



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  
OCTOBER 7, 2024

## 1663-1687 Shattuck Avenue/2109 Virginia Street

**Demolition Referral: Use Permit (#ZP2024-0066) to demolish an existing two-story commercial building, originally constructed in 1906, substantially altered, and rebuilt in 1983 (APN: 058-2178-18).**

### I. Application Basics

**A. Zoning District:** North Shattuck Commercial (C-NS) Zoning District

**B. Parties Involved:**

- Project Applicant Isaiah Stackhouse  
Trachtenberg Architects  
2421 Fourth Street  
Berkeley, CA 94710
- Evaluator Left Coast Architectural History  
P.O. Box 70415  
Richmond, CA 94807
- Property Owner American Commonwealth Associates  
1683 Shattuck Avenue  
Berkeley, CA 94709

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

## II. Background

On June 5, 2024, the applicant submitted a Zoning Project (Use Permit and Administrative Use Permit) application to demolish a two-story commercial building located at 1677-1685 Shattuck Avenue<sup>1</sup>, and to construct a new, 8-story, approximately 108,000 square foot mixed-use building with 131 dwelling units above an approximately 1,200 square foot commercial space. The application is eligible for streamlined review per Senate Bill 330.

The Use Permit application #ZP2024-0066 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 330<sup>2</sup>, 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, 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.

---

<sup>1</sup> The future development project site includes the address range: 1663-1685 Shattuck Avenue and 2109 Virginia Avenue.

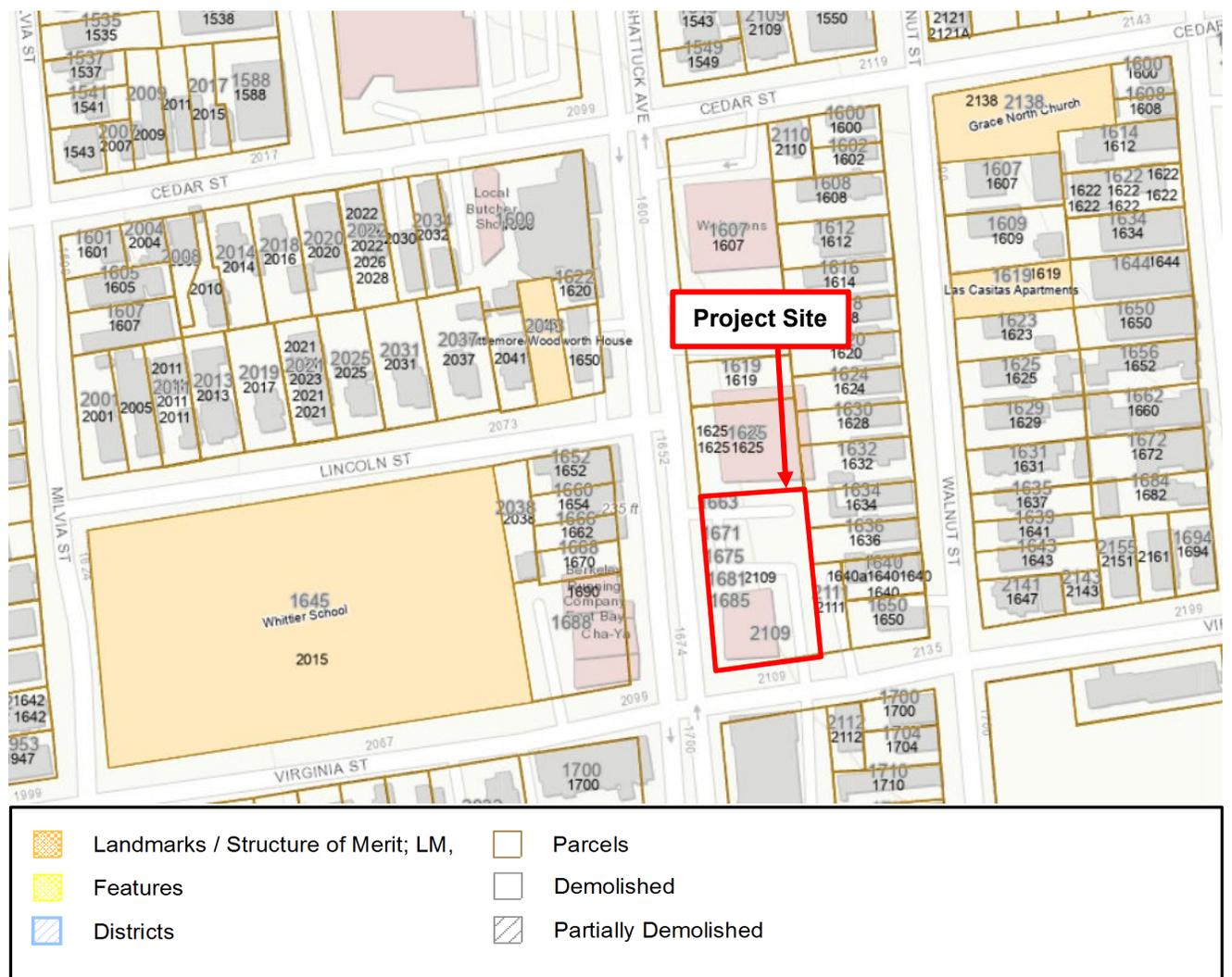
<sup>2</sup> At the time that the Use Permit application was submitted, the subject property was not a locally-designated Landmark site and not subject to BMC Chapter 3.24. If designation status were granted after Use Permit submittal date, then SB 330 would prevent the City from imposing any conditions under BMC 3.24 related to historical resource preservation on the project.

### III. Historical Resources

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

The subject property is in the vicinity of four nearby City of Berkeley Landmarks/Structures of Merit, including: Whittier School at 2015 Virginia (1939), Whittemore/Woodworth House at 2043 Lincoln St. (1889), Las Casitas Apartments at 1619 Walnut St. (1927-1928), and Grace North Church at 2138 Cedar St. (1913) (see Figure 1).

**Figure 1: Vicinity Map showing Nearby City Landmarks and Structures of Merit (City of Berkeley GIS, 2023)**



**Figure 2: Subject Property, historic photograph, ca.1952** (Berkeley Historical Society, via Left Coast Architectural History, 2024)



**Figure 3: Subject Property, current site conditions, 2024** (Google Maps, 2024)



#### IV. Property Description

The historic resource evaluation (HRE) for the subject property, which consists of a historic evaluation report and a CA Department of Parks & Recreation (DPR) Form 523 (A/B/L) was completed by Left Coast Architectural History, Inc. in April 2024; 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 22,315 square-foot rectangular parcel of flat topography located at the northeast corner of Shattuck Avenue and Virginia Street. The property is located in the North Berkeley neighborhood, which is an urbanized neighborhood-serving commercial district along North Shattuck Avenue that grew out of the growth of Downtown Berkeley, served by a Southern Pacific Railroad branch line up Shattuck Avenue. The parcel is improved with a two-story commercial building located at the southwest corner at the intersection of Shattuck Avenue and Virginia Street, with a large surface parking lot accessed from a driveway at the northern end of the site on Shattuck Avenue. The full address range of the subject property includes: 1663, 1665, 1669, 1671, 1673, 1675, 1677, 1681, 1683, 1685, and 1687 Shattuck Avenue, and 2109 Virginia Street. For purposes of this report, the building subject to this demolition referral report will herein be referred to as 1677-1685 Shattuck Avenue.

**Building Description:** The subject property is improved with a two-story commercial building originally constructed in 1906 that was subsequently substantially altered, damaged by fire, and rebuilt in 1981-83. The building was originally designed in the Edwardian architectural style, however in its current form it can be described as a Mock Tudor-style building.

