

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
JANUARY 6, 2025

1900-Block Shattuck Avenue/2071-2079 University Avenue

Demolition Referral for Use Permit #ZP2023-0040 under Senate Bill 330 to demolish four commercial buildings more than 40 years old that are located on contiguous parcels with addresses:

- 1950-1958 Shattuck Avenue, APN 057-2053-001-00
- 1974 Shattuck Avenue, APN 057-2053-002-00
- 1986-1998 Shattuck Avenue, APN 057-2053-003-01
- 2071-2079 University Avenue, APN 057-2053-004-02

I. Application Basics

A. Parties Involved:

- Project Applicant Isaiah Stackhouse,
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA
- Evaluators Preservation Architecture Page & Turnbull
Mark Hulbert 170 Maiden Lane, 5th Floor
447 17th Street, #302 San Francisco, CA
Oakland, CA
- Property Owners Jiljar LLC Fifth Keil Co.
8 Brandt Drive P.O. Box 182571
Moraga, CA Columbus, OH

1974 Shattuck Avenue LLC John K. Gordon & Janis
1958 University Avenue Mitchell Trust and
Berkeley, CA Gordon et al.
2091 Rose Street
Berkeley, CA

B. Staff Recommendation: Consider the evaluation and take no action.

II. Background

On November 30, 2023, the Use Permit applicant submitted an application to demolish five commercial buildings located on the 1900-block of Shattuck Avenue and 2071-79 University Avenue. The applicant proposes to merge the parcels and construct a 28-story, 23,319 square-foot mixed-use building with 599 dwelling units and a roof top restaurant over ground-level commercial spaces with lobbies. The application is eligible for streamlined review per Senate Bill 330.

The Use Permit application #ZP2023-0080 was filed under 1974 Shattuck Avenue address and is currently under review by the Zoning Officer. The hearing before the Zoning Adjustments Board (ZAB) is tentatively scheduled for February 27, 2025; see link to plans below.

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

Pursuant to Berkeley Municipal Code (BMC) 23C.08.050.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, but still forward comments regarding potential project conditions such as relocation, salvage, and/or photographic documentation to the Zoning Adjustments Board for consideration in its action on the application.

