

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
MARCH 7, 2024

2613 San Pablo Avenue

Demolition Referral: Use Permit (#ZP2022-0171) to demolish a single-story commercial building constructed in 1927 (APN: 054-1785-015-00).

I. Application Basics

A. Zoning District: Commercial West Berkeley (C-W) Zoning District

B. Parties Involved:

- Project Applicant Isaiah Stackhouse
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
- Evaluator Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94010
- Property Owner 2601 SPA, LLC
9101 Burning Tree Road
Bethesda, MD 20817

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

II. Background

On December 12, 2022, the applicant submitted a Use Permit application to demolish three commercial buildings located at 2603– 2605 San Pablo Avenue, 2607– 2611 San Pablo Avenue, and 2316 San Pablo Avenue, and to construct a new, 8-story, mixed-use building with 223 dwelling units. LPC took no action on the demolition referrals for 2603– 2605 San Pablo Avenue and 2607– 2611 San Pablo Avenue at the September 7, 2023 LPC meeting. The application is eligible for streamlined review per Senate Bill 330.

The Use Permit application #ZP2022-0171 is under review by the Zoning Officer and the project is not yet scheduled for Zoning Adjustments Board (ZAB) consideration; see link to plans 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.

When such a demolition request occurs under the provisions of Senate Bill 330¹, the City would be divested of the ability to impose conditions related to historic resource preservation upon Use Permit approval. Nevertheless, the study of potential significance and the LPC referral shall be completed in accordance with the BMC requirement.

In considering the proposed demolition of a structure, the Commission will weigh the potential to meet the significance criteria for 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 can 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.

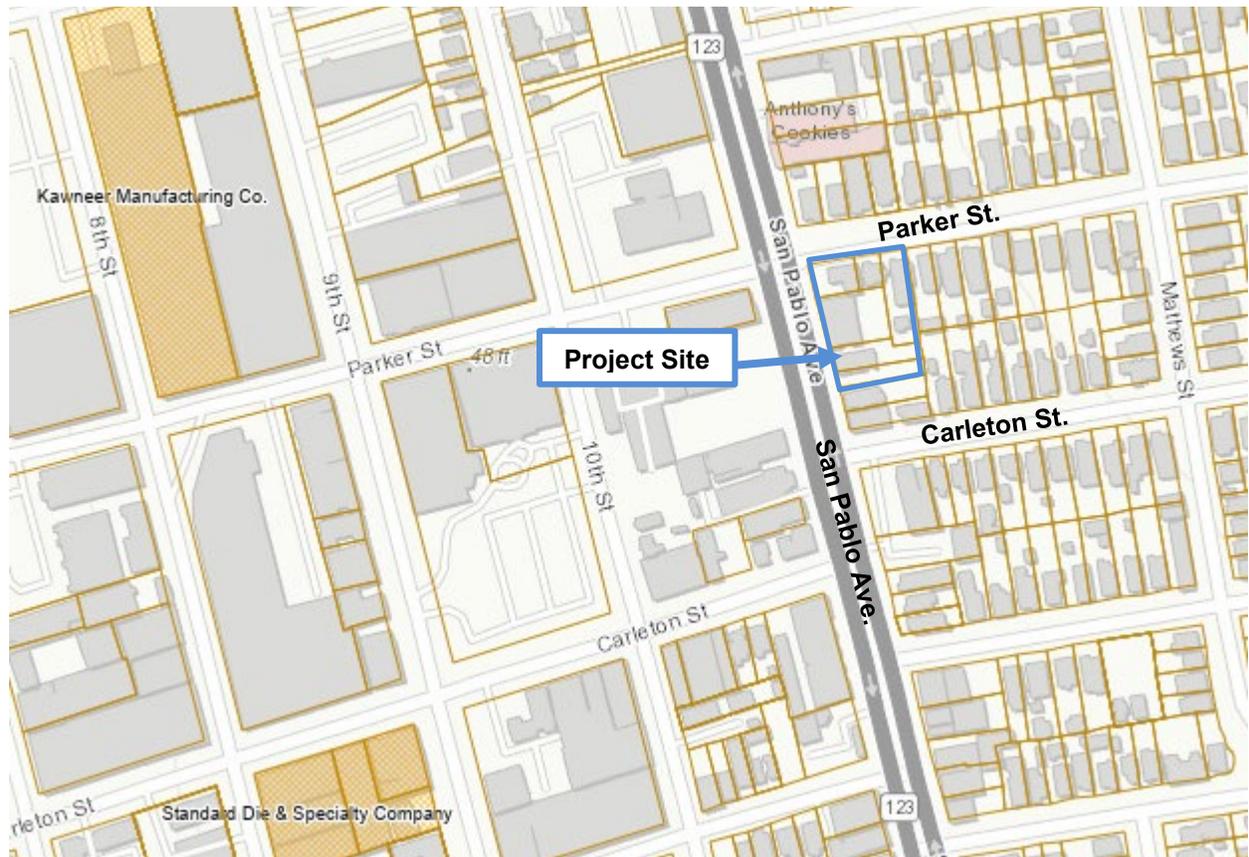
¹ At the time that the Use Permit application was submitted, the subject property was not a locally-designated Landmark site and not subject to BMC Chapter 3.24. If designation status were granted after Use Permit submittal date, then SB 330 would prevent the City from imposing any conditions under BMC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

III. Historical Resources

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 subject property is not adjacent to any City of Berkeley landmark sites. The nearest City of Berkeley Landmarks/Structures of Merit are the Standard Die & Specialty Company, constructed in 1924, located at 2701 – 2721 Eighth Street/934 Carleton Street, and the Kawneer Manufacturing Co., constructed in 1913, located at 2547 Eighth Street, (see Figure 1).