The commercial building is two-stories, has a rectangular plan, and is capped by a flat roof. The exterior walls are clad with textured stucco and adorned with false half-timbering, except for the left side of the first story of the rear (east) façade. The primary facade faces west onto Shattuck Avenue. The first story features four storefronts; two on each side of a center stairwell. The two storefronts on the left have faux adobe brick dados under plate glass storefront windows. The leftmost storefront has an aluminum frame window and door assembly, while the second storefront has a set of fully-glazed aluminum frame double doors at the center and storefront windows in wood frames. The two storefronts on the right side of the facade have stucco-clad dados under wood framed storefront windows that have very wide mullions. Fabric awnings are found across top all of the storefronts. The second story of the primary elevation is adorned with false half-timbering in a regular pattern and has a single angled bay window at the center, above the first story stairwell opening. The flat roof is enhanced with a false mansard or pent-style roof front with shaped false beam ends. The south façade facing Virginia Street has a corner storefront that wraps the southwest corner of the building with a stucco dado, plate glass windows, clerestory, and a fabric awning at the far left side of the south facade. The east facade faces a surface parking area. The first story is unfenestrated. The left side is clad with cast stone and scored smooth stucco, while the right with textured stucco. The second story is adorned with false half-timbering

and features windows of the primary type in two-part configuration that are arranged in groupings and singly across the facade. The facade is capped by a pent roof with deep eaves that are adorned with shaped false beam ends. The north facade also faces a surface parking area and is clad in stucco; it is unfenestrated at the first floor and has false half-timbering and five windows at the second story. The full architectural description and photographs can be found in Attachment 1.

**Early Site History & Parcel Development:**

The original building on the subject site was developed in 1906 as a mixed-use building (commercial and residential) that was later expanded in footprint and used only for commercial uses. The building was occupied by a variety of commercial tenants over the years, including Virginia Cleaners as a the largest and longest-standing tenant. The building is also recognizable most recently as home to the restaurant Poulet, which occupied the building from 1979-2023. Neither the original nor the subsequent redesigns of the building are associated with any known architects.

Although historical images from the 1906 construction are not available, permit, photographic and other historical records charted the development and changes to the building as the following, as identified in Attachment 1:

DATE	CONSTRUCTION OR ALTERATIONS
1906	Original construction of a two-story mixed-use (ground floor commercial, second floor residential) building which represents only the southern half of the Poulet building
1928	unspecified additions
1929	unspecified additions
1944	unspecified additions
1945	unspecified additions
1946	unspecified additions
1949	Fire damaged repaired at an unknown location on the building
1952	A two-part, Edwardian-style commercial block existed at the southwest corner of the property
1957	Gingerbread decorative detailing removed and the front of the building is stuccoed
1980s	Two detached residential units on site demolished. The northern façade of the commercial building was remodeled into an Art Moderne-style façade
1981	A major fire destroys the majority of the structures on site. Fire-related demolition included the entire eastern portion of the building, the second floor of the current building, and major repairs to the first floor, north side of the current building.
1983	A small portion of the structure is able to be retained and a mostly new building is reconstructed in its place. The new building is more modest in size and footprint and given a faux Tudor-style half-timbered façade application.

## V. Evaluation of Significance Criteria

**Historic Context**<sup>3</sup>: This evaluation of the property's historical significance analyzes the significance criteria within the themes of economic development and architectural merit. Owing to the subject building's commercial use and location in a commercial corridor district, this property is linked to a historic context that is best defined as economic development. The building is also evaluated under potential significance for architectural design.

**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 they are 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, Left Coast Architectural History has analyzed the building's extant features against the criteria of the California Register of Historical Resources (CR). To supplement Left Coast Architectural History'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 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 Left Coast Architectural History's and staff's evaluations are discussed below.

### **CR and BMC Criteria:**

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

The HRE concludes that the building at 1677-1685 Shattuck Avenue does not meet CR Criterion 1 because it was not found to be associated with any events that made a significant contribution to the broad patterns of local or regional history. The property represents a customary pattern of commercial growth and development along Shattuck Avenue, but it does not strongly represent development patterns related to important events and does not stand out as noteworthy within the development history of Berkeley. As such, the property has not been found to embody historic significance to be eligible for the California Register or local register.

---

<sup>3</sup> 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).

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

The HRE concludes that neither the subject building nor its ownership or occupant history influenced cultural, social, religious, or governmental events or developments in the area. The building played a standard role in the growth of the North Shattuck Avenue/North Berkeley commercial district and housed local businesses indicative of typical economic growth patterns. Additionally, the building's reconstruction in the early 1980s severed its connection to earlier historical and cultural periods. Therefore, the building is not found to be significant under Criterion 2.

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

The extant building at 1677-1685 Shattuck Avenue possesses very little historic fabric from the original 1906 building that was developed on site. The HRE in Attachment 1 identifies the only remaining original feature from the original 1906 construction as being the clerestory windows about the storefronts at the southwest corner of the building.

The evolution of the buildings and structures on the subject site demonstrate extreme alterations over time, as chronicled in Section IV above. The extant Poulet building essentially dates to 1983 and bears no resemblance to the 1906 building nor the 1950s Edwardian-style building. In its current form, the architecture is unremarkable 1980s commercial construction with faux Neo-Tudor period revival-style façade applications and cannot be described as having any architectural merit. The subject property is not eligible under this criterion.

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 Structure of Merit 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. Each of the four criteria for Structure of Merit (SOM) are considered below.

BMC Section 3.24.110.B(a) – *Contemporaneous with City Landmarks*

The Poulet building is not the same age as the nearest City Landmark buildings. The nearest landmarks date from 1889, 1913, 1927-1928, and 1939. Neither the originally constructed building in 1906 nor its current reconstruction in 1983 is contemporaneous with any of these nearby landmarks.

BMC Section 3.24.110.B(b) – Compatibility with City Landmarks

The subject building is not compatible to the type/use, design or style of the nearby Landmarks. The extant building is a two-part commercial block building used for various retail and commercial uses. The nearest landmarks include a school, church, house, and apartment building. The Poulet building also does not share a block face or stylistic continuity with any of these landmarks, and therefore does not present a cohesive street frontage worthy of preservation in its current extant state, under this criterion.

BMC Section 3.24.110.B(c) – Good Design

The extant 1983 Poulet building on site was not found to represent an example of good of architectural design. Due to significant alterations over time, fire damage, and reconstruction, the current form of the building does not retain any architectural integrity and the subject building does not qualify as a good example of architectural design.

BMC Section 3.24.110.B(d) – Historical Significance

The property in its current state does not reflect its historical form or associations and therefore is not found to have historical significance to the City and/or the structure's neighborhood, block, street frontage, or group of buildings.

For all of the afore discussed reasons, Left Coast Architectural History 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 it for consideration.

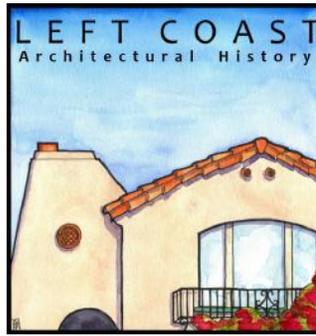
**Attachments:**

1. California Department of Parks and Recreation (DPR) Primary Record Form 523A/B/L, recorded by Left Coast Architectural History, Inc., dated April 2024.

**Prepared by:** Reina Kapadia, AICP, Senior Planner; rkapadia@berkeleyca.gov, (510) 981-7485

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





P.O. Box 70415, Richmond, CA. 94807 • (415) 745-1906 • caitlin@leftcoastarchitecturalhistory.com

---

23 April 2024

To Whom It May Concern:

Left Coast Architectural History has completed a Historic Resource Evaluation of the property at 1685 Shattuck Avenue, Berkeley. The attached California Department of Parks & Recreation (DPR) 523 series forms present a physical description of the property, a record of its history, and evaluation according to California Register of Historical Resources significance and integrity criteria, and City of Berkeley Landmark and Structure of Merit criteria.

The study found that 1685 Shattuck Avenue was initially built, in part, around 1906. Originally mixed-use, it eventually became strictly commercial and was occupied by various businesses throughout its history, with the Virginia Cleaners being its longest and most dominant occupant. The building was expanded extensively to serve the cleaning plant, eventually growing to about six times its original size. The various parts of the building were incongruous in form and architectural style and were also subsequently remodeled at various times. The building suffered a number of fires during its history, the last of which, in 1981, destroyed almost the entire building, save the southern ground floor shop spaces. Only the portion of the building fronting on Shattuck Avenue was repaired/reconstructed and was given an entirely different architectural treatment than it had previously. In effect, the building present today dates to 1983.