III. Historical Resources

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

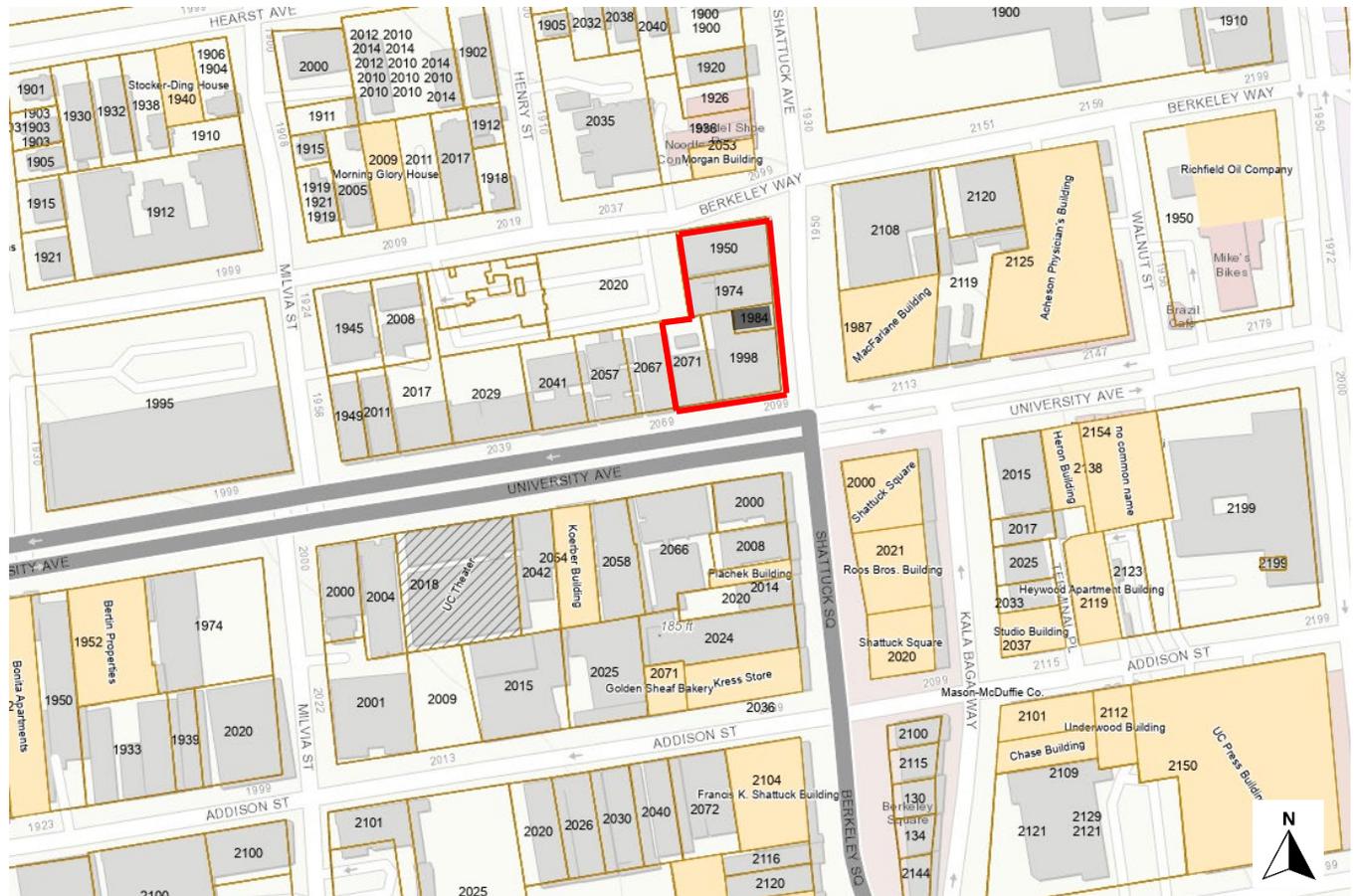
The subject development site does not feature any City of Berkeley Landmarks or Structures of Merit though there are several in the vicinity. The Morgan Building Structure of Merit is located immediately north of this site at 2053 Berkeley Way (constructed in 1904). The City Landmark MacFarlane Building is immediately east at 1987 Shattuck Avenue (1925); Shattuck Square at 2000 Kala Bagai Way (1926) is southeast, and Koerber Building is south at 2054 University Avenue (1924). See Figure 1, below.

¹ At the time that the Use Permit application was submitted, the subject properties were 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 SB330 would prevent the City from imposing any conditions under BMC 3.24 related to historical resource preservation on the project.

