion, this property is not associated with a historically significance person.

¹ National Register Bulletin #15, Item V: *How to Evaluate a Property within its Historic Context* (2002); National Register Bulletin #16A, Section III: *How to Complete the National Register Registration – Period of Significance* (1997).

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

The design of the building and canopy has elements of the twentieth century Ranch style, with mansards that were added in 1970s. The evaluator concludes -- and staff agrees -- that the building could not be considered an outstanding example of the style and, therefore, would not be significant for its 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)(2)), the extant structure does 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 it is:

- Neither a contemporary of the nearest City Landmarks and Structures of Merit, nor is it compatible with their style or design.
- Not a good example of design.
- Possesses no historically significant connections to its neighborhood, block, frontage or group of resources.

VI. 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 this property.

Attachments:

1. CA Dept. Parks & Recreation Forms A and B, and Historical Evaluation for 1752 Shattuck Avenue, prepared by Mark Hulbert of Preservation Architecture, 446 17th Street #302, Oakland, CA; dated February 2022.

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

PRESERVATION ARCHITECTURE

February 10, 2022

1752 Shattuck Ave., Berkeley City of Berkeley Historical Evaluation

The following provides an historical and historic architectural evaluation of the existing property and building at the above address and based on the City of Berkeley's evaluation criteria. This overall effort has been based on the acquisition and review of city permit records, census and telephone directory searches, review of current property title and environmental reports (availed by the owner), County deed research and acquisition of early permit records from the Berkeley Architectural Heritage Association.

The 1752 Shattuck Ave. property (assessor's parcel no. 58-2176-001-01) is located along the Shattuck Ave. corridor in north Berkeley, at the southwest corner of Shattuck Ave. and Francisco St. (figs.1-2).

The following summarizes the subject resource then proceeds to the City of Berkeley evaluation.

Summary History

The subject site – portions of lots 4, 5 and 6 of block "A" of the 1877 Janes Tract (fig.3) – was vacant land prior to its initial development as a service station in 1929. No graphical or photographic record of that station has been found, yet it was presumably the small gas and oil service building depicted at the front of the site in aerial views and, more specifically, the 1950 Sanborn map (fig.4). A 1929 permit record indicates its owner was E.M. Marquis and its contractor Independent Iron Works, which was a fabricator of such small metal station structures. That station may have been operated by W.H. Carpenter, whose gas station was listed in the 1930 classified ads at 1760 Shattuck Ave., a possible address for this property in that period.

Per permit records, in 1932, an "auto service" building was added, which was again, presumably, the structure depicted in aerial views and maps at the rear (west) portion of the lot. In addition to the 1929 station and the 1932 service building, the 1950 Sanborn map depicted an "auto repair" building on Francisco St. in the northwest corner of the lot, which appears to have been the subject of a 1936 permit. A subsequent alteration permit, in 1939, was for the construction of a hipped roof, presumably on the service station. Each of those permits listed the property address at 1752 Shattuck Ave. and its owner as E.M. Marquis.

Per directories, the 1929-1936 station was operated by various, independent service station tenants (W.H. Carpenter, 1930; A.J. Norman, 1933; A.A. Knowles, 1934; Berkeley Hills Service, 1938; Austin Breeze, 1943) and was also evidently vacant for some years, as no service station was listed in various directories in the latter 1940s and early 1950s.

Again based on the 1950 Sanborn map and historic directories, lot 4 had the address 1754 Shattuck Ave. and, in 1950, housed a small office structure at its north side. Directories identify a taxi company, California Cabs, at that address from 1943-1955.

By 1957, the subject portions of lots 5 and 6 were combined with the northern 25 feet of lot 4 (excepting the westernmost 25 feet, which had been deeded off in 1945) and the earlier structures were replaced by the extant service station building. Though the 1957 permit record indicated that

project would “modernize existing building” including its “being moved from front to rear of lot,” at present there is no visual evidence of an earlier station. Additionally, a simultaneous 1957 building permit called for “removing...existing buildings at rear of property.”

While it is conceivable that a remnant of an earlier auto service building was retained and modernized, the existing station building, without the mansards and with a different service canopy, otherwise dates to 1957 and was leased to and operated as a Shell Oil Co. service station from 1957 to 1973. In 1972-73, the station building was, per permit records, again “moderniz[ed]...to new corporate image,” which work added the mansards, and was thereafter operated as a Phillips 66 station until c1982, when its gas station use ended and the current auto care business began (the 1980 Sanborn map depicts the station building yet without depiction of a canopy). Gas and oil tanks were removed in the late-1980s, along with the earlier canopy, so the existing canopy presumably dates to c1990 (no record of its construction has been located).

As such, the subject building has not served as a combined gas and service station since 1982. Rather, the building and its architecture are a vestige of a former service station without the gas station use.