Due to a general lack of historical significance relating to events or people, and exacerbated by the substantial loss of integrity and subsequent inability to represent any of its history prior to 1981, the evaluation determines that the property has no historic significance or integrity, and therefore does not qualify as a historic resource for the purposes of the California Environmental Quality Act. These points are elaborated upon in detail on the attached forms.

Left Coast Architectural History is available to answer questions or provide additional assistance, as needed.

Sincerely,

A handwritten signature in cursive script that reads "Caitlin Paige Hibma".

Caitlin Hibma  
Principal/Architectural Historian  
Left Coast Architectural History

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 26

\*Resource Name or #: 1685 Shattuck Avenue, Berkeley, CA

**P1. Other Identifier:** 1677, 1681, 1683, 1685 Shattuck Avenue & 2109 Virginia Street

\***P2. Location:**  Not for Publication  Unrestricted

\***a. County:** Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\***b. USGS 7.5' Quad:** Oakland West, Calif.

**Date:** 2015 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

**c. Address:** 1685 Shattuck Avenue

City: Berkeley

Zip: 94704

**d. UTM: Zone:** 10 ; mE/ mN (G.P.S.)

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 58-2178-18

\***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Site

The property at 1685 Shattuck Avenue (used herein as the primary address, but referring to the entire building and all assigned address numbers) consists sits on Assessor's parcel 58-2178-18, which is a large rectangular lot at the northeast corner of Shattuck Avenue and Virginia Street. Topography in the area is flat and the parcel is bordered by a public sidewalk on the west and south sides. A two-story commercial building sits at the southwest corner of the parcel with no setback from the sidewalks, while a parking area fills more than half of the northern half of the parcel and extends along the east side of the parcel at the rear of the building. The parking area is bordered by a building on the north and the rear yards and parking lots of properties to the east.

Building

The commercial building is two-stories, has a rectangular plan, and is capped by a flat roof. The exterior walls are clad with textured stucco and adorned with false half-timbering, except for the left side of the first story of the rear (east) facade, (Continued)

\***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 (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)

Primary (west) and south facades, looking northeast; April 2024

\***P6. Date Constructed/Age and Sources:**  Historic

Prehistoric  Both  
ca. 1906, *Berkeley Daily Gazette*, various editions

\***P7. Owner and Address:**

\***P8. Recorded by:** (Name, affiliation, and address)  
Left Coast Architectural History  
PO Box 70415  
Richmond, CA. 94807

\***P9. Date Recorded:** April 2024

**P10. Survey Type:** Intensive

\***P11. Report Citation:** 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):

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI#

Page 2 of 26

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: commercial

B4. Present Use: commercial

\*B5. Architectural Style: Neo-Tudor (altered)

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

Constructed ca.1906, destroyed by fire and rebuilt, 1981-1983. (See alterations chart on Continuation Sheets for additional construction history.)

\*B7. Moved? No Yes Unknown Date: n/a

Original Location: n/a

\*B8. Related Features: None

B9a. Architect: Unknown/None

b. Builder: Unknown

\*B10. Significance: Theme: None

Area: North Berkeley

Period of Significance: None

Property Type: Commercial

Applicable Criteria: None

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

Summary

The building at 1685 Shattuck Avenue was initially built, in part, around 1906. Originally mixed-use, it eventually became strictly commercial and was occupied by various businesses throughout its history, with the Virginia Cleaners being its longest and most dominant occupant. The building was expanded extensively to serve the cleaning plant, eventually growing to about six times its original size. The various parts of the building were incongruous in form and architectural style and were also subsequently remodeled at various times. The building suffered a number of fires during its history, the last of which, in 1981, destroyed almost the entire building, save the southern ground floor shop spaces. Only the portion of the building fronting on Shattuck Avenue was repaired/reconstructed and was given an entirely different architectural treatment than it had previously. In effect, the building present today dates to 1983.

Neighborhood Context

The building at 1685 Shattuck Avenue is located in North Berkeley, which as its name denotes, is located north of Downtown Berkeley. The neighborhood is generally bounded by Hearst Avenue on the south, Sacramento Street on the west, Hopkins and Eunice streets on the north, and Euclid Avenue and Arch Street on the east. The neighborhood's southeastern corner abuts the U.C. Berkeley campus, which the subject property is located about one diagonal block away from.

North Berkeley owes its initial development in large part to Henry Berryman. As Downtown Berkeley developed, the area to the north was used primarily as farmland. Berryman purchased a large farm in the area in 1870 and subdivided the land, which kicked off development. In 1878, the neighborhood's growth was encouraged by the extension of the Southern Pacific branch rail line from Downtown, up Shattuck Avenue, to Vine Street. A new depot was built on Shattuck Avenue between Rose and Vine and named Berryman Station. (Continued)

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

HP6. 1-3 story commercial building

\*B12. References:

(See parenthetical citations within text and on last Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Caitlin Hibma/Left Coast Architectural History

\*Date of Evaluation: April 2024

(This space reserved for official comments.)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # HRI# Trinomial
---	--------------------------------

Page 3 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
 \*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**P3a. Description: (continued)**

which is partially clad with cast stone and scored smooth stucco. First story fenestration consists of storefronts with wood and aluminum framed plate glass windows. The primary window type on the second story is an aluminum sliding sash with faux muntins. These two- and three-part windows are located in punched rectangular openings with a horizontal orientation. The half-timbering creates flat wood frames around the window openings.

The primary facade faces west onto Shattuck Avenue. The first story features four storefronts; two on each side of a narrow centered stairwell. The two storefronts on the left have faux adobe brick dados under plate glass storefront windows. The leftmost storefront has an aluminum frame window and door assembly, while the second storefront has a set of fully-glazed aluminum-frame double doors at the center and storefront windows in wood frames. The two storefronts on the right side of the facade have stucco-clad dados under wood framed storefront windows that have very wide mullions. The entries are generally centered on each storefront and are located within canted recessed vestibules. They feature partially-glazed paneled wood doors; one a Dutch door. The storefronts on the right have multi-lite wood clerestory sashes at the top. All of the storefronts are topped by fabric awnings. The stairwell at the center of the facade has a narrow round arch opened enclosed by a metal security gate. Terrazzo stairs ascend internally to the second story, where there appear to be doors on either side of the landing, accessing the north and south second floor spaces.

The second story of the primary facade is adorned with false half-timbering in a regular pattern and has a single angled bay window at the center, above the first story stairwell opening. Windows of the primary type are located across the facade, at generally regular intervals (with some variation), and on the bay window. The facade is capped by a pent roof with deep eaves that are adorned with shaped false beam ends. A small gable end is located over the bay window at the center of the facade and at the far right side of the facade, where the pent roof is slightly higher. Both gable ends are clad with stucco and adorned with false half-timbering.

The south facade faces Virginia Street. The corner storefront wraps the southwest corner of the building, so that there is a stucco dado, plate glass windows, clerestory, and a fabric awning at the far left side of the south facade. The center of the facade features a few panels of faux half-timbering, while a single storefront is located at the far right side of the facade. This storefront has very low stucco dados, large plate glass display windows in wood and aluminum frames, an entry door covered by a metal security gate at the center, and a fabric awning above. The second story of the south facade is adorned with false half-timbering and features four regularly spaced windows of the primary type. The facade is capped by a pent roof with deep eaves that are adorned with shaped false beam ends. A small gable end is located at the far left side of the facade, where the pent roof is slightly higher. It is clad with stucco and adorned with false half-timbering.

The east facade faces a surface parking area. The first story is unfenestrated. The left side is clad with cast stone and scored smooth stucco, while the right with textured stucco. A secondary entry door covered by a metal security gate is located at the center below an exterior wood staircase that parallels the facade and provides access to a partially glazed, paneled wood door near the center of the second story. The second story is adorned with false half-timbering and features windows of the primary type in two-part configuration that are arranged in groupings and singly across the facade. The facade is capped by a pent roof with deep eaves that are adorned with shaped false beam ends.