LANDMARKS PRESERVATION COMMISSION
 January 6, 2025

1900-BLK SHATTUCK /2071-2079 UNIVERSITY

Figure 1: Vicinity Map showing Nearby City Landmarks and Structures of Merit

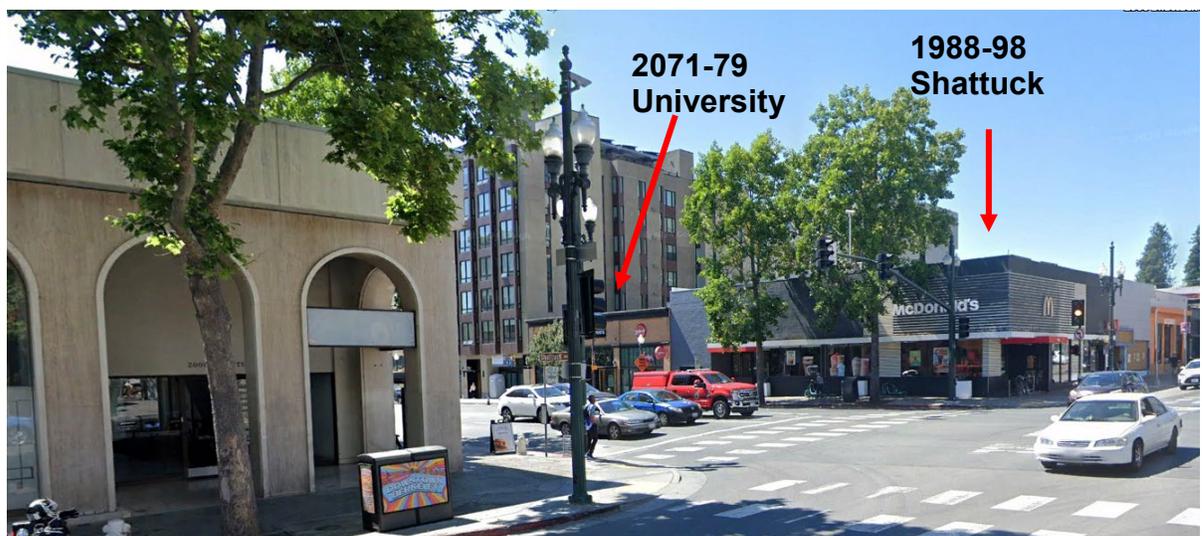


	Landmarks / Structure of Merit; LM,		Parcels		Subject Properties
	Features		Demolished		Not Age-Eligible
	Districts		Partially Demolished		

Figure 2: 1920 Photograph of Shattuck Avenue and University Avenue, showing 1988-98 Shattuck Avenue at corner and 2071-79 University Avenue (Source: Berkeley Historical Society)



Figure 3: Existing Conditions of Shattuck Avenue and University Avenue, showing 1988-98 Shattuck Avenue at corner and 2071-79 University Avenue (Source: Google Earth)



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Figure 4: c. 1945 Photograph of Shattuck and University Avenues, 1950-58 Shattuck Avenue, middle-left and 1988-98 Shattuck Avenue, lower left (Source: Berkeley Historical Society)