Summary Descriptions (figs.5-6)

Situated rearward in the southwest quadrant of its street corner site, with Shattuck Ave. to the east and Francisco St. to the north, the existing service station has 2 service bays and a corner office along with a central freestanding service canopy that projects to the Shattuck front. The site’s footprint is trapezoidal, the Shattuck frontage 115 feet, the Francisco frontage 88 feet, plus an additional 25 foot wide by approximately 11 foot deep westward extension at the southwest corner.

The open site is asphalt paved with a concrete slab on grade beneath the canopy. Vehicular access from Shattuck is at the site’s southeast corner and the remainder of that frontage is fenced. A small planting bed at the street corner has a concrete footing of a former sign pole. That planting bed is paired with another at the Francisco front, which frame that vehicular access, along with a low fence at the rearward half of that side. There are also a couple of trees along the south and west property line. In the narrow space alongside the station building and in the small extension in the southwest corner of the site are storage sheds.

The station building’s roof is medium slope with a broad, low and canted front gable and a secondary gable projecting over the corner office. Overhanging roof eaves have flat aluminum fascias and aluminum shiplap mansards also stand atop the roof at front (east) and sides (north and south). Walls are composed of concrete masonry (cmu) piers with wood vertical board gable infill, central pier between service bays and at north side wall. Aluminum framed storefront windows wraparound the front (northeast) corner atop a cmu and concrete base. Front office door is wood with a large glass lite and a jalousie window above. At its north side are 2 solid toilet room doors with obscure-glazed transom lites.

Frontward, the open service canopy floats atop 2 central, pillowed conc block piers. The flat canopy roof is evidently steel framed with a wraparound flat fascia and shiplapped aluminum mansards above, similar to the station building.

The overall form of the existing station building, with its forward gables, concrete block piers and aluminum framed corner storefront, is what remains from a standardized, 1957 Shell station designed by the Shell Oil Co. The building’s gabled rooflines, its textured block piers and vertical wood siding generically indicate a western Ranch style building minimally adapted for mid-20th century commercial

use. While the station building remains, the original gas pumps, canopy and signage are no longer extant. As noted, there is also no evidence of the earlier (1932-1957) gas station development. The subject resource therefore dates to 1957.

Associated Persons

In its 90 year duration as a service station site, per permit records, the property owner in 1929 through the 1930s was E. M. Marquis, in that period the president of the Community Building and Loan Association, Berkeley, under whose name a service station was developed. Per deed records, from c1940-1957, its owners were Angelo, Mark and Teresa Beltramo, under whose period of ownership there were no permitted alterations. From 1957 to 1992, the owners were James G., Floyd E., and Dorothy M. Wood, the property owners' in the period of the development of the existing station building and who deeded the property to its most recent owners, Campus Auto Care (John K. Lee), in 1992. Campus Auto Care deeded the subject property to the current owner in 2021.

Architect, Builder, etc.

As noted, the architect, engineer and contractor of the existing 1752 Shattuck Ave. building were all identified in the 1957 permit records as the Shell Oil Co., without further identification of any specific persons. In the 1957 Completion Notice for that project, Lang Construction was also identified.

Evaluation

The service station building and property located at 1752 Shattuck Ave. are 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:

- 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, in the applicable context of 20th century automotive transportation and associated infrastructure, more specifically the development of service stations in the mid-20th century, this common service station building has no potential historic 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 subject service station site or building.
- Have no potential to 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" (LPO Section A.1.a).
- The subject building is not a prototypical or outstanding example of its period or style, neither is it the work of an identifiable, individual architect, engineer or builder. Such standard service station architecture has no historic architectural importance (LPO Section A.1.b).
- This surviving service station building is not an architectural example worthy of preservation for any "potentially exceptional values relative to its neighborhood fabric" (LPO Section A.1.c).
- Nor is this building worthy of potential preservation as part of its neighborhood, block or street

frontage (LPO Section B.1).

Further, under CoB Structure of Merit criteria:

- As cited above, the extant service station 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 age of the subject building is 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 does the subject building constitute a 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 any 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 existing building at 1752 Shattuck 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: figs.1-6 (pp.5-7); 1929-1939 and 1957 permit applications



Fig.1 – 1752 Shattuck Ave.. – Aerial (Google Earth, 2022, north is up)