Figure 1: Vicinity Map showing historic resources (City of Berkeley GIS, 2023)



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

Figure 2: Subject Property, 2613 San Pablo Avenue building, current site conditions (Page & Turnbull, 2023)



Figure 3: Subject Property, 2613 San Pablo Avenue, historic photograph, c. 1948 (Berkeley Architectural Heritage via Page & Turnbull)



Figure 4: Subject Property, 2613 San Pablo Avenue, historic photograph, c. 1967 (Berkeley Architectural Heritage via Page & Turnbull)



IV. Property Description

The historic resource evaluation (HRE) for the subject building, which consists of a CA Department of Parks & Recreation (DPR) Form 523 (A/L), was completed by preservation consulting firm Page & Turnbull, Inc. on November 9, 2023; 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 property is a 40-foot-wide by 139-foot-deep L-shaped parcel in West Berkeley on the east side of San Pablo Avenue, north of Carleton Street and south of Parker Street. The Use Permit project site encompasses the subject property and four adjacent parcels.

Building Description: The wood-frame building is situated along the west (front) lot line. There is a single storefront at the west façade. The storefront features a recessed, angled central entryway with a metal outer door and a wooden door behind, flanked by wood-frame storefront windows with bulkheads. Above the storefront is a row of clerestory windows (painted over), and above the clerestory windows is the remains of a neon sign. The west corner of the south façade features a mural with a pig, cow, and chicken, advertising "KC's Bar B Que." The roof is flat behind a parapet wall with red clay roof tiles. The extant building features reflect the Mediterranean Revival architectural style. See Figure 2 above.

A full description of the building is provided in the HRE, Attachment 1 of this report.

Early Site History & Parcel Development: The building was built in 1927 by contractor Anton E. Correia for the owner, Silvestro Paolini, an Italian-born grocer who lived in the immediate neighborhood of the site. Paolini also owned the two properties adjacent to the north (which were on the September 7, 2023 LPC meeting agenda). Paolini and his wife, Argene Pagni, operated a fruit store and later a liquor store at 2605 San Pablo Avenue from 1923 to 1930. The subject property was occupied by a series of restaurants from the 1930s through the 1960s, and was briefly occupied by a retail store in the 1960s, and the restaurant use continued from the 1960s until 2017.

The original wood drop siding on the south façade was covered with stucco, original storefront windows and the main pedestrian door on the west (front) façade have been replaced, storefront windows on the west façade were covered with sheetrock panels in the 1960s (the windows north of the main entrance were later uncovered), a floret medallion above the second pedestrian entrance at the south end of the west façade was removed, along with the second pedestrian entrance, and the neon sign over the main entrance was removed. A 2017 fire destroyed the east façade, and the remaining openings on the west façade were covered.

V. Evaluation of Significance Criteria

Historic Context²: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that the period of *potential* significance for the building at 2613 San Pablo Avenue would have been 1927, when the building was originally constructed. However, since the building is not identified as significant, no period of significance applies.

Owing to the subject building's commercial use and location on a major commercial corridor, this property is linked to a historic context that is best defined as economic development. This evaluation of the property's historical significance therefore, analyzes the significance criteria within the theme of economic development.

Significance Criteria: The subject property is evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing building is over 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 it is more than 40 years old, BMC Section 23C.08.050 requires that the building be evaluated for potential local significance prior to issuance of any demolition entitlement.

In determining the potential significance of this property, Page & Turnbull has analyzed the building's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR). To supplement Page & Turnbull's analysis of the CR, staff has provided an analysis of the Landmarks Preservation Ordinance (LPO), BMC Chapter 3.24, which closely aligns to criteria of the CR. The evaluation concentrates on possible associations with events (CR-1, BMC Sections

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

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 result of Page & Turnbull's and staff's evaluation is discussed below.

CR and BMC Criteria:

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

Per National Register Bulletin 15, to be associated with historic events a property must be associated with events important to a historic context, and that association must be significant. KC's Bar B Que opened at the building in 1975, and remained for 42 years, until it was severely damaged by a fire in 2017. A mural from when the building was occupied by KC's Bar B Que is still visible on the south façade. The HRE concludes that although KC's Bar B Que was a longtime African American business in Berkeley, the property at 2613 San Pablo Avenue does not meet CR Criterion 1 because the restaurant is not associated with significant historical events. Therefore, the property has not been found to hold historical significance to the City.

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

Per the guidance from the National Register Bulletins, for a property to exhibit cultural value the persons associated must be individually significant within a historic context, and the property must be associated with the person's productive life. Vernell Davis founded KC's Bar B Que in 1968, relocated the business to 2613 San Pablo Avenue in 1975, and operated it until 1987, when his son Patrick took over. Little is known about Davis, other than he was the proprietor of a local barbeque restaurant. He and the prior owners (Silvestro and Argene Paolini, Ezel and Claudia Swarm) and occupants (Charles and Lydia Maxim) of the property do not appear to have made individually significant impacts to history. KC's Bar B Que is not associated with the movement or evolution of Berkeley's African American community. The HRE concludes that 2613 San Pablo Avenue does not meet CR Criterion 2 because it was not found to be associated with any religious, cultural, governmental, social, and economic developments of the City. No persons associated with the property are of identifiable historical importance or found to have made notable or lasting contributions to their field. This property has not contributed to the movement or evolution of culture in Berkeley and, therefore, does not exhibit cultural significance.

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

The building is a modest Mediterranean Revival wood-frame commercial building built in 1927 by a local contractor. In the past, there was an arched secondary pedestrian entrance on the primary façade, with a medallion over the entrance, but that was removed sometime after 1967. Today, the only connection to the Mediterranean Revival style is the red clay roof tiles. The building can be described as modest because it lacks ornamentation and classical details.

The building has been modified throughout its history, and many of the original architectural features and materials have been altered or removed. The building does not possess architectural merit or contribute to the neighborhood fabric as an exceptional architectural example. Therefore, the subject property does not embody the distinctive

characteristics of a type, period, or method of construction, and does not satisfy the criteria for architectural merit.

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

The evaluation of this property was limited to above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information. Further, there have been no recent CA Historical Resource Information System investigation for this parcel or its environs, but previous research concluded that it is not likely to yield archeological information.