The north facade also faces a surface parking area. The first story is unfenestrated and clad with stucco. A rough concrete surface (possibly where a concrete ramp abutting the wall was demolished) covers the lower wall, while engaged concrete structural piers extend upward, projecting from the wall surface, to a slightly overhanging lip at the second story. The second story is adorned with false half-timbering and features five windows of the primary type in two-part configuration that are regularly spaced across the facade. The pent roof with deep eaves and shaped false beam ends that is found on the other facades wraps the corners of this facade; however, the majority of the roofline features no eaves and only vertical board cladding that meets a flat unadorned roofline.

**B10. Significance: (continued)**

A number of businesses were established immediately around the station, but for the most part the area began to be characterized as a neighborhood of modest single-family dwellings, continuing that way into the 20th century. Even as late as the publication of the 1903 Sanborn Fire Insurance map, the subject property remained vacant, while the surrounding block featured a number of single-family dwellings. (Wollenberg, Charles; *Berkeley: A City in History*; U.C. Press, 2008. Berkeley Architectural Heritage Assn., "41 Berkeley Walking Tours," 2015. Sanborn Fire Insurance Maps.)

Property-Specific History

The subject building appears to have been built, in part, around 1906, when Virginia Cleaners was located in the building (according to a 25 May 1982 *Berkeley Daily Gazette* (BDG) article, which stated the business had been at 2109 Virginia Street for 76 years) and when it was first mentioned in newspapers that listed 1683 Shattuck Avenue as a contact address in an advertisement for two rooms for rent. (BDG, 29 Dec. 1906) At that time, the building consisted of only the southern half of the current building. A photograph from 1952 shows that it was a two-story, Edwardian style building. (continued)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 4 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation  Update

**B10. Significance: (continued)**

There were three storefronts with recessed entrances, plate glass display windows, and clerestory windows on the ground floor (two on Shattuck Ave, one on Virginia Street). The second story was clad with novelty (varied width) horizontal wood siding and featured three square bay windows on each facade that had wall panels at their base, double-hung windows, and dentiled and modillioned cornices. The building, itself, was capped by an ornate entablature with a wide plain frieze, and dentiled and modillioned cornice.

The 1911 Sanborn Fire Insurance map confirms that only the southern half of the current building existed originally. Based on the 1906 advertisement for residential rental space and numerous later newspaper mentions (also mostly ads for rooms for rent), it appears that the second floor of the building (addressed 1683) had a residential use for a number of years. The two ground floor shops facing Shattuck Avenue were addressed 1685 and 1687, and appear in newspapers as early as 1911, when 1685 Shattuck Avenue was occupied by The Ideal Market. The space at 1687 Shattuck Avenue is mentioned in newspapers as early as 1913, when it housed the Mattson Pharmacy. The rear storefront was 2103-2105 Virginia Street and is mentioned in newspapers as early as 1907, with another room-for-rent ad, perhaps connected to the residential uses on the second floor; however, it housed the Virginia Cleaners, the original and long-time tenant and owning entity of the property. (BDG, 27 Nov. 1981)

A short history of the Virginia Cleaners, written by one of the then-owners of the business and reported by the *Berkeley Daily Gazette* on 2 February 1983, stated that the business was started by two Frenchmen in 1907 at the corner of Shattuck and Virginia Street. The business changed ownership a number of times, but by the 1920s was owned by George and Ethel Durant, who employed Herman Mathis as a delivery driver. Mathis was joined by his brother and in 1934 they bought out the Durants. Eventually, Virginia Cleaners had eight branch shops locally. In 1961, David Mathis, one of the Mathis brothers' sons, joined the family business as co-owner.

The northern addition to the building was added around 1914 or 1915. Addresses associated with the northern half of the building (1675 and 1677 Shattuck Avenue) appear in newspapers as early as 1915, when the Ideal Market was shown to have moved to the space at 1677 Shattuck Avenue. At the same time, a new grocery store was listed in the Ideal Market's old space at 1685 Shattuck.

The 1929 Sanborn Fire Insurance map illustrates the northern addition, including a stairwell that was incorporated between the two halves, giving access to the second story. Further, it shows that the building had also been extended to the east (to the current eastern lot line) with a series of one-story shop spaces fronting on Virginia Street; addressed 2105, 2107, 2109 Virginia Street. A circa 1928 photograph indicates that the storefronts echoed the Edwardian architecture of the original building, with traditional recessed storefronts that included plate glass windows, dedicated entry doors, and clerestory windows above. Behind (to the north of) these added shops were two additional structural extensions, their spaces labeled cleaning and dry cleaning. With these additions, Virginia Cleaners dominated the eastern portion of the property. Two seemingly unrelated, two-unit residential flats buildings were located within the bounds of the current parcel, to the north of the current building, and within the interior angle formed by the extent of the building as it was in 1929. (They remained into the 1980s, but are no longer extant).

The 1950 Sanborn Fire Insurance map shows the conditions of 1929 still largely the same, although a 1952 photograph shows that the northern half of the building and the Virginia Street additions had been stylistically remodeled in the Art Moderne style, including boxy forms, flat stucco wall planes, large multi-part windows with thick steel-sash frames, stack bond brick veneer, flat projecting canopies, and unadorned flat rooflines. These Modernistic sections of facade bracketed the original portion of the building, which still exhibited its original Edwardian style. The aesthetic improvements were made on behalf of Virginia Cleaners, which had also come to occupy the northernmost shop space fronting on Shattuck, where "ironing" was performed, and the second floor of the northern half of the building, which was used for "spotting and ironing." Shop spaces along Virginia Street were more specifically labeled as "office" and "pressing." A drug store, then Moore's Pharmacy, was still located in the corner storefront and may have extended into the space to the north, while the Ideal Market still occupied the right-hand shop space in the northern half of the building.

A 1957 Property Card notation states "stucco front after removing gingerbread." This indicates that the Edwardian style original portion of the building was stripped of any ornamentation and stuccoed to look more homogeneous with the newer portions of the building. Indeed, photographs from 1981 show that even the bay windows and projecting cornice were removed, creating a totally flat wall plane, and wide three-part steel sash windows were installed. Aerial photographs dated 1958 and 1965 show the same extent of the building as on the 1950 Sanborn map; the latter particularly illustrating a sawtooth roof over the eastern and northeastern extensions, which would have brought light into the voluminous interior of the cleaning plant. (U.C. Santa Barbara Library)

In 1976, Art Kapoor, a local realtor, purchased the building from Virginia Cleaners. (BDG, 27 Nov. 1981) He owned the property until recently and, in later years, maintained his real estate agency in the northern second floor space. In 1979, Poulet restaurant took over the corner space, formerly a drug store, and remained until recently. Aerial photographs indicate that the property remained intact until 1980. (NETR Online Historic Aerials) (continued)

<b>State of California — The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>CONTINUATION SHEET</b>	<b>Primary #</b> <b>HRI#</b>  <b>Trinomial</b>
---	---

Page 5 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
 \*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**B10. Significance: (continued)**

The building was threatened by fire a number of times during its history. It narrowly escaped the 1923 wildfire that swept down from the Berkeley Hills and burned a large swath of the city to the immediate northeast and east of the subject property. The fire's southwestern spread was stopped only about one block east and a half-block southeast of the property. A fire in 1949 is documented in building permit records, and in 1961, a display spotlight in a front window sparked a two-alarm fire. That fire did about \$6,500 worth of damage to the Virginia Cleaners curtain finishing room on the second floor of the northern side of the building. Newspapers described the heat exploding the large second floor plate glass window, and flames coming through the roof. Water damage was sustained by the ground floor shirt finishing department at 1675 Shattuck Avenue and the Ideal Meat Market at 1677 Shattuck Avenue. Finally, in 1981, a catastrophic fire destroyed the majority of the building and changed its character entirely.