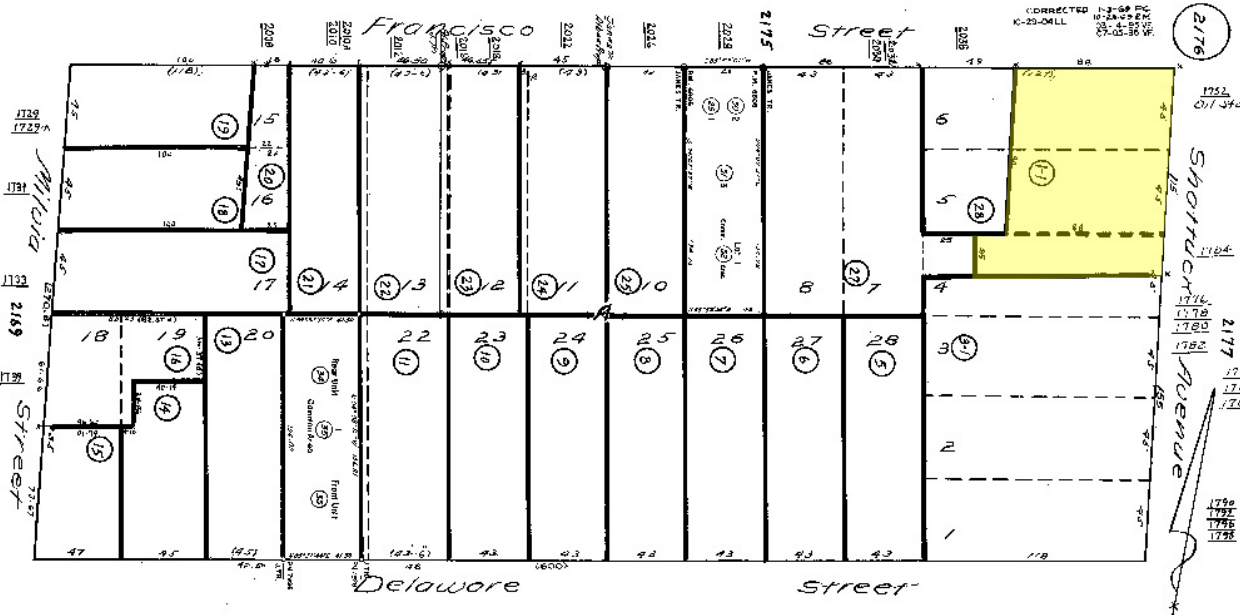


Fig.2 – 1752 Shattuck Ave. (highlighted) – from Assessor's Parcel Map

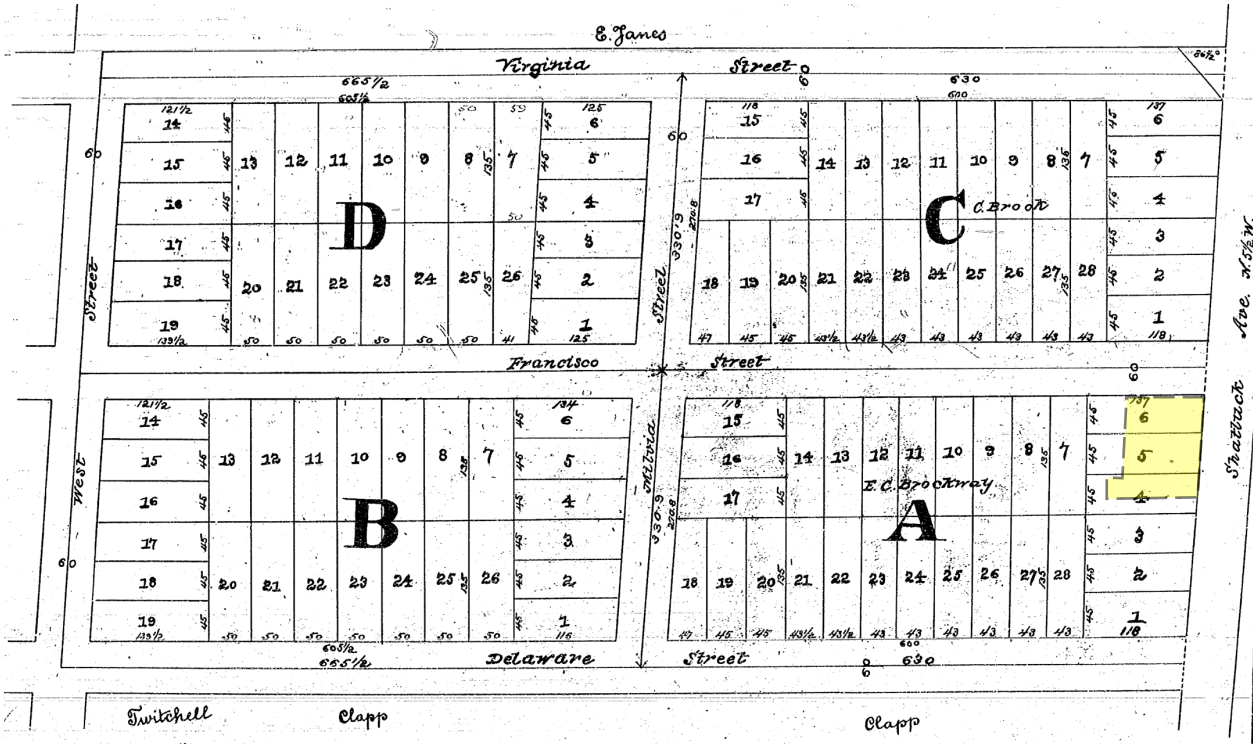


Fig.3 – 1752 Shattuck Ave. (highlighted) – 1877 Map of the Janes Tract (north is up)