National Register – BMC Criterion *National Register*

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

LPO Criteria:

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the subject building 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 not in close proximity to a City Landmark, so it is not contemporary with or compatible in size, scale, style, materials, or design;
- It has been altered, and the extant architectural design is not distinctive;
- It is not associated with events that are historically significant to the City of Berkeley.

For all of these reasons, Page & Turnbull and staff conclude that the building is not eligible for national, state, or local register listing.

VI. Recommendation

1. **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 the property for consideration.

Attachment:

1. California Department of Parks and Recreation (DPR) Primary Record Form 523A/B/L, 2613 San Pablo Avenue, prepared by Page & Turnbull, Inc., recorded November 9, 2023.

Prepared by: Allison Riemer, AICP, Associate Planner; ariemer@berkeleyca.gov, (510) 981-7433

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov, (510) 981-7410

San F120State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____	Reviewer _____ Date _____

Page 1 of 16 Resource name(s) or number (assigned by recorder) 2613 San Pablo Avenue

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County** Alameda
***b. USGS 7.5' Quad** Oakland West **Date** 2022
***c. Address** 2613 San Pablo Avenue **City** Berkeley **Zip** 94704
***e. Other Locational Data:** Assessor's Parcel Number 54-1785-15

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The parcel which contains 2613 San Pablo Avenue (APN 54-1785-15) is located in the western part of Berkeley on the east side of San Pablo Avenue (**Figure 1**). Originally built in 1927, the one-story, stucco- and wood drop siding-clad building was built by Anton E. Correia for property owner Silvestro Paolini. The building includes a single commercial space, and was occupied by various restaurant and retail tenants throughout its history. It was damaged by a fire in 2017 and is currently vacant. All openings on the primary façade are currently covered with plywood.

The wood-frame building at 2613 San Pablo Avenue is built to its west (front) lot line. The primary, west façade features a single storefront and a secondary entrance at its south end. The building features a flat roof, a false parapet with red clay roof tiles, and clerestory windows over the entire storefront. The storefront consists of a wood door behind a metal outer door with a transom above within an angled recess, flanked by wood-frame storefront windows with stucco bulkheads (**Figure 2 and Figure 3**). At the center, over the primary entrance, are the remains of a neon sign. (Refer to Continuation Sheet, page 2).

***P3b. Resource Attributes:** (list attributes and codes) HP6. 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
View of the primary façade, looking east, October 16 2023.

***P6. Date Constructed/Age and Sources:** historic
1927 (Original Building Permit)

***P7. Owner and Address:**
2601 San Pablo Avenue, LLC
9101 Burning Tree Rd
Bethesda, MD 20817

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94010

***P9. Date Recorded:**
November 9, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") None

***Attachments:** None Location Map Sketch 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)

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***P3a. Description (continued):**



Figure 1. Location of 2613 San Pablo Avenue, subject building outlined in red.
Source: Google Earth, 2023, edited by Page & Turnbull.



Figure 2: Oblique view of the primary façade. Looking southeast.



Figure 3: Detail view of the primary entrance. Looking east.

The north façade is clad in wood drop siding and its east end was partially destroyed by fire in 2017. (Figure 4). It has a single square-shaped window opening that is currently empty and covered from the interior with plywood (Figure 5).

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Figure 4: Oblique view of the north façade. Looking southwest.



Figure 5: Detail view of remaining opening on north façade. Looking southwest.

The east façade was destroyed by fire in 2017. The existing eastern terminus of the building consists of recently applied corrugated metal panels (Figure 6).



Figure 6: View of the remaining east façade. Looking west. Note the corrugated metal was applied after the 2017 fire.

The south façade is clad in stucco over wood drop siding and its east end was partially destroyed by fire in 2017. (Figure 7 and Figure 8). It has a single opening for a pedestrian entrance that is currently empty and covered at the interior with plywood.

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Figure 7: Oblique view of the south façade. Looking northwest.



Figure 8: Detail view of mural on the west end of the south façade. Looking north. Photo from December 15, 2022.

Buildings within the surrounding blocks include early to mid-twentieth century residential properties, commercial buildings, and multi-family residential buildings as well as several multi-story developments completed in the 21st century (Figure 9 to Figure 14). Further north of the subject building contemporary multi-family housing is currently under construction or very recently completed.



Figure 9: One and two-story commercial buildings south of subject building at 2617 and 2619 San Pablo Avenue. Looking southeast.



Figure 10: One- and two-story commercial buildings south of subject building at 2618 through 2634 San Pablo Avenue. Looking southwest.

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Figure 11: Three-story medical building west of subject building at 2621 Tenth Street. Looking west.



Figure 12: Two-story commercial buildings north of the subject property at 2546 and 2600 San Pablo Avenue.



Figure 13: Two-story commercial building west of subject building at 2600 San Pablo Avenue. Looking southwest.



Figure 14: One- and two-story commercial buildings north of subject building at 2603-2611 San Pablo Avenue. Looking northwest.

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 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI# _____

Page 6 of 16 *NRHP Status Code 6Z
 *Resource Name or # 2613 San Pablo Avenue

B1. Historic name: 2613 San Pablo Avenue
 B2. Common name: 2613 San Pablo Avenue
 B3. Original Use: Commercial
 B4. Present use: Commercial

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

2613 San Pablo Avenue was originally built in 1927 by contractor Anton E. Correia in the Mediterranean Revival style as a single-tenant commercial building. According to the original building permit dated August 12th 1927, the owner of the property was Silvestro Paolini.¹ Documented and observed alterations, based on City of Berkeley permit records, historic photographs, and existing conditions, are discussed below and in **Table 1**. (Refer to Continuation Sheet, page 7)

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: No B9a. Architect: Not Listed b. Builder: Anton E. Correia

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Historic Context – City of Berkeley