In the early morning hours of 17 November 1981, an electrical problem sparked a three-alarm blaze in the eastern portion of the building, occupied by Virginia Cleaners. Flames spread into the western portion of the building where the Ideal Meat Market, a flower shop, and Poulet restaurant were storefront tenants. The fire burned for over two hours before being extinguished. A firefighter fell down the central stairwell and was injured during the emergency, which caused an estimated \$1.2 million in damages. After the fire, the deputy fire marshal stated that "the building look[ed] like a Hollywood false front... all the walls and floors fell into the center." (BDG, 27 Nov. 1981)

The day after the fire, Virginia Cleaners brought in a mobile building to serve as an office, primarily to process claims from customers who had lost belongings. Ultimately, the business relocated to 1650 Shattuck Avenue, and operated from that location, a cleaning plant in Oakland, and their other branch locations. The Ideal Market never reopened and the Orchids Etc. flower shop moved to a new location. Only Poulet restaurant, which was located in the least damaged space, was able to reopen. It remained in the building, occupying the two southern storefronts and (in 1983) expanding into the rear storefront at 2109 Virginia Street. It was in business until July 2023.

Owner Art Kapoor, had only partial insurance coverage on the property at the time of the fire. Coupled with a moratorium on commercial construction in North Berkeley that was in place at the time the building burned appears to be the reason it was never fully rebuilt. (BDG, 27 Nov. 1981) The building that exists currently appears to have simply been the result of the salvage, repair/reconstruction, and remodeling of the most intact and portions of the building that remained (the southernmost ground floor storefront) and as much additional new structure as would constitute a viable commercial property. The earlier architectural character and features of the building were discarded in favor of the current Neo-Tudor aesthetic. By 1983, the building in its current extent and appearance was in place. In 1987, the clean up of soil polluted by toxic dry cleaning chemicals was undertaken and the parking lot area surrounding the building was excavated of 300 cubic yards of material and a chemical storage tank. Kapoor had plans for a mixed-use development project with an underground garage on the site, but they were never realized. (*Oakland Tribune*, 17 April 1987)

A list of tenant businesses, organized by current storefront address (historical address number noted in brackets), is provided below. Where chronological gaps are present, no tenant information was available:

**1677 Shattuck Avenue [first floor, north side – historically 1675, 1677 Shattuck Avenue]**

Dates	Tenant	
	<b>1675</b>	<b>1677</b>
1915		The Ideal Market/The Ideal Meat Market
1916	St. John's Bakery	
1923 - 1924	Ideal Delicatessen & Bakery	
1948	The Gloveatorium, leather cleaning and finishing	
1961	Virginia Cleaners, shirt finishing department	
1973 - 1980	Northwestern Title Company of Alameda County	
1981	Orchids Et Cetera, flower shop	
1981 FIRE: This portion of building heavily damaged. Repaired/reconstructed.		
2004 - 2008	Going Places Travel agency	La Leche League/Waddle & Swaddle, parenting and breast feeding support groups
2009 - 2019		Lobelia, women's clothing
2020 – recent	Going Places Travel agency (Storefront units merged, 1675 address number no longer used)	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # HRI# Trinomial
---	--------------------------------

Page 6 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
 \*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**B10. Significance: (continued)**

**1681 Shattuck Avenue [second floor, north side – historically no address number]**

Dates	Tenant
1917	Bakery
Pre-1950 – 1981	Virginia Cleaners, curtain finishing, spotting, and ironing department
1981 FIRE: This portion of building destroyed. Reconstructed.	
post-1981 - recent	A+ Summer, educational tutoring, and Emerging Writers Institute

**1683 Shattuck Avenue [second floor, south side - historically 1683 Shattuck Ave.]**

Dates	Tenant
1906 - post-1936	Residential rooms
ca. 1961	Virginia Cleaners finished cleaning storage
1981 FIRE: This portion of building largely destroyed. Reconstructed.	
post-1981 – recent	Art Kapoor Realty

**1685 Shattuck Avenue [first floor, south side – historically 1685, 1687 Shattuck Ave.]**

Dates	Tenant	
	1685	1687
ca. 1911	The Ideal Market	
1913-1916		Mattson Pharmacy
1914	H.C. Parkinson, grocer	
1916 - 1918	The Platt Grocery & Hardware, J.M. Platt prop.	
1928	Bay Cities Realty Co., W M Zimmerman mgr.	
1933-1938	Virginia Grocery & Fruit Market, LB Cooley prop	
1934 - 1977		Moore's Pharmacy, J. George Moore prop.
1979-1980	Poulet restaurant (Storefront units merged, 1687 address number no longer used)	
1981 FIRE: This portion of building least damaged. Repaired.		
1982 – 2023	Poulet restaurant (Storefront units merged, 1687 address number no longer used)	

(continued)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # HRI# Trinomial
---	--------------------------------

Page 7 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
 \*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**B10. Significance: (continued)**

**2109 Virginia Street [Virginia St. storefront and eastern addition - historically 2103, 2105, 2109 Virginia Street]**

Dates	Tenant		
	2103	2105	2109
1906			Virginia Cleaners & Dyers/ Virginia Cleaners, main plant and office
1914-1917 (East addition built ca.1914)		Virginia Cleaners & Dyers/ Virginia Cleaners	
1921 -1953			
1923-1924		Used furniture shop	
1925	Used furniture shop		
1925-1927	Ye Olde Walnut Furniture Shop/Robie's Antique Shop, R.W. Robie prop.		
1928	The Exclusive Bed House, beds and mattresses	Virginia Cleaners & Dyers/ Virginia Cleaners	
1950 - 1981	Virginia Cleaners & Dyers/ Virginia Cleaners		
1981 FIRE: This portion of building destroyed, not reconstructed (except 2109 Virginia St. at rear of current building)			
post-1981 - Recent	[Portion of building demolished, 2103 and 2105 address numbers no longer used]		Unknown – possibly used by Poulet restaurant.

**Architect or Builder**

Research did not determine the identity of an architect or builder responsible for the design or construction of the original building or subsequent additions/remodeling. Because of the 1981 fire, which destroyed the majority of the building and resulted in reconstruction with an entirely different architectural character, their work is no longer extant or evident. No information about the designer or builder of the building in its current post-1981 iteration was found.

**Architectural Type & Style**

The building at 1685 Shattuck Avenue began as, and is currently, a two-part commercial block, as defined by Richard Longstreth in his book *The Buildings of Main Street* (Alta Mira Press, 2000). It represents this type in that it is two-stories, with the first story representing public uses like retail stores, while the second story represents more private uses such as offices. Originally, the building was mixed-use with residential space on the upper floor, but over time evolved to house offices, workshop space, and storage on the second floor. In all cases, however, this generally upheld the two-part commercial block model. Typology ascribed to the architectural treatment of two-part commercial blocks is moot in this case, as the building's current architectural style is a recent application.

The building at 1685 Shattuck Avenue began as an Edwardian style mixed-use building and was expanded and remodeled extensively throughout its history. It took on light-industrial uses and portions of the property were eventually remodeled in the Art Moderne style. By the early 1950s, the property exhibited a mixture of incongruous architectural styles relating to various portions of the building. In the late 1950s, even the original Edwardian style portion was stripped of all ornamentation, including bay windows, and stuccoed in a modernizing remodel. During the late 20th century, the building's original appearance was not evident, and then in 1981, a massive fire destroyed the majority of the building. The small portion that was salvaged and rebuilt was given yet another aesthetic overhaul in the Neo-Tudor style, which referenced none of the earlier styles. Other than the basic form and spatial organization of the building, none of the elements, materials, or decorative features that were indicative of its original architectural style remain (possibly with the exception of some wood-sash clerestory windows above the altered storefronts at the southern corner of the building).