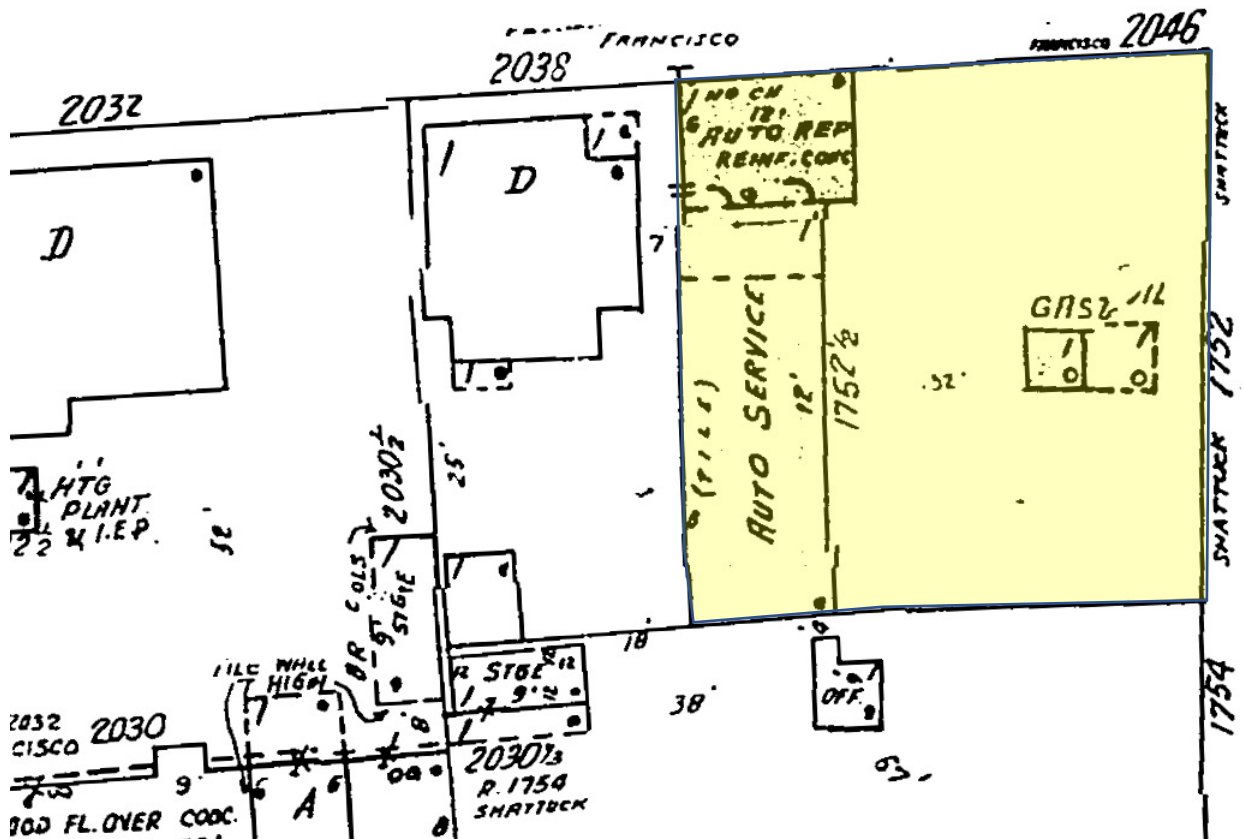


Fig.4 – 1752 Shattuck Ave. (highlighted) – from 1950 Sanborn map (north is up)



Fig.5 – 1752 Shattuck Ave. – Front (east), from Shattuck Ave. (MH 2022)



Fig.6 – 1752 Shattuck Ave. – North side, from Francisco St. (MH 2022)

WRITE IN INK

Application for Building Permit

Private Garage Service Station.

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission

to build a ~~framing garage-to-house~~ ^{Steel} machine.
Located South West Corner Francisco & Shattuck Sts.
Value 1800⁰⁰

SIZE, LOCATION AND CONSTRUCTION TO BE AS FOLLOWS:

Size: 12x12 Bldg with Canopy
Floor: Concrete
Outside Walls: Steel
Roof: Steel
Distance from furthest projection of dwelling: 100'
Distance from side lot line: 30'
Distance from rear lot line: 50'

Walls closer than 2 feet to the side and/or rear lot lines will be fireproofed as follows:

Name of Owner E. M. Marquis Residence Address 1824 Chas St.
Name of Builder Independent Iron Works Residence Address 1824 Chas St.

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.

In Zone No. OT Ordinance No. Independent Iron Works
Signature of Owner, Architect or Builder. [Signature]
Address 1824 Chas St Oakland.

FOR DEPARTMENT USE ONLY

Number 1780 Street Shattuck St Page 1 Permit No. 33401
Filed 10-1-29 Ready 10-1-29 Checked by [Signature] Date Issued 10-1-29

APPLICATION FOR BUILDING PERMIT FRAME BUILDING

WRITE IN INK

Permits expire one year from date of issue unless sooner revoked by the City Council. It is unlawful to commence or proceed with any work requiring a building permit until such permit has been issued.