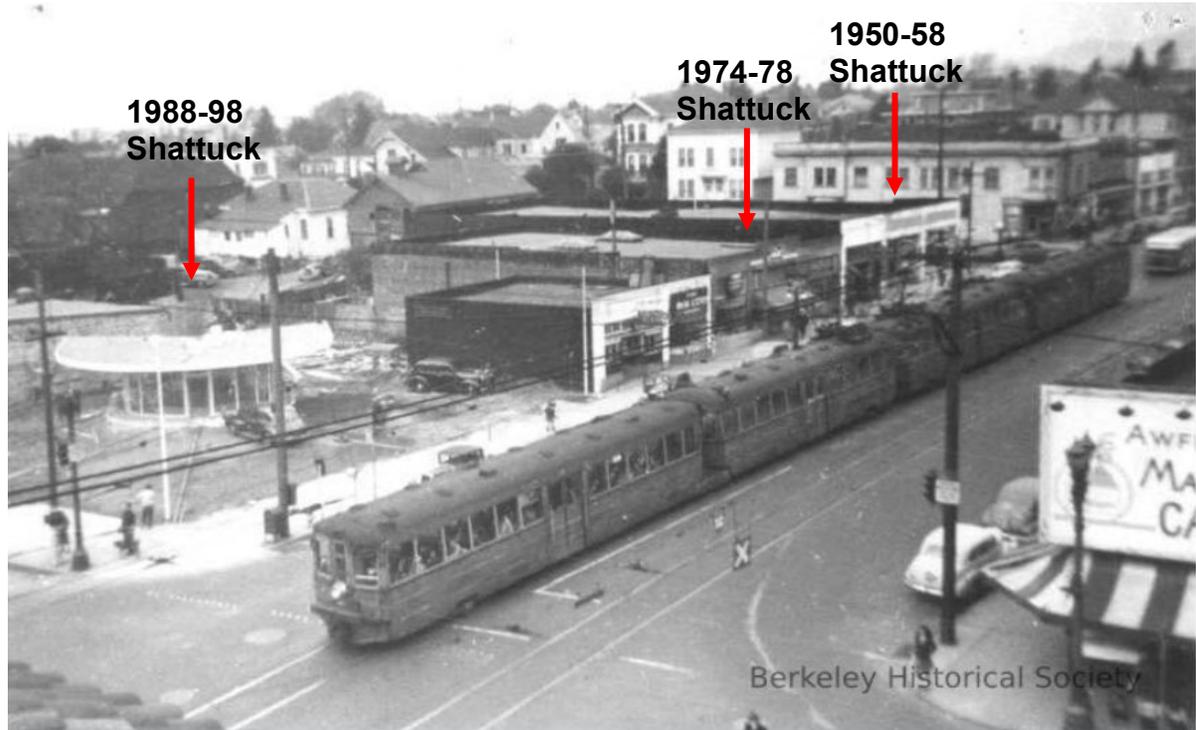


Figure 5: Existing Conditions of Shattuck and University Avenues (Source: Google Earth)

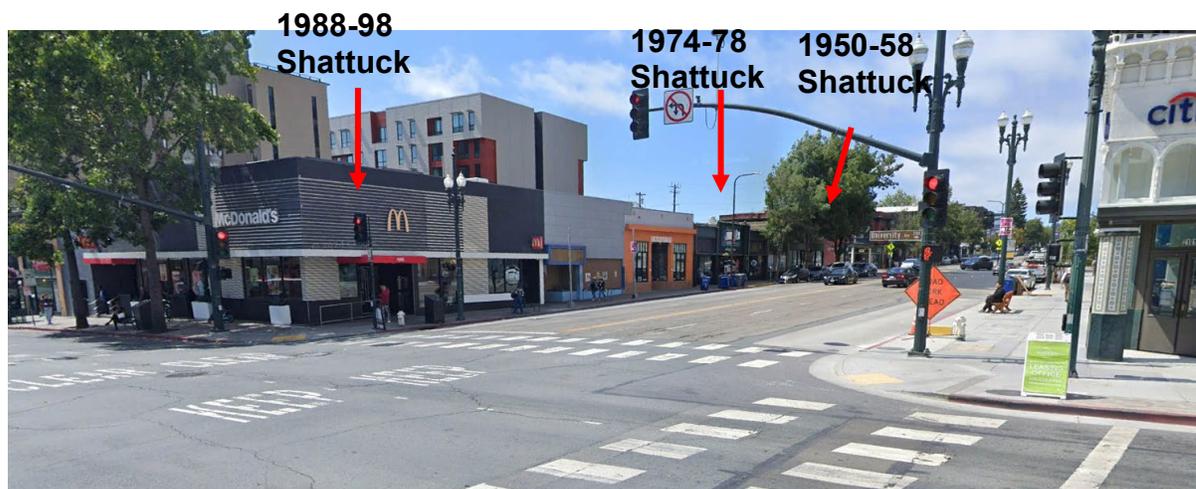


Figure 6: 1960 Photograph of 1988-98 Shattuck Avenue, then Harris Department Store (Source: Berkeley Historical Society)