Incorporation of Berkeley

The development of Berkeley proceeded very slowly prior to the establishment of regular rail service between the town and Oakland and San Francisco. In 1873, with the completion of the first buildings at the new campus of the University of California in Berkeley, several local investors formed the Berkeley Land & Town Improvement Association to spur development. This group organized land sales, built stores and wharves, and lobbied for a direct ferry connection to San Francisco. In 1874, the Berkeley Ferry & Railroad Company initiated regular service between San Francisco and Ocean View (now West Berkeley). Also that year, a horse-drawn transit line began operating along Telegraph Avenue between the areas that are now downtown Berkeley and Oakland.² In 1878, the Town of Berkeley incorporated, encompassing both the bayside manufacturing settlement of Ocean View and the small academic village of Berkeley.³

Following Berkeley's incorporation, Shattuck Avenue was already well on its way to becoming the town's main street. This was mostly the result of Francis Kittredge Shattuck's successful efforts to convince the Central Pacific Railroad to run a spur line from Oakland through the middle of his mile-long land holdings located just west of the University of California campus. The spur line ran along Adeline Street and terminated in a station at Stanford Square (later renamed Shattuck Square). The blocks east of Shattuck Avenue contained an eclectic mix of uses and remained in a quasi-rural state for much longer than the land south and west of Shattuck. While Shattuck Avenue served as the main north-south transportation corridor in downtown Berkeley, University Avenue served as the east-west horsecar route, connecting the shoreline community of Ocean View with downtown and the campus.

(Refer to Continuation Sheet, page 7)

B11. Additional Resource Attributes: (List attributes and codes)

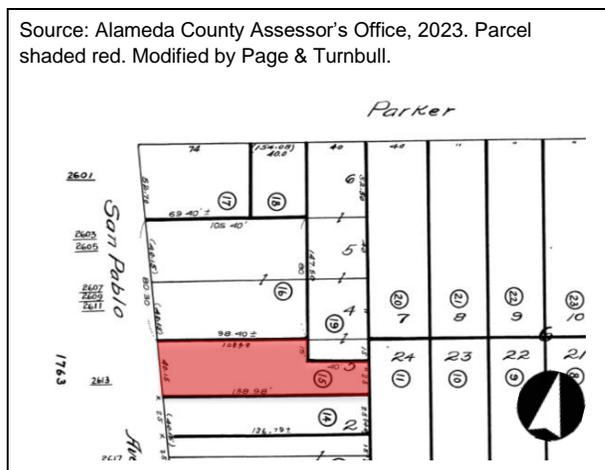
*B12. References: Refer to Page 16

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: November 9, 2023

(This space reserved for official comments.)



¹ Permit No. 28451. August 12th, 1927. Records of the Berkeley Architectural Heritage Association.

² Alan Cohen, *A History of Berkeley, From the Ground Up*, electronic resource accessed September 2022, <https://web.archive.org/web/20171014035000/http://historyofberkeley.org/chapters.html>

³ Cohen, *A History of Berkeley, From the Ground Up*.

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***B6. Construction History (continued):**

The original construction and subsequent alterations to the subject building that are documented by permits on file at the City of Berkeley Building and Safety Division are listed in **Table 1** (below).

Table 1: Documented Alterations to 2613 San Pablo Avenue				
Permit #	Year	Owner	Builder/Contractor	Description
28415	1927	S. Paolini	Anton E. Correia	Original building permit
70535	1951	S. Paolini	Not legible	Alterations for occupation as a restaurant
72242	Ca. 1952	Argene Paolini	A. Lundgren	Stucco south wall of present building
84239	1958	Argene Paolini	W. A. Rose Co.	Repair damage caused by fire; repair ceiling joist, roof joist, firewall studding, roof sheathing, and exterior rustic and trim
109905	1967	Irving P. Labbe	Not listed	Box in two frame windows, 20ft long, with layers of sheetrock
110648	1968	Ruthie's Inn	California Electric Signs	Install 5'x4' non-flashing electric sign
010973139	1973	Vernelle Davis	Owner	Construct Bar B. Q. pit per plan

Documented alterations include covering original wood drop siding with stucco on the south façade and covering original windows with sheetrock panels on the primary façade under permits No. 72242 and 109905 in ca. 1952 and 1967, respectively. Observed alterations not described in permit records include replacing original storefront windows, uncovering the storefront windows north of the primary entrance, and removing the secondary pedestrian entrance at the south end of the primary façade (**Figure 15, Figure 16 and Figure 17**). In 2017, a fire occurred at the building, destroying all of the original east façade and the east ends of the north and south façades.⁴ After the fire the remaining openings on the primary façade were covered and corrugated metal panels were added to secure the damaged east end of the building.



Figure 15: 2613 San Pablo Avenue, 1948. Note the tile accents on the storefront bulkheads and undivided storefront windows. Source: Berkeley Architectural Heritage Association.



Figure 16: 2613 San Pablo Avenue, 1967. Image bent at upper left corner. Source: Berkeley Architectural Heritage Association.

⁴Kate Williams, "Fire Causes 'severe Damage' to KC's BBQ in West Berkeley," Berkeleyside, August 4, 2022.

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Figure 17: 2613 San Pablo Avenue, 2015. Note that the uncovered window at the red arrow has a mullion compared to Figure 15, above. Source: Google Street View.



Figure 18: 2613 San Pablo Avenue, 2023. Google Street View.



Figure 19: Aerial view of the subject building, 2015. Portion of the building demolished after 2017 is shown in dashed red line. Source: Google Earth.



Figure 20: Aerial view of the subject building, 2023. Note the outline of the original footprint of the building, at the red arrow. Source: Google Earth.

Mediterranean Revival Architecture

The Mediterranean Revival style is an eclectic architectural style “based loosely on 16th century Italian palazzo architecture” and can include Classical, French, Spanish, and Moorish architectural details⁵. The style was used both for large, imposing homes as well as for row houses. Mediterranean Revival style elements are most often evidenced through the use of clay tile roofs or shaped parapets, stucco clad walls, bay or bow windows, arched windows and entries, arcaded porches, ornate door and window surrounds, metal balconettes, engaged columns, modillions, and applied medallions or shields. The style was popular from the turn of the twentieth century through World War II and was often promoted by real estate developers as a style that was particularly well suited to the temperate California climate and sought to evoke the cachet of Mediterranean resorts.⁶ Known good examples of this style in Berkeley include the Berkeley Landmark H. J. Heinz Co. Factory, designed by Albert Kahn in 1927, and the City of Berkeley Landmark Charles R. Roberts building, designed by Edwin Snyder in 1930 (**Figure 21 and Figure 22**).