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a 1 story 4 room frame building to be occupied as dwelling (No.) 1 Number of Stories

Lot located on the SW Corner of Stutts street 1 feet 1 feet of Francisco street.

Being Lot No. _____ Block _____ Tract _____

Estimated entire cost of building \$ 1170.00 (Includes all materials and labor for finished building.)
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.

Size of lot 90 by 81 feet. Size of proposed building 23 feet by 70 feet.

Extreme height of building 13 feet.

Ceiling heights in clear to be as follows:

Cellar none ft. in.
First story 12 ft. in.
Second story X ft. in.
Third story X ft. in.

Foundation to be of (material) concrete

Walls { Width at top 6 2 8 inches.
Width at bottom 12 inches.
Least height 12 inches.
Greatest height 36 inches.
Piers { Size at top X inches.
Size at bottom X inches.
Height X ft. on centers.

Mud sills 2 x 4 RW
Main sills (plates) 4 x 4
Post on piers 4 x 6
Girders 4 x 12 Max. span 8 ft.
Underpinning X inches O. C.
Size of studs in outside walls to be as follows:

First story 2 x 4 inches 16 inches O. C.
Second story X inches inches O. C.
Third story X inches inches O. C.

Bearing partitions to be same as outside walls of such story. Exterior wall coverings to be of tile. All outside walls covered with shingles or plaster will be close boarded.

Roof { Covered with tile
Sheathing 1 x 8 inches 8 inches O. C.
Pitch flat

First floor joists concrete inches inches on centers. Longest span between supports _____ ft.
Second floor joists X inches inches on centers. Longest span between supports _____ ft.
Third floor joists X inches inches on centers. Longest span between supports _____ ft.
Ceiling joists 2 x 4 inches 16 inches on centers. Longest span between supports 16 ft.
Rafters 2 x 8 x 2 x 12 inches 24 inches on centers. Longest span between supports 12 ft.

Chimneys { Brick: Number _____ lined with terra cotta.
Patent: Number _____ size _____ Number of inlets per flue _____ Size of inlets _____

Instantaneous water heaters (number) _____ not to be connected with smoke flues.

Furnace, to burn _____

Name of Owner of Ground E. W. Moxley Residence Address 2
Name of Owner of Building _____ Residence Address _____
Name of Lessee of Building 1522 W 10th Residence Address _____
Name of Architect or Designer _____ Residence Address _____
Name of Builder O. R. Ringeltaube Residence Address 1059 Cragmont Ave

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.

In Zone No. III Ordinance No. 666
Signature of Owner, Architect or Builder: O. R. Ringeltaube
Address 1059 Cragmont Ave

FOR DEPARTMENT USE ONLY

C.L. 3799
7752 Watt 38
Number Street Page
Filed Ready Checked by Date Issued 11-3-1936
Permit No. 37122

WRITE IN INK

Application for Building Permit

CLASS ~~MINOR~~ C BUILDING

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission
 Add to 1 story 1 room class E-III building. 1752 Shattuck
 on the corner of S.W. FRANCIS Street Shattuck feet of Shattuck 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 \$ 600.00 Extreme height of building 15 ft.

Size of Lot 88 by 90 feet. Size of proposed building 20 ft. by 27 ft.

Building to be occupied as Garage by (No.) 1 families.

	WALLS			PIERS OR COLUMNS		JOISTS			GIRDERS		
	HEIGHT	MATERIAL	Thickness IN FOOT	MATERIAL	SIZE	MATERIAL	SIZE	LONGEST SPAN	MATERIAL	SIZE	LONGEST SPAN
Footings	<u>12</u>	<u>Concrete</u>	<u>12</u>			<u>CC</u>	<u>2x12</u>	<u>20</u>			
Foundations	<u>12x12</u>	<u>Concrete</u>		<u>Concrete</u>							
Basement											
1st Story	<u>12</u>		<u>6</u> <u>6</u>								
2nd Story											
3rd Story											
4th Story											
5th Story											
6th Story											
7th Story											
8th Story											

Light shaft wall covering to be of _____

Roof covered with 4 ply 15" felt Pitch Flat

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) _____

Cove brackets will be solid _____

Name of Owner of Ground Markes Res. Address 1752 Shattuck

Name of Owner of Building _____ Res. Address _____

Name of Lessee of Building A.D. Knowels Res. Address _____

Name of Architect or Designer J.H. Piatt Bus. Address Blair Exchange Bld. Rm 512

Name of Builder M.F. Hamilton Bus. Address 2444 Vine Street

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.

Louis J. ...
F. Z ...
1752 Shattuck
 Signature of Owner, Architect or Builder: M.F. Hamilton
 Address: 2444 Vine Street

This Permit expires one year from date unless sooner revoked by the City Council.