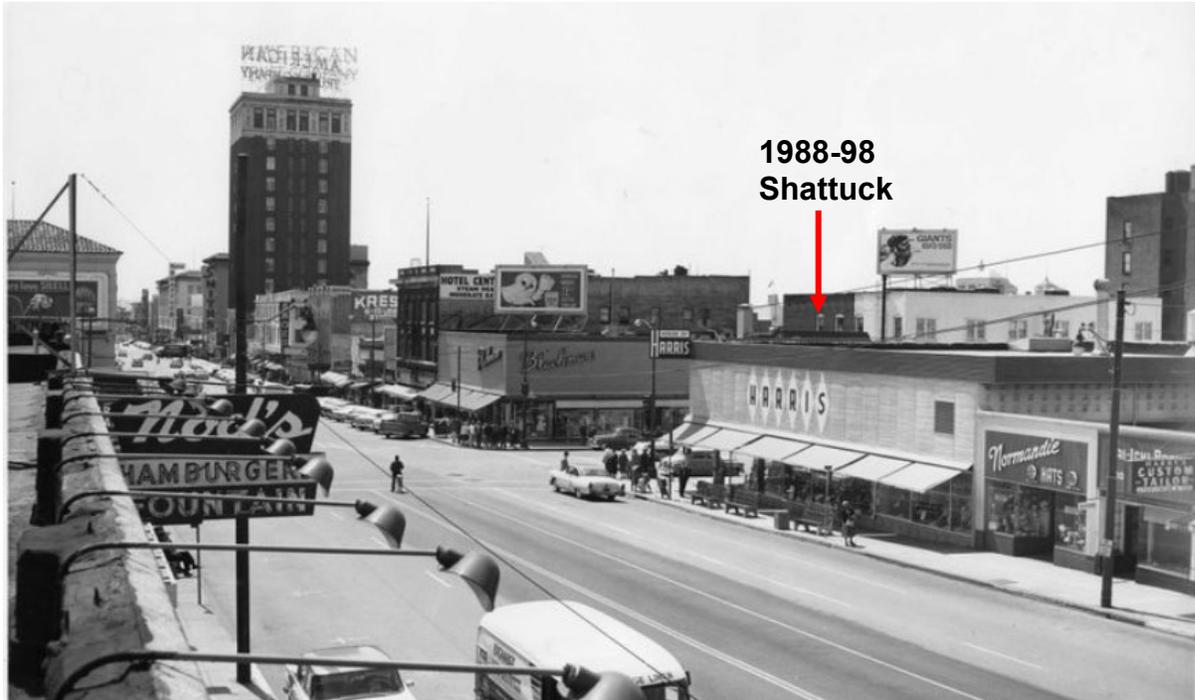


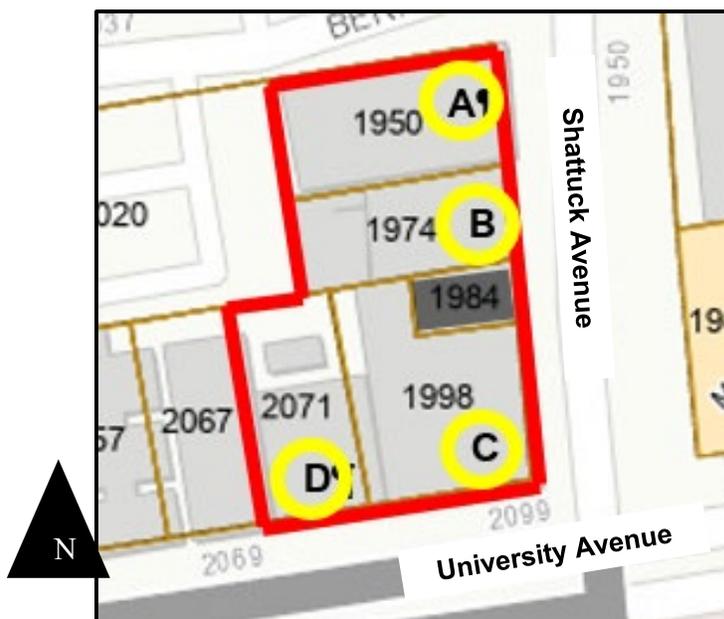
Figure 7: Existing Conditions of 1988-98 Shattuck Avenue (Source: Google Earth)



IV. Property Description

The Use Permit project site is located in Downtown Berkeley and consists of five one-to-two-story commercial buildings that front the length of the 1900 block of Shattuck Avenue between Berkeley Way and University Avenue and continues for a portion of University Avenue, west of Shattuck Avenue. The project site addresses include the following: 1950-58 Shattuck Avenue (Property A); 1974-78 Shattuck Avenue (Property B); 1984-88 Shattuck Avenue; 1988-98 Shattuck Avenue (Property C); and 2071-79 University Avenue (Property D).