The Neo-Tudor style that the building exhibits today is a late-20<sup>th</sup> century iteration of the Tudor Revival style that was popular in the 1920s and 1930s, which in turn was a revival of the Tudor style of Medieval England. The Neo-Tudor style was popular from 1965 into the 1990s and was characterized most strongly by false half-timbering and prominent front-gable roof forms. Prominent chimneys and irregularly placed windows of varying sizes, sometimes with diamond-pane sashes, attempted to evoke the Tudor aesthetic. Unlike earlier Tudor-derived buildings, Neo-Tudor style buildings are almost never built of stone or brick, but might sometimes incorporate veneers of these materials. (continued)

<b>State of California — The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>CONTINUATION SHEET</b>	<b>Primary #</b> <b>HRI#</b>  <b>Trinomial</b>
---	---

Page 8 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**B10. Significance: (continued)**

Typically, they are standard wood-frame structures with applied features that seem to almost deliberately evoke a sense of superficiality. (John Milnes Baker, *American House Styles*, New York: W.W. Norton & Co., 1994.)

In the case of 1685 Shattuck Avenue, faux half-timbering is present, but consists of narrow-dimension boards that are a cursory suggestion of authentic structural timber-work. Gable forms are present but take the form of three small gables that are tacked to the pent roof and do not relate to the building's actual roof form or structure. The pent roof itself, as well as the undersized and non-integral gables, do not illustrate the Neo-Tudor style, although an impression of superficiality is made. Windows, though accurately framed by half-timbering, are not typical of the style in either their size, arrangement, type, or material. Storefronts are also relatively simple, modernized, and exhibit alterations specific to each unit and do not speak to the Neo-Tudor aesthetic. The angled bay window and tall, narrow, arched stairwell entryway on the primary facade are also not characteristic of the Neo-Tudor style, while the projecting beam ends under the eaves are somewhat Tudor-referential, though their decorative shaping is not. In general, the building is a weak representation of the style, which was likely a result of prohibitive cost and construction restrictions in place when hurried post-fire rebuilding occurred.

**Alterations**

Building permits and land use planning records provide some documentation of the property's development over time. Permits and records documenting substantial exterior work include:

Date/Range	Source	Description of Work
1921	Property Card	Assessor's note to use 1921 as year for depreciation: many major additions, alterations, modernization undertaken
1928	Property Card	Unspecified alteration
1929	Property Card	Unspecified alteration
1944	Property Card	Unspecified addition
1945	Property Card	Unspecified addition
1946	Property Card	Unspecified addition
1949	Property Card	Repair fire damage [unknown location]
1951	Property Card	Take out second partition, install truss with 2'-1" rods and turnbuckles.
1957	Property Card	Stucco front after removing gingerbread.
1961	Property Card	Fire repair. [Second story, north side]
1981	Property Card	Demo, fire related. Also demo second floor on Shattuck. [Fire destroyed most of building and resulted in demolition of entire eastern portion of building, second floor of current building, and major repairs to first floor, north side, of current building.]
1983	Property Card	Repair fire damage. Add second floor. [Resulted in current, two story building. Eastern portion not rebuilt. Stylistic remodeling undertaken, resulting in current half-timbered Neo-Tudor appearance.]
1996	Inspection History Report	New concrete window wall support – 20 linear feet.

In addition to building permits and land use planning records, sources such as Sanborn Fire Insurance maps, aerial photographs, newspaper articles, and historical images provide additional information on how the building evolved over time:

- 1911 Sanborn Map:  
Subject building consists of only the south half of the current building; two storefronts wide along Shattuck, with a storefront at the rear facing Virginia Street. It was two-stories high. A later photograph indicates it was an Edwardian style building clad with stucco (first story) and horizontal wood siding (second story), with storefronts on the first floor, and three square bay windows each on the second stories of the Shattuck and Virginia Street facades. It had a flat roof. Four small dwellings and some outbuildings occupied the rest of the property.

(continued)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 9 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation  Update

**B10. Significance: (continued)**

- Circa 1928 Photograph/1929 and 1950 Sanborn Maps/1939 and 1947 Aerial Photos:  
The 1929 Sanborn map illustrates the northern addition to the building, housing two additional shop spaces on the ground floor and another second floor space. A stairwell was incorporated between the two halves, giving access to the second story. The building had also been extended to the east (to the current eastern lot line) with a series of one-story shop spaces fronting on Virginia Street. A circa 1928 photograph indicates that the storefronts echoed the Edwardian architecture of the original building, with traditional recessed storefronts that included plate glass windows, dedicated entry doors, and clerestory windows above. According to the 1929 Sanborn map, behind/to the north of these added shops were two additional light-industrial spaces. Two residential flats buildings were located within the bounds of the current parcel, to the north of the current building, and within the interior angle formed by the extent of the building. 1939 and 1947 aerial photos show the same conditions.
- 1950 Sanborn map:  
Map indicates the eastern extension had gained a second story. A sawtooth roof is noted over this portion of the building, reproducing the roof that was present when the building was one story (as seen in a 1947 aerial photo).
- 1952, 1970, and 1981 Photographs/1958 and 1965 Aerial Photos:  
The photograph shows that the north half of the current building and the eastern extension on Virginia Street had been remodeled in the Streamline Moderne style. (The earlier circa 1928 photograph of the Virginia Street extension showed Edwardian aesthetics and it is assumed this portion and the northern half of the Shattuck Avenue facade were remodeled.) The original portion of the building remained in the Edwardian style until a 1957 property card notation (above) indicates it, too, was remodeled in a more modern aesthetic. 1958 and 1965 aerial photos show the same conditions.
- 1981 Photograph, Newspaper Articles, and Property Records:  
The building was damaged by a major fire, which destroyed the entire eastern extension and second floor of the current building, while heavily damaging the northern half of the first floor. The shop spaces on the southern half of the first floor were relatively unharmed, but damage resulted in the demolition of most of the existing structure. The building was rebuilt by 1983 in its current extent and architectural character (Neo-Tudor style), which is entirely different from its original appearance and the appearance it had taken on over time with subsequent alterations, additions, and remodeling efforts.

**California Register Evaluation**

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 1685 Shattuck Avenue:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. It has served a number of common commercial and light-industrial functions throughout its history and into the present day. Built in 1906, the building corresponds to the early period of North Berkeley history, when transportation lines were extended north from Downtown, spurring development. However, it was somewhat late to that initial period of primarily residential development and appears to have been an organic element of growth as commercial uses filled in along Shattuck Avenue between Downtown and Berryman Station around the turn of the 20<sup>th</sup> century. Its construction fits organic patterns of local development, which echoed patterns that occurred throughout the Bay Area. It does not strongly represent development patterns related to important events and, thus, does not stand out as noteworthy within the development or continuing history of Berkeley's Downtown or commerce.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

Criterion 2 (Persons): *Resources associated with the lives of persons important in our past.*

Early in the building's history there was some residential use on the second floor. The residential space seems to have been primarily a rooms-for-rent situation and only a few names of renters were found, none of whom appear to be historically significant individuals. Originally, and as time progressed, numerous businesses occupied the shop, office, and workshop spaces in the building. They tend not to have specific names associated with them. For those that have known proprietors, those individuals all appear to be small business owners, without the influence or accomplishments that would raise them to a level of historical significance.

The property does not appear to be eligible for listing in the California Register under Criterion 2. (continued)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # HRI# Trinomial
---	--------------------------------

Page 10 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
 \*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**B10. Significance: (continued)**

*Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The building at 1685 Shattuck Avenue was designed as a two-part commercial block in the Edwardian style. As such, it was typical in execution, with facade organization, features, and finishes that are found on countless commercial buildings of the same age locally and throughout the state. Since its construction it underwent a number of expansions and remodels that changed its configuration and architectural character drastically. Ultimately, the building was burned to such an extent by a 1981 fire that only a portion of the current building is original fabric (southern ground floor), while the rest is reconstructed. Upon reconstruction, the building was given an entirely different appearance and architectural character than it had previously. The building does not appear to have been architect designed, originally, and does not have a known builder. Likewise, the architects/builders of later additions and remodels are unknown. Such professionals' work was lost in the 1981 fire, anyway, meaning the current building would not be a valid representation of their work. The identity of any architect/builder associated with the current iteration of the building is not known and would likely be too recent to be considered significant.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

*Criterion 4 (Information Potential): Resources that have yielded, or may be likely to yield, information important in prehistory or history*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 1685 Shattuck Avenue is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

**Berkeley Landmark Evaluation**

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 1685 Shattuck Avenue according to local significance criteria:

**1. Architectural Merit:**

a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

The property, as originally designed, was typical in execution, with facade organization, features, and finishes that are found on countless Edwardian-era commercial buildings locally and regionally. It was altered extensively and repetitively throughout its history, until it burned almost completely in 1981 and now demonstrates an entirely different architectural character than it did previously. Therefore, it does not represent a first last, only, most significant, or outstanding example of historic architecture. Its original architects and/or builders are unknown. Ultimately, the building's destruction by fire and reconstruction in the early 1980s means that none of the property's early appearance, nor the workmanship of its architect/builder is conveyed by the building in its current guise. Therefore, it does not appear to have the high architectural merit that would qualify it as a Berkeley Landmark under this criterion.