FEB 25 1936

Permit No. 40294

OK All

Paid
Plan Checking Fee 17.50
Bldg. Permit Fee 30

CITY OF BERKELEY

Building Inspection Department

TOTAL _____

APPLICATION FOR BUILDING PERMIT

Additions, Alterations and Repairs

Application is hereby made to the Building Inspection Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a
Group 1; Type SINGLE Story; ONE Room Building
Present use of building SERVICE STATION Families _____ Rooms _____
Proposed use of building SERVICE STATION Families _____ Rooms _____
Located at SHATTUCK & FRANCISCO, BERKELEY

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Valuation of proposed work: Include all labor and material \$ 10,000

Building to be occupied as SERVICE STATION by LESSEE FROM SHELL OIL CO.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Small sketches may be drawn on the back of this sheet

MODERNIZE EXISTING STEEL BUILDING INTO 2-BAY STEEL BUILDING WITH MASONRY REAR WALL AS DEPICTED ON ATTACHED DRAWINGS. BUILDING IS BEING MOVED FROM FRONT TO REAR OF LOT.

Name of Owner A. Wood Address 315 DEWEY AVE OAKLAND Telephone KE2-4112
Name of Architect or Designer SHELL OIL CO Address SAME
Name of Engineer SAME Address SAME
Name of Builder SHELL OIL CO. Address SAME Telephone SAME
State License No. _____ Workmen's Compensation Insurance Policy or Certification Filed Yes _____ No _____
City of Berkeley License No. N1317 278
Expires _____

We hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, 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.

A. Wood By P.M. Sherman SHELL OIL CO.
Signature of Owner, Agent or Builder

Fire Zone No. 1. 2. 3.

FOR DEPARTMENT USE ONLY

1752 Shattuck Permit No. 83091
Number Street Date Issued 9-26-57

BLOCK BOOK NO. _____
PAGE 38 ISSUED BY R. Higgins

Zoning Permit

(Section 17, Ordinance No. 3018-N.S.)

Permit for Modernize exist Service Stat.
At 1752 Shattuck Ave. In a C-1 District
Area of lot in sq. ft. _____ % of lot covered by buildings _____
Distance from proposed structure or Addition to _____
Front P/L _____ Left Side P/L _____ Right Side P/L _____ Rear P/L _____
Height
Main Building _____ Accessory Building _____
Certificate:
I hereby certify that the foregoing statement and data are in all respects to the best of my knowledge and belief true and correct.
Issued: 9/26/57
By P. A. Smith
Planning Department

Signature: _____

DEPARTMENT OF PUBLIC WORKS

SEWER O.K.

DRIVEWAY O.K.

BY Richard Morgan

Owner's Name _____

By _____ Agent

I certify that I will obtain an obstruction permit as required by Ordinance No. 3085-N.S. and provide pedestrian protection during construction or demolition as required by Part IX, Chapter 44, Volume 1, Ordinance No. 3318-N.S. and Ordinance No. 1592-N.S. of the City of Berkeley.

Obstruction permit no. _____

Signed _____

Issued by _____ Engrg. Div.

OWNER'S APPLICATION ONLY

Date _____

I hereby certify that I am the applicant for a _____ permit and that in the performance of the work for which such permit is issued, I will not employ any person or persons in any manner so as to become subject to the provisions of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signed _____

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 #: 1752 Shattuck 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 1752 Shattuck Ave. City Berkeley Zip 94709
 d. UTM: Zone ___, _____ mE/ _____ mN
 e. Other Locational Data:
 Assessor's Parcel Number: 058-2176-001-01

*P3a. Description:

Situated rearward in the southwest quadrant of its street corner site, with Shattuck Ave. to the east and Francisco St. to the north, the existing service station has 2 service bays and a corner office along with a central freestanding service canopy that projects to the Shattuck front. The site's footprint is trapezoidal, the Shattuck frontage 115 feet, the Francisco frontage 88 feet, plus an additional 25 foot wide by approximately 11 foot deep westward extension at the southwest corner. The open site is asphalt paved with a concrete slab on grade beneath the canopy. Vehicular access from Shattuck is at the site's southeast corner and the remainder of that frontage is fenced. (cont.)

P5a. Photograph



Fig.1 - 1752 Shattuck Ave., front (east), looking west)

*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:
1,3)MH,2022;
2)2022,GoogleEarth
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
1957, building permit #83091 (attached)
 *P7. Owner and Address:
1752 Shattuck LLC
1321 Mission St.,Ste.101.
San Francisco, CA 94103
 *P8. Recorded by:
Mark Hulbert
446 17th St. #302
Oakland, CA 94612
 *P9. Date Recorded:
February 10, 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1752 Shattuck Avenue, Berkeley *NRHP Status Code _____
 Page 2 of 6

B1. Historic Name: none
 B2. Common Name: 1752 Shattuck Avenue
 B3. Original Use: Service station B4. Present Use: Auto care
 *B5. Architectural Style: Modern Commercial Ranch
 *B6. Construction History:

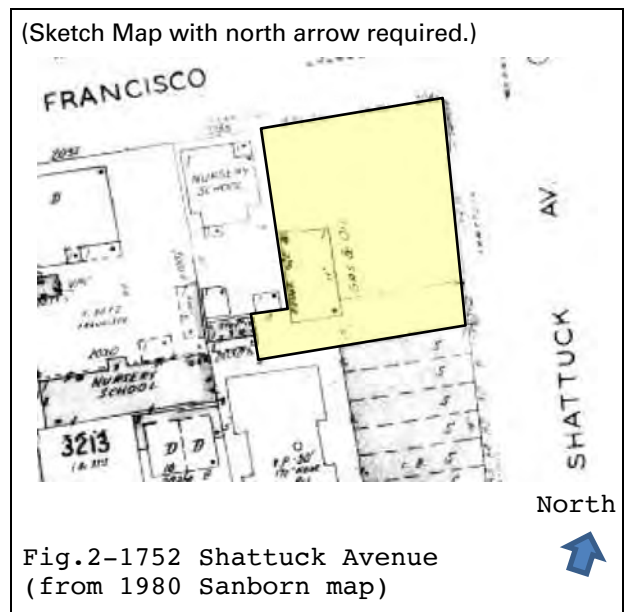
The subject site – portions of lots 4, 5 and 6 of block “A” of the 1877 Janes Tract – was vacant land prior to its initial development as a service station in 1929. No graphical or photographic record of that station has been found, yet it was presumably the small gas and oil service building depicted at the front of the site in the 1950 Sanborn map. The 1929 permit record indicates its owner was E.M. Marquis and its contractor Independent Iron Works, which was a fabricator of such small metal station structures. That station may have been operated by W.H. Carpenter, whose gas station was listed in the 1930 classified ads at 1760 Shattuck Ave., a possible address for this property in that period. (cont.)

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

The subject building is a small, single-story, service station building dating to 1957 and which replaced a 1929-1936 gas station, about which there is no visual evidence. Overall, the existing station building of common Modern design and construction has no distinctive 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; ACC Environmental Consultants, Inc., *Phase 1 Environmental Site Assessment Report 1752 Shattuck Avenue*, Berkeley, California, September 28, 2020.
 B13. Remarks: none
 *B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: February 10, 2022

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1752 Shattuck Avenue, Berkeley
Page 3 of 6

Description (continued):

A small planting bed at the street corner has a concrete footing of a former sign pole. That planting bed is paired with another at the Francisco front, which frame that vehicular access, along with a low fence at the rearward half of that side. There are also a couple of trees along the south and west property line. In the narrow space alongside the station building and in the small extension in the southwest corner of the site are storage sheds.

The station building's roof is medium slope with a broad, low and canted front gable and a secondary gable projecting over the corner office. Overhanging roof eaves have flat aluminum fascias and aluminum shiplap mansards also stand atop the roof at front (east) and sides (north and south). Walls are composed of concrete masonry (cmu) piers with wood vertical board gable infill, central pier between service bays and at north side wall. Aluminum framed storefront windows wraparound the front (northeast) corner atop a cmu and concrete base. Front office door is wood with a large glass lite and a jalousie window above. At its north side are 2 solid toilet room doors with obscure-glazed transom lites.

Frontward, the open service canopy floats atop 2 central, pillowed conc block piers. The flat canopy roof is evidently steel framed with a wraparound flat fascia and shiplapped aluminum mansards above, similar to the station building.

The overall form of the existing station building, with its forward gables, concrete block piers and aluminum framed corner storefront, is what remains from a standardized, 1957 Shell station designed by the Shell Oil Co. The building's gabled rooflines, its textured block piers and vertical wood siding generically indicate a western Ranch style building minimally adapted for mid-20th century commercial use. While the station building remains, the original gas pumps, canopy and signage are no longer extant. As noted, there is also no evidence of the earlier (1932-1957) gas station development. The subject resource therefore dates to 1957.



Fig.3 – 1752 Shattuck Ave., north side

CONTINUATION SHEET

Property Name: 1752 Shattuck Avenue, Berkeley
Page 4 of 6

Construction History (continued):

Per permit records, in 1932, an "auto service" building was added, which was, again, presumably the structure depicted in aerial views and maps at the rear (west) portion of the lot. In addition to the 1929 station and the 1932 service building, the 1950 Sanborn map depicted an "auto repair" building on Francisco St. in the northwest corner of the lot, which appears to have been the subject of a 1936 permit for a new garage. A subsequent alteration permit, in 1939, was for the addition of a hipped roof, presumably on the service station. Each of those permits listed the property address at 1752 Shattuck Ave. and its owner as E.M. Marquis.

Per directories, the 1929-1936 station was operated by various, independent service station tenants (W.H. Carpenter, 1930; A.J. Norman, 1933; A.A. Knowles, 1934; Berkeley Hills Service, 1938; Austin Breeze, 1943) and was also evidently vacant for some years, as no service station was listed in various directories in the latter 1940s and early 1950s.

Based on the 1950 Sanborn map and historic directories, lot 4 had the address 1754 Shattuck Ave. and, in 1950, housed a small office structure at its north side. Directories identify a taxi company, California Cabs, at that address from 1943-1955.