Figure 8: Use Permit Project Site Consisting of Five Contiguous Parcels



Only four of the five buildings proposed for demolition have been evaluated for their potential cultural significance because one building, 1984-88 Shattuck Avenue is less than 40 years old and, therefore, has not meet the BMC standard for historical maturity and is not subject to the provisions for LPC demolition referral. All four of the remaining buildings have been recorded and evaluated on California Department of Parks & Recreation (DPR) by Page & Turnbull in September 2023; see compiled documents provided as Attachment 1. The properties were subsequently evaluated in a historic resource evaluation (HRE) letter report by Mark Hulbert of Preservation Architecture in May 2024; see Attachment 2. The following description derives from the information contained in the DPR forms and HRE as well as the City's land use archives and building permit records; please see Attachment 1.

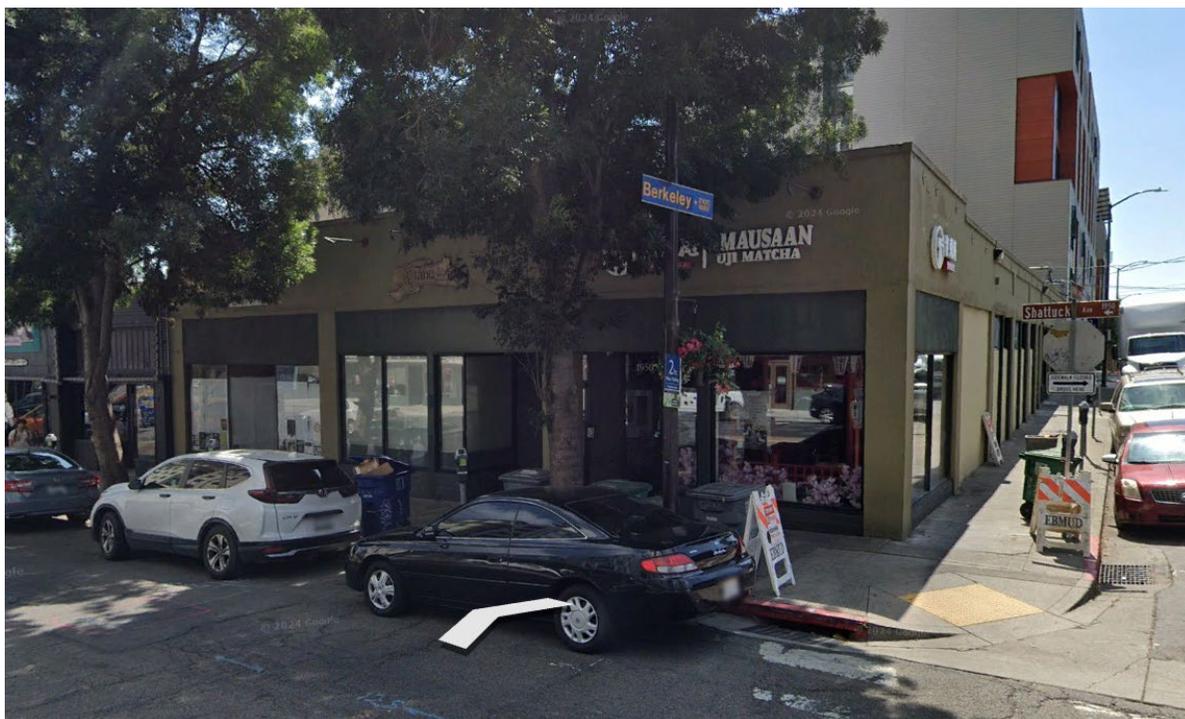
1950-58 Shattuck Avenue (Property A)

Parcel Description: 1950-58 Shattuck Avenue is a 6,761 square-foot rectangular, located on the southwest corner of Shattuck Avenue and Berkeley Way. The property is located in Downtown Berkeley, just north of the downtown core. The parcel is improved with a one-story commercial building. The lot is located in a highly urbanized commercial district along Shattuck Avenue and has a generally flat topography.