⁵ Chris VerPlanck and Katherine Petrin, “Mediterranean Revival,” electronic resource at <http://www.ianberke.com/architecture-style3.html>.

⁶ VerPlanck and Petrin, “Mediterranean Revival.”

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Figure 21: The H. J. Heinz Co. Factory building at 2900 San Pablo Avenue. Source: Berkeley Architectural Heritage Association.



Figure 22: Charles Roberts Studio building at 2134 Allston Way. Source: Berkeley Architectural Heritage Association.

2613 San Pablo Avenue illustrates some Mediterranean Revival design elements, including its use of stucco, red clay roof tiles, and medallion over the arched secondary pedestrian entrance on the primary façade. However, the building is a modest example of the style and lacks features such as classical details and motifs, ornate door or window surrounds, and engaged columns.

***B10. Significance (continued):**

Historic Context – City of Berkeley

Early Development of West Berkeley⁷

The following overview of West Berkeley's early history is excerpted from the Historical and Architectural Evaluation of the Macaulay Foundry, five blocks west of the subject property at 811 Carleton Street, by Michael R. Corbett:

West Berkeley began its development as an industrial district in the 1850s when a wharf was built at the foot of what became Delaware Street adjacent to what, up until then, had been grazing land. This wharf and its successors would be used for decades to ship grain, cattle, produce and manufactured goods to San Francisco and around the bay. According to Berkeley historian Charles Wollenberg, for any kind of urban or industrial development at that time, "Access to the bay was crucial, as it was the region's chief transportation and communication route, linking outlying communities with San Francisco's urban core."⁸ About 1853, an inn was built a short distance inland on the Contra Costa Road, which became San Pablo Avenue – a link in the main route from Oakland to San Pablo Bay and the Carquinez Straits. This created a crossroads that, with its community of dwellings and industries, emerged as the settlement of Ocean View.

In 1873, the Berkeley Land and Town Improvement Association was established "to promote the development of West Berkeley." This organization laid out a street grid that would later be expanded, supported ferry service to San Francisco, and promoted the area for business, residences, and industry. The new transcontinental mainline of the Southern Pacific Railroad was built along Third Street in the new grid in 1877. With the potential for rail spurs, several new businesses located in the area in the 1870s and 1880s. West Berkeley "developed into a lively working class and agricultural community" with a mix of houses, scattered industries, and open farm land. When Ocean View and the area around the University of California joined as the City of Berkeley in 1878, the population of Ocean View was about 600.⁹

An electric trolley line began operation on San Pablo Avenue in 1891, as new industrial enterprises opened to the west of this thoroughfare.¹⁰

⁷ Michael Corbett, *Historical and Architectural Evaluation: The Macaulay Foundry 811 Carleton Street*. Prepared for the City of Berkeley Planning and Development Department, 2015.

⁸ Charles Wollenberg. *Berkeley, A City in History* (Berkeley, University of California Press, 2002), 18.

⁹ Charles Wollenberg. *Berkeley, A City in History* (Berkeley, University of California Press, 2002), 19-20.

¹⁰ City of Berkeley, *West Berkeley Area Plan* (Berkeley, 1993), 117.

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Early Twentieth Century History of Berkeley

At the turn of the twentieth century, a majority of West Berkeley's population consisted foreign-born residents, including Finnish and German immigrants, who worked in the areas industries.¹¹ Following the 1906 earthquake and fires, industrial and residential growth accelerated as businesses and families relocated to East Bay cities and towns from their devastated homes in San Francisco. Commercial and civic development continued through the 1920s. The blocks between downtown Berkeley and the campus and the more industrial developments around San Pablo Avenue nearer to San Francisco Bay, filled slowly during this time. In the 1920s the blocks surrounding the subject building were occupied by residential and commercial uses, with slowly increasing density and infill concentrated along San Pablo Avenue (**Figure 23 and Figure 24**). By the end of the 1920s, 173 manufacturing businesses operated in West Berkeley, including national companies such as Colgate, Heinz, and Durkee Foods.¹²

The Great Depression and World War II

During the Great Depression, Berkeley's suffering was somewhat minimized by the presence of the University, which continued to provide employment for many citizens, although working-class businesses and residential neighborhoods in West Berkeley experienced more economic strain.

World War II brought a tremendous population boom to the entire Bay Area, and Berkeley was no exception. Wartime housing projects to accommodate military personnel were constructed in Berkeley, and facilities at the University itself were commandeered for military use. Civilian numbers also grew as people relocated to Berkeley for employment at local shipyards like the Moore Drydock on the Oakland Estuary and the Kaiser shipyards in Richmond. Transportation lines and other infrastructure in Berkeley expanded to make these workers' commutes easier.

Post-World War II

After the war, Berkeley experienced the same out-migration as many other large cities in the country, as families moved to the suburbs to take advantage of G.I. home loans and the increased ease of commuting by automobile. This led to a shift in the demographics of Berkeley, where larger working-class populations developed. G.I. benefits also resulted in soaring enrollment at the University of California, which meant that students flooded available housing around the campus. The large houses that had previously been subdivided to accommodate war workers were well-suited to housing students. By the 1950s, the subject block along San Pablo Avenue was filled in with commercial developments (**Figure 25**).