By 1957, the subject portions of lots 5 and 6 were combined with the northern 25 feet of lot 4 (excepting the westernmost 25 feet, which had been deeded off in 1945) and the earlier structures were replaced by the extant service station building. Though the 1957 permit record indicated that project would "modernize existing building" including its "being moved from front to rear of lot," at present there is no visual evidence of an earlier station. Additionally, a simultaneous 1957 building permit called for "removing...existing buildings at rear of property."

While it is conceivable that a remnant of an earlier auto service building was retained and modernized, the existing station building, without the mansards and with a different service canopy, otherwise dates to 1957 and was leased to and operated as a Shell Oil Co. service station from 1957 to 1973. In 1972-73, the station building was, per permit records, again "moderniz[ed]...to new corporate image," which work added the mansards, and was thereafter operated as a Phillips 66 station until c1982, when its gas station use ended and the current auto care business began (the 1980 Sanborn map depicts the station building yet without depiction of a canopy). Gas and oil tanks were removed in the late-1980s, along with the earlier canopy, so the existing canopy presumably dates to c1990 (no record of its construction has been located).

Consequently, the subject building has not served as a combined gas and service station since 1982. Rather, the building and its architecture are a vestige of a former service station without the gas station use.

Associated Persons

In its 90+ year duration as a service station site, per permit records, the property owner in the 1930s was E. M. Marquis, in that period the president of the Community Building and Loan Association, Berkeley, under whose name a service station was developed between 1929 and 1939. Per deed records, from c1940-1957, its owners were Angelo, Mark and Teresa Beltramo, under whose period of ownership there were no permitted alterations. From 1957 to 1992, the owners were James G., Floyd E., and Dorothy M. Wood, the property owners' in the period of the development of the existing station building and who deeded the property to its most recent owners, Campus Auto Care (John K. Lee), in 1992. Campus Auto Care deeded the subject property to the current owner in 2021.

CONTINUATION SHEET

Property Name: 1752 Shattuck Avenue, Berkeley
Page 5 of 6

Significance (continued):

Evaluation

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

Criterion 1 – Events

The applicable historic context is, broadly, mid 20th century automotive transportation and associated infrastructure, more specifically the development of service stations in the mid-20th century. In this broad context, this common service station building does not constitute an event of any importance nor have any specific historic events been associated with this resource. Consequently, 1752 Shattuck Ave. does not meet CR criterion 1.

Criterion 2 – Persons

No individual or family unit are directly associated with the existing site at 1752 Shattuck Ave. Rather, there were a number of individuals and groups who shared in the endeavor. Throughout the subject property's built history, the property owners, as landlords, provided the agency. In the period of the Shell station, the owners – James G., Floyd E. and Dorothy M. Wood – leased this property to the Shell Oil Co., who designed and built the station but did not operate it. The operators, the persons on the ground, were franchisees (Stan Anderson Shell Service, 1958-1972).

Thus, there were a group of associated “persons,” each taking a part and a piece of the commercial transaction. Of which, in the center was the Shell Oil Co., a corporate entity (thus the use of quotation marks), which was responsible for the design and construction of the extant station building (the 1957 station permit identifies A. Wood as the owner and his/her address associated with the Shell Oil Co. in Oakland, no connection between A. Wood and James G. Wood, etc., has been ascertained). Additionally, persons and entities attributable to the earlier gas station do not have direct associations to the extant property. In sum, no persons of historical importance were directly associated with the development of the existing service station building, so the subject property does not meet CR criterion 2.

Criterion 3 – Design/Construction

While this property was first developed with a gasoline and oil service station in 1929, no evidence of that earlier development remains. Replaced in 1957, what remains of that station design has no historic architectural importance. It was a common station building with a pair of service docks and doors, an office/shop and a pair of small restrooms, which building was then dressed by its parent company in their commercial “style.” The building’s architectural form and its architectural style are two different things, the latter an applied brand – a minor example of a “decorated shed.” In this case, the brand was commercial ranch, which style was modified over time, as it was again when Shell “modernized” the station in the early 1970s, including the addition of existing mansard roof elements.

Moreover, thousands of such stations then existed, even locally. In the 1960 Oakland-Berkeley directory, there were 5-1/2 pages of local service stations, including almost 100 in Berkeley alone, including Shell stations, of which there were approximately 10 in Berkeley, Albany and El Cerrito, a number of which in fact remain as gas stations. One such, at the corner of Oxford and Allston, remains a Shell station and embodies the 1950s Ranch style design. Another surviving gas station, at the corner of Cedar and San Pablo, is no longer a Shell station yet still embodies the 1950s Shell design.

While the number of stations has been dwindling, many yet remain, in use and otherwise. Like this one, most are common station buildings without design or construction importance.

CONTINUATION SHEET

Property Name: 1752 Shattuck Avenue, Berkeley

Page 6 of 6

Significance (continued):

The building's 1957 design and construction are attributed to the Shell Oil Co., so there is no individual architect, builder, etc. 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, does 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 1752 Shattuck Ave. in Berkeley have no potential historical or historic architectural significance per the California Register criteria.