Building Description: 1950-58 Shattuck Avenue is a one-story commercial building that covers the entire parcel. See Figure 9, below. It has a flat roof and stucco over masonry exterior. It continues for three bays along Shattuck Avenue and includes storefront systems with recessed entries and a combination of brick and tile bulkheads. The Berkeley Way

elevation has a combination of storefronts and infilled former garage doors. Other elevations are obscured by neighboring buildings.

Figure 9: 1950-58 Shattuck Avenue, Current Site Conditions (Source: Google Earth)



Early Site History & Parcel Development: 1950-58 Shattuck Avenue was constructed in 1922 as an early 20th Century Commercial style building and originally served as a multi-store one-block commercial building. It was constructed by builder M.F. Hamilton for owner F.D. Chase, who owned a prominent real estate company. The property was sold soon after its completion and changed hands several times before being owned by Helen Lutzi in 1945. Lutzi subsequently gifted the property to her daughter Phyllis Agler in 1946. Phyllis owned the property jointly with her husband, Harry until her death in 1989. Harry retained ownership until he sold it to its current owner in 2009.

Typical of a multi-store commercial building, the property has had a number of tenants and included bankers, restaurants, auto parts stores and various other commercial tenants. It appears auto garage/shop uses predominated the spaces until approximately 1960. The most notable tenant was Radston's Office Supplies, who used the space of 1950 and 1952-56 Shattuck from 1962 to 2006. Since 2006, most of the tenants have been restaurants and by 2017 all of the spaces were occupied by restaurants. The building has undergone a series of minor and major exterior alterations, including reconfiguration of storefronts and entries on both elevations as well as interior tenant improvements. Full details of ownership, occupancy, and alterations are included in the property's DPR in Attachment 1.

1974-78 Shattuck Avenue (Property B)

Parcel Description: 1974-78 Shattuck Avenue is a 5,750 square-foot rectangular lot located on the west side of Shattuck Avenue between Berkeley Way and University Avenue. The property is located in Downtown Berkeley, just north of the downtown core. The parcel is

improved with a one-story commercial building. The lot is located in a highly urbanized commercial district along Shattuck Avenue and has a generally flat topography.

Building Description: 1974-78 Shattuck Avenue is a one-story commercial building that covers the entire parcel. See Figure 10, below. It has a flat roof and painted brick and vertical wood siding exterior. The only visible façade, fronts Shattuck Avenue and features three single-lite wood doors, large single-lite aluminum windows at each of the three entrances in a variety of heights over brick bulkheads, transom windows over each door, and tall transom windows over the north and south entrances.

Figure 10: 1974-78 Shattuck Avenue, Current Site Conditions (Source: Berkeley Planning Staff)



Early Site History & Parcel Development: 1974-78 Shattuck Avenue was constructed in 1921 by E.K. Building Co. for owner Joseph Henry. The property was sold just a few years after completion to Thomas and Annie Kohler, who owned the property until the 1950s. The property passed between several sets of owners between the 1950s and 1970s. In 1978, Karen and William Schipani opened a sports bar at the subject property, Shattuck Avenue Spats and purchased the property in 1983. They sold the property to its current owners, 1974 Shattuck Ave LLC, in 2014 and it continues to operate as Shattuck Avenue Spats.

The property had a number of tenants and included grocers, bakers, barbers through the 1940s. Between 1945 and the early 1970s, it housed a restaurant, a typewriter shop