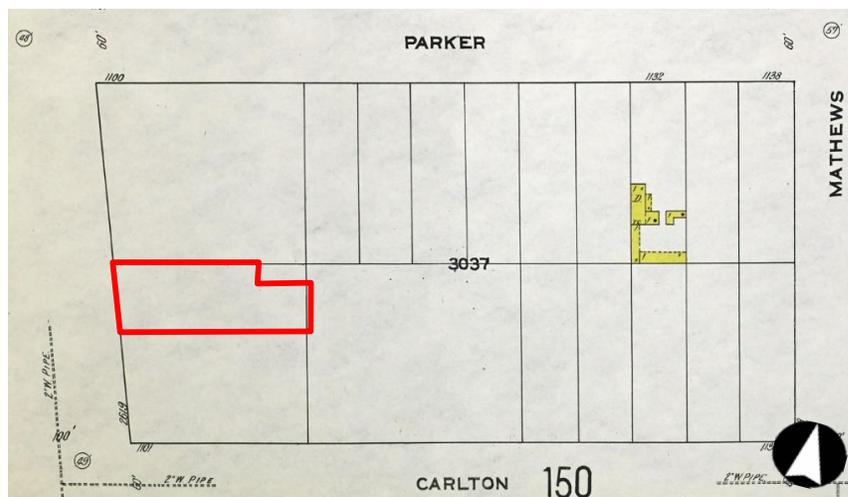


Figure 23. Detail from 1911 Sanborn Insurance Company Map for Berkeley, showing the lack of development near the subject parcel in the early twentieth century. Approximate future subject parcel outlined red.

¹¹ City of Berkeley, *West Berkeley Area Plan* (Berkeley, 1993), 118.

¹² City of Berkeley, *West Berkeley Area Plan* (Berkeley, 1993), 119.

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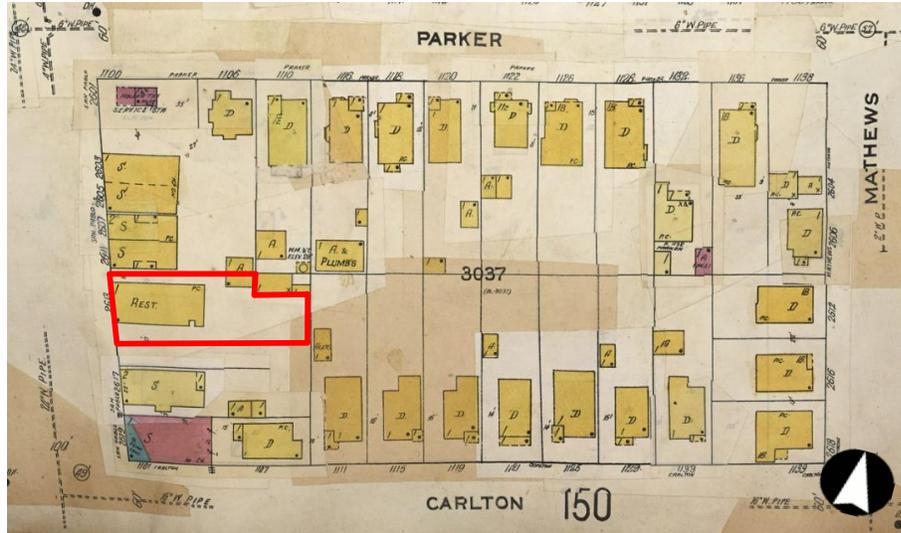


Figure 24. Detail from 1950 Sanborn Insurance Company Map for Berkeley, showing mid-twentieth century commercial and residential development on the subject block. Approximate subject parcel outlined red.



Figure 25. Historic photograph of subject block ca. 1968. Subject building at the red arrow. Source: Berkeley Architectural Heritage Association.

In the decades following World War II, Berkeley's reputation as a liberal stronghold grew, particularly expressed by its Democratic-leaning academic community and African American and working-class populations. Civil Rights became an important topic, leading to struggles over fair-housing and segregation of schools. The Vietnam War affected the city tremendously, as it was heavily populated by young, working-class people and students who were eligible for the draft, spurring protests and demonstrations. The majority of Berkeley's African American population lived in West Berkeley or South Berkeley, due to redlining and other exclusionary housing policies. Most African American-owned businesses were clustered on the intersections of Sacramento Street and Ashby Avenue, and Adeline Street and Alcatraz Avenue.¹³ These included restaurants like Lois the Pie Queen, established in 1951 on the corner of Ashby Avenue and Sacramento Street, still in operation at 60th Street and Adeline Street two blocks south of Berkeley's city limits.¹⁴ Nearby San Pablo Park was considered a focal point for many social and community gatherings, and notable members of the Berkeley African American community included William Rumford, the first African American state legislator from the Bay Area who introduced the precursor to the bill that became the precursor to the 1968 Fair Housing Act, which ended redlining.¹⁵ Although the subject building was not located in or near the primary concentrations of African American businesses, in 1971 the Black Business Planning Committee (BBPC) held a meeting at 2613 San Pablo Avenue while it was occupied by Ruthie's Inn.¹⁶ The BBPC was founded earlier that year with the assistance of the staff of the Merritt College North Oakland Development Center to deal with problems common to African American businesses in the East Bay. An African American-owned business, K. C. Bar B-Q. opened in 1968 at the adjacent building to the north of 2613 San Pablo Avenue, and moved to the subject building in

¹³"African Americans in Berkeley: Online Exhibit," Berkeley Historical Society, 2021.

¹⁴ Geoff Davis, "Passing It Down: On Lois the Pie Queen and Soul Food Generations," Resy, October 24, 2022.

¹⁵Theresa Harrington, "New Exhibit Showcases Vital Contribution of African Americans to Berkeley," Berkeleyside, June 4, 2021.

¹⁶"Black Business Planning Group to Meet Here," *The Berkeley Gazette*, May 3, 1971, 16.

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1975, during the peak of the African American population in Berkeley at over 27,000 people, almost 25%.¹⁷ This period of African American community as a whole is represented by the Park Congregational Church at 1802 Fairview Street, listed on the National Register and as Berkeley Landmark #10, home to the first interracial congregation in Berkeley and the first African American bishop to be elected to the United Methodist Church in 1968.¹⁸ Further research into the Berkeley African American community's historic built environment could be supported by preparation of a citywide context statement to further guide the identification and evaluation of historic resources associated with the city's historic African American communities.