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

Neither the construction of the building at 1685 Shattuck Avenue, nor its subsequent ownership, occupancy, and use history, were influenced by religious, cultural, governmental, or social events or developments in the area. Although economic activity would appear to be the building's most obvious cultural association, since it was built and used for commercial purposes and housed small, primarily local businesses, it played a standard role in the organic growth of commercial uses northward on Shattuck Avenue into North Berkeley and was not elemental or influence to that growth pattern. It does not appear to have been associated with any significant movements or events within Berkeley's economic history. Ultimately, the building's destruction by fire and reconstruction in the early 1980s means that none of the property's early history is conveyed by the building in its current guise. Therefore, it does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1685 Shattuck Avenue does not appear to have any use as an educational tool. The building is a (continued)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 11 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**B10. Significance: (continued)**

modest commercial structure that does not embody any relationships to important aspects of neighborhood or city history. The property does not have any potential to convey lessons on history, as it is not associated with any important events, nor is it physically illustrative of any significant work or activities of its owners/tenants. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion. Ultimately, the building's destruction by fire and reconstruction in the early 1980s means that none of the property's early history is conveyed by the building in its current guise. Therefore, it does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 1685 Shattuck Avenue very broadly reflects the organic commercial growth in North Berkeley, but does not stand out within that context for any important contributions to economic history, as it was simply a modest commercial building housing numerous small, primarily local businesses. It does not have any strong associations beyond general development trends in the neighborhood. Ultimately, the building's destruction by fire and reconstruction in the early 1980s means that none of the property's early history is conveyed by the building in its current guise. Therefore, it does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1685 Shattuck Avenue is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

**Berkeley Structure of Merit Evaluation**

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, the property at 1685 Shattuck Avenue does not possess high architectural merit or cultural, educational, or historic value. Visual observation of buildings around the property identifies many newer buildings and does not indicate any historically significant cohesive or thematically representative grouping within which the building at 1685 Shattuck Avenue would play a meaningful role. The building's destruction by fire and reconstruction in the early 1980s means that none of the property's early history is conveyed by the building in its current guise and it is an anomaly within the surrounding built environment. Therefore, the property does not appear to be worthy of preservation as a part of a group of buildings that includes a Landmark and does not qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

There are two Berkeley Landmarks within a roughly one block radius of 1685 Shattuck Avenue: the Whittier School (1939, Moderne) and Grace North Church (1913, Arts and Crafts). Neither are closely contemporaneous with 1685 Shattuck Avenue and the subject building's destruction by fire and reconstruction in the early 1980s means that none of the property's early history is conveyed by the building in its current guise, so it is unable to make proper reference to any contemporaneous properties or local events, in any case.

*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.*

The building's original two-part commercial block, wood-clad, Edwardian style appearance bore few similarities to the two nearby Craftsman and Moderne style Landmarks in size, scale, style, materials, or design. It no longer exhibits that appearance and its current half-timbered, stucco clad, Neo-Tudor character is also incompatible with the two Landmarks.

*c. The structure is a good example of architectural design. (continued)*

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 12 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**B10. Significance: (continued)**

The building was originally a modest and common example of a two-part commercial block designed in the Edwardian style. It was extensively altered and remodeled a number of times, and ultimately burned in 1981. It was reconstructed under a tight budget and zoning restrictions that resulted in an even more modest building of completely different architectural character than it had previously. It has no historic integrity and is not 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.*

The property at 1685 Shattuck Avenue generally reflects commercial growth north of Downtown Berkeley in the early-20th century, but does not stand out within that context for any important contributions to local history, as it was simply a modest commercial building housing numerous small, primarily local businesses. Neither the construction of the building nor its later history, was significantly influenced by noteworthy social, cultural, economic, political, religious, or military events or developments in the area. Ultimately, the building's destruction by fire and reconstruction in the early 1980s means that none of the property's early history is conveyed by the building in its current guise.

**Integrity**

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The property at 1685 Shattuck Avenue does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

It may be noted, however, that the building, as it exists today, essentially dates to the early 1980s, after it was destroyed by fire and reconstructed. Aside from its basic massing and organization of interior space – which was substantially pared down from the sprawling structure the building had become over its 75 year history – the building retains none of its earlier architectural character or features. If the building had any historic significance, it would be completely unable to convey that significance in its current guise and is considered to have lost all integrity.

**Conclusion**

Based on the above analysis, the property at 1685 Shattuck Avenue does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a historic resource for the purposes of the California Environmental Quality Act (CEQA).

**Sources**

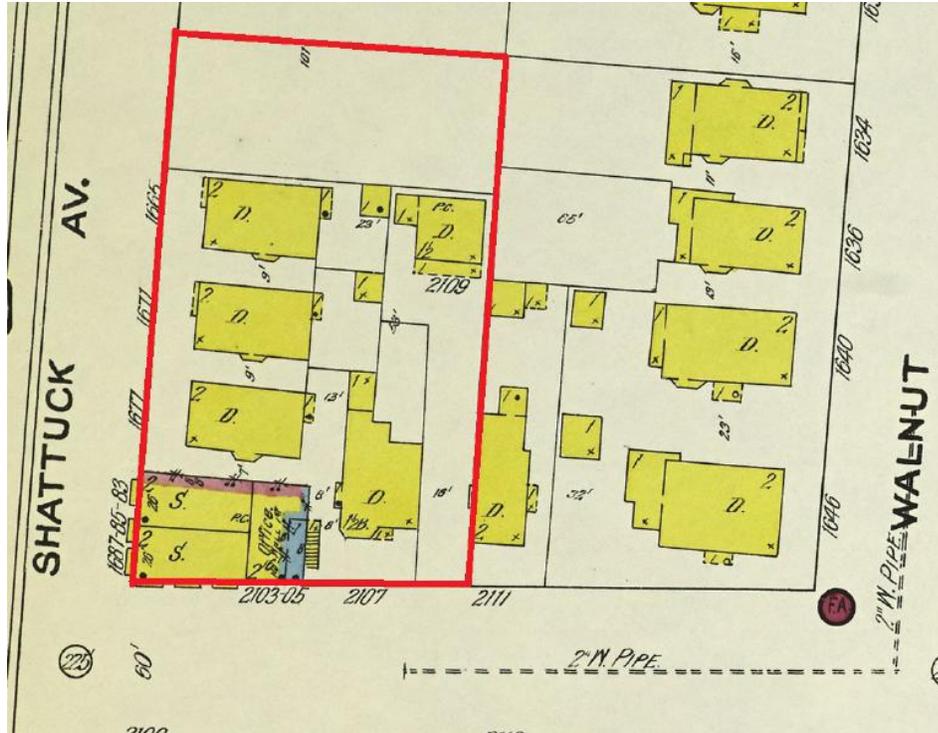
Ancestry.com: census and other vital records  
Berkeley Historical Society & Museum; <https://hub.catalogit.app/1438>  
City of Berkeley Planning & Development Department microfiche records  
McAlester, Virginia & Lee, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2003)  
NETR Online, Historic Aerials  
NewspaperArchive.com  
Newspapers.com  
Online Archive of California  
Sanborn Fire Insurance Map archives via ProQuest and HIG  
University of California Riverside, California Digital Newspaper Collection  
University of California Santa Barbara Library, aerial photographs collection  
Walker, Lester. *American Shelter*. Overlook Press, 1998.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 13 of 26 \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History \*Date: April 2024  Continuation  Update