Berkeley has remained a politically and culturally outspoken community that largely accepts and promotes progressive thinking. The University of California remains the centerpiece of the city, which is otherwise inhabited by a wide range of social, economic, and ethnic demographics.¹⁹

Builder History: Anton E. Correia

Anton E. Correia (1884-1955) was a Portuguese-born builder and general contractor in Alameda County. He emigrated to America in 1899 to live with his brother in San Leandro. In 1922 he established his own contracting business, and he retired to Hayward in 1950.²⁰ During the time he worked as a building contractor he lived in Berkeley and Oakland.²¹ Little information was uncovered through research on his other works.

Owner History

At the time the subject building was constructed in 1927 it was owned by Silvestro Paolini, an Italian-born grocer who lived on the subject block at 1126 Parker Street. Paolini owned the subject building and the two buildings immediately adjacent to its north through at least 1951. Paolini was born in Italy in September of 1888, and had emigrated to the United States in 1906. In 1917 Paolini was single, and lived in San Francisco while working for a fruit business and supporting his father.²² Silvestro married Argene Pagni, recently arrived from Italy, in about 1920. Together the couple operated a fruit store in 1930 at 2605 San Pablo Avenue, north on the same block as the subject building, though by 1940 Paolini's business was recorded as a liquor store.²³ Silvestro Paolini died in 1952, and Argene in 1965.

By 1974, 2613 San Pablo Avenue was owned by Ezel and Claudia Swarn, the former of whom operated a tax service out of 2605 San Pablo Avenue from at least 1980 through 1984. They sold the subject property in 2012 to the current owner, 2601 San Pablo Avenue LLC.

Occupancy History

Known commercial tenants at the subject property include several restaurants and a retail store. **Table 3**, below, lists documented commercial businesses at 2613 San Pablo Avenue since 1936, the first year a tenant was found through available sources. Records were assembled through research in Alameda County Directories and historic newspaper archives.

Table 3. Occupancy History, Commercial Businesses at 2613 San Pablo Avenue		
Year(s) of Occupation	Occupant/Business Name	Use
1928-1938	Dwight Way Restaurant	Restaurant
1948-1949	New Deal "Chop Suey" Restaurant	Restaurant
1951	Sun Wah Café	Restaurant
1951-1956	Chinese Lantern Restaurant	Restaurant
1956-1958	Golden Rose Restaurant	Restaurant
1964	Keathleys Antique Furniture	Retail
1967-1971	Ruthie's Inn	Restaurant
1975-2017	K. C. Bar B-Q	Restaurant
2017-2023	Vacant	Vacant

¹⁷Eden Teller, "'State of Black Berkeley' Points to Challenges, New and Old, for Black Residents," *Berkeleyside*, October 4, 2022.
¹⁸Daniella Thompson, "Park Congregational Church," *Berkeley Landmarks*, Berkeley Architectural Heritage Association.
¹⁹City of Berkeley, *City of Berkeley Landmark Application for the Preservation of All Souls Church, Parish Hall and Courtyard, 2220 Cedar Street, Berkeley, CA*, on file at Berkeley Architectural Heritage.
²⁰"Antone E. Correia," *The Berkeley Gazette*, August 18, 1955, 32.
²¹"Antone E. Correia."
²²U.S. World War I Draft registration card for Silvestro Paolini, June 1917, collection of Ancestry.com.
²³United States Census Bureau, Sixteenth Census of the United States, Population Schedule for Berkeley, Enumeration District 1-95, Sheet 8B, 1940.

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The first known tenants of 2613 San Pablo Avenue was the “Dwight Way” restaurant in 1928, operated by Charles Maxim (1885-1937) and Lydia Maxim (b. 1885) through 1938. Charles Maxim was born in Estonia, and Lydia Maxim was born in Finland; they emigrated separately to the United States in 1905, and married in 1921.²⁴ Charles and Lydia Maxim operated a restaurant at 2524 San Pablo Avenue before moving to the subject building in 1928²⁵ After Charles Maxim’s death in 1927, Lydia continued operating restaurants at different locations in Oakland for several years.²⁶ A series of Chinese restaurants occupied the building between at least 1948 and 1958, and an antique furniture store occupied the building in 1964. The building was occupied by a restaurant, Ruthie’s Inn, between 1967 and 1971, and in 1975, K. C. Bar B-Q relocated to the subject building from 2607 San Pablo Avenue. Founded by Vernelle Davis in 1968, K. C. Bar B-Q occupied the subject building for over 40 years, from 1975-2017. The Davis family operated the restaurant for its entire occupancy of the building.²⁷ The building has remained vacant since 2017, when a fire damaged the east end of the property.

Evaluation

California Register Evaluation

The property at 2613 San Pablo Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building does not appear in the most recent version available of the State of California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD), issued September 2022, indicating that no record of a previous survey or evaluation is on file at an information center of the California Historical Resources Information System (CHRIS).²⁸ The subject building is not listed as a City of Berkeley Landmark or Structure of Merit.

Criterion 1 (Events)

2613 San Pablo Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events). The subject property is not associated with events which made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The subject building was constructed in 1927 as a commercial building, at a time when commercial development in West Berkeley, including the blocks around 2613 San Pablo Avenue, had been slowly growing for many years.

The Black Business Planning Committee held a meeting at the building in 1971, but little information on the organization, their members, other meetings, or their impact on the African American community was uncovered through research.

Vernelle Davis moved K. C. Bar B-Q to the subject building in 1975, and remained there for the next 42 years. Although a longtime African American business in Berkeley, it was not the first African American restaurant in Berkeley, and was located well outside of known African American business concentrations around the intersection of Sacramento Street and Ashby Avenue, and the intersection of Adeline Street and Alcatraz Avenue. The building is therefore not individually representative of the African American business community.

Although the building was occupied by an African American business during the peak of Berkeley’s African American population, the African American community is better represented by other Berkeley Landmarks such as the Park Congregational Church. Although Berkeley’s African American community is underrecognized among its current historic resources inventory, including the California Register, Landmarks and Structures of Merit, the subject building is not individually representative of the African American community in a way that meets the threshold required to be eligible for the California Register.