**Historical Images:**



1911 Sanborn Fire Insurance map, showing original extent of building at corner. Current subject parcel outlined. (Historical Information Gatherers)



1928 photo of Virginia Street facade, storefronts of eastern addition (no longer extant). (Berkeley Historical Society)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 14 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

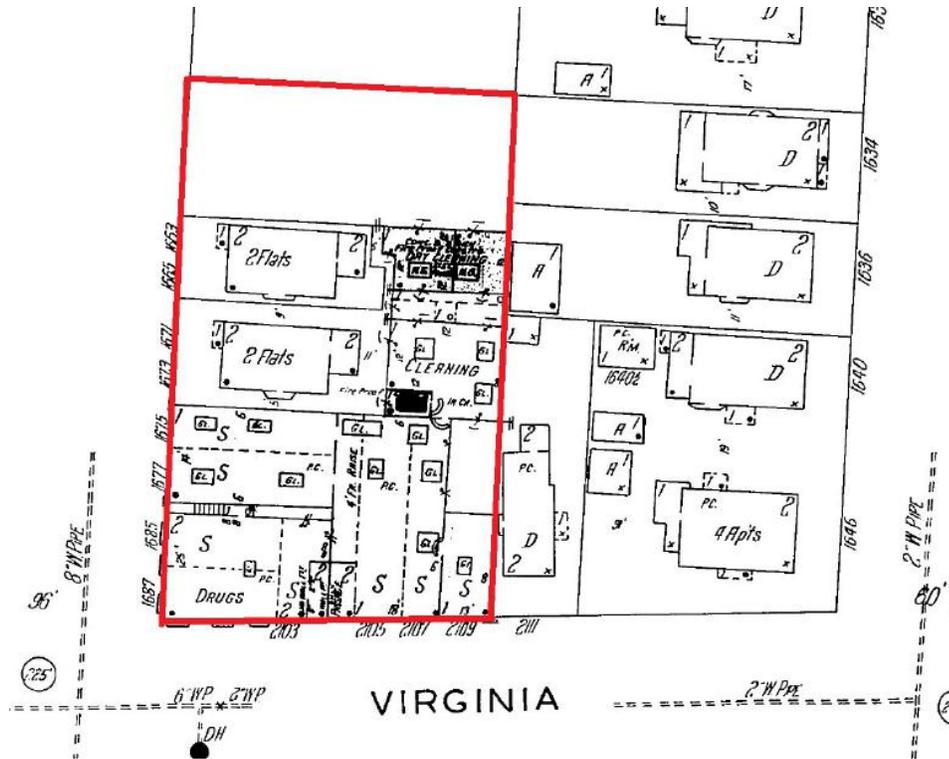
\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**Historical Images:**



1929 Sanborn Fire Insurance map, showing additions to north and east of original building at corner. Current subject parcel outlined. (ProQuest)



1939 aerial photo, extent of building at the time outlined. (UC Santa Barbara Library)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

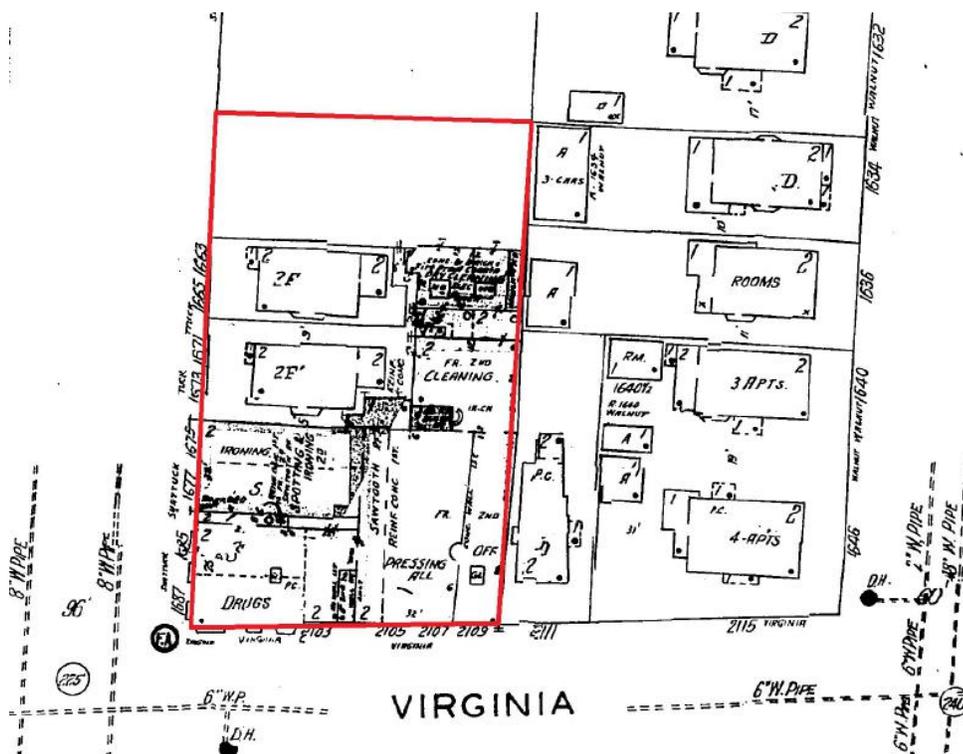
Primary #  
HRI#  
Trinomial

Page 15 of 26 \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History \*Date: April 2024  Continuation  Update

Historical Images:



1947 aerial photo, extent of building at the time outlined. (UC Santa Barbara Library)



1950 Sanborn Fire Insurance map, showing full extent of building at the time. Current subject parcel outlined. (ProQuest)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 16 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**Historical Images:**



1952 photo looking northeast at subject property; includes Edwardian corner building, two story mass to left, and two story mass to right, both with "Virginia Cleaners" signs visible. (Berkeley Historical Society)



1958 aerial photo. Current subject parcel outlined. (UC Santa Barbara Library)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 17 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**Historical Images:**



1961 aerial photo. Current subject parcel outlined. (UC Santa Barbara Library)



1970 photo of Virginia Street facade, storefront of eastern addition (no longer extant). (Berkeley Historical Society)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 18 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**Historical Images:**



1981 photographs of fire at property, looking east from Shattuck Ave. (Berkeley Historical Society)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 19 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**Historical Images:**



1981 photograph from *Berkeley Daily Gazette* (17 Nov. 1981 edition) showing post-fire clean-up.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 20 of 26 \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History \*Date: April 2024  Continuation  Update

**Current Images:**



Primary (west) facade, looking east from Shattuck Avenue.



Southwest corner of building, looking northeast at 1685 Shattuck Ave. storefronts.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 21 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**Current Images:**



Detail of clerestory windows above storefronts at southwest corner of building, only original feature of building that remains.



Example of recessed storefront entry on south side of primary (west) facade (one of two similar).

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 22 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**Current Images:**



Primary (west) facade, looking southeast from building's northwest corner. 1677 Shattuck storefronts nearest.



Centered entry to second floor on primary (west) facade.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 23 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**Current Images:**



Interior of stairwell accessing second floor from center of primary (west) facade.



South facade, looking north from Virginia Street.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 24 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation

Update

**Current Images:**



Storefront of 2109 Virginia Street at east side of south facade.



Rear (east) facade, looking west from parking area.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 25 of 26

\*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA

\*Recorded by: Caitlin Hibma/Left Coast Architectural History

\*Date: April 2024

Continuation  Update

**Current Images:**



Detail of cast stone section of wall at south side of rear (east) facade.



Detail of secondary entrances on rear facade related to central stairwell.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 26 of 26      \*Resource Name or # (Assigned by recorder) 1685 Shattuck Avenue, Berkeley, CA  
\*Recorded by: Caitlin Hibma/Left Coast Architectural History      \*Date: April 2024       Continuation       Update

**Current Images:**



North facade, looking south from parking area.



Northeast corner of building, looking southwest from parking area.