No other significant events are known to have taken place at the subject building that would allow the building to rise to the level of significance necessary to be individually eligible for the California Register.

Criterion 2 (Persons)

2613 San Pablo Avenue does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). The subject building was constructed for owner Silvestro Paolini as a one-story commercial building. The building’s longest occupant, K. C. Bar B-Q, was founded by Vernelle Davis and operated by the Davis family throughout their occupancy from 1975 to 2017. Neither Paolini nor Vernelle Davis, nor any other subsequent owners or occupants at 2613 San Pablo Avenue, appear to have made an individually significant impact on local, state, or national history such that the building could be found significant under Criterion 2.

Criterion 3 (Architecture)

2613 San Pablo Avenue does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. Completed in

²⁴ Ancestry.com, 1930 Census records.

²⁵ Ancestry.com, Berkeley City Directories.

²⁶ Ancestry.com, Oakland City Directories.

²⁷ Melati Citrawireja, “A Family Legacy Continues in Berkeley with the Reopening of KC’s BBQ,” Berkeleyside, August 4, 2022.

²⁸ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated September 2022.

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1927, erected by contractor Anton E. Correia, the building is a modest Mediterranean Revival style wood-frame construction designed to accommodate commercial occupants. While the structure contains some details of the style, 2613 San Pablo Avenue lacks the full expression of character or unique examples of design or workmanship that would be expected of a significant building of this type and period.

Criterion 4 (Information Potential)

2613 San Pablo Avenue does not appear to be individually eligible for listing in the California Register under Criterion 4 (Information Potential). The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the buildings themselves are the principal source of important construction-related information. The subject property does not appear to be individually significant under Criterion 4 as a building that has the potential to provide information important to the prehistory or history of the City of Berkeley, the state, or the nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Identification or evaluation of archaeological resources is beyond the scope of this study.

City of Berkeley Landmark and Structure of Merit Evaluation

The City of Berkeley maintains a list of properties designated as local Landmarks and Structures of Merit under Chapter 3.24 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides criteria that must be met in order for a property to gain Landmark or Structure of Merit designation. Properties may be landmarked if they meet standards of architectural, cultural, educational, or historical significance, or if they are already listed in the National Register. A property may be designated as a Structure of Merit if it does not rise to the level of Landmark status, but has contextual importance and is worthy of preservation as part of a neighborhood, block or street frontage, or group of buildings that includes Landmark properties.

The designation criteria for Landmarks and Structures of Merit, and the applicability of these criteria to the subject property, are as follows:

Landmarks and Historic Districts.

1. *Architectural merit:*

- a. Property that is the first, last, only or most significant architectural property of its type in the region;
- b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
- c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

Discussion: The subject building is a modest example of a one-story Mediterranean Revival style commercial building constructed in 1927. The building does not appear to be an early or rare example of a Mediterranean Revival style commercial building within the City of Berkeley and therefore does not demonstrate architectural merit such that it would qualify as a Landmark. It does not appear to be a notable or best surviving work of an architect or builder of merit.

2. *Cultural value:* Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;

Discussion: 2613 San Pablo Avenue was used for a variety of restaurants, including longtime African American restaurant K. C. Bar B-Q. However, the restaurant was not itself associated with the movement or evolution of the African American business community or Berkeley's African American community in general. Research into the history of 2613 San Pablo Avenue did not identify any other associations with significant religious, cultural, governmental, social, or economic developments in Berkeley to a degree that would warrant recognition through historic designation.

3. *Educational value:* Structures worth preserving for their usefulness as an educational force;

Discussion: The building at 2613 San Pablo Avenue does not possess architectural qualities or significant historical associations which would contribute meaningfully to education in Berkeley. It does not uniquely represent a type or pattern of history such that its contribution to public outreach or educational curricula would be valuable.

4. *Historic value:* Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;

Discussion: As discussed above with respect to California Register Criterion 1, the building at 2613 San Pablo Avenue is not documented to have been associated with significant events or patterns in the history of the city, county, state, or nation to a degree that would warrant designation as a Landmark. It does not uniquely represent a significant phase in the commercial development of Berkeley, or as a noteworthy example of a commercial building type important in the city's history.

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5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

Discussion: 2613 San Pablo Avenue is not listed on the National Register.

Structures of Merit.

1. *General criteria* shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.

Discussion: The building at 2613 San Pablo Avenue is not particularly representative of its surrounding neighborhood or part of a cohesive block or street frontage. The nearby designated landmarks in West Berkeley are not part of a street frontage, block, or grouping that includes 2613 San Pablo Avenue.

2. *Specific criteria* include, but are not limited to one or more of the following:

- a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
- b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
- c. The structure is a good example of architectural design.
- d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985; Ord. 4694-NS § 3.1, 1974)

Discussion: There are no designated City of Berkeley Landmarks within the subject building's neighborhood, block, street frontage, or group of buildings. The construction of 2613 San Pablo Avenue in 1927 is not related to the nearest City of Berkeley landmarks including 2547 Eight Street, built in 1913, and 2701 Eight Street, built in 1924. The building at 2613 San Pablo Avenue is not a distinctive or strong example of historic design relative to its period of construction. The building does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

The building at 2613 San Pablo Avenue does not appear to meet any of the criteria for designation as a City of Berkeley Landmark, or the general and specific criteria for designation as a Structure of Merit.

Conclusion

The commercial building at 2613 San Pablo Avenue, Berkeley, California, was built by contractor Anton E. Correia and completed in 1927 for owner Silvestro Paolino. The building was occupied by various restaurants and a retail store through 2017 when the building was damaged by a fire and never reoccupied. This evaluation is based on a site visit and analysis of available documentation pertaining to the subject building's ownership and occupant history, chronology of construction and alterations, and architectural characteristics. The subject property is not eligible for individual listing in the California Register under any criterion, nor is the subject property eligible for designation as a City of Berkeley Landmark or Structure of Merit. The property does not therefore appear to qualify as a historic resource for the purposes of review under the California Environmental Quality Act (CEQA). As such, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the building, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."²⁹

²⁹ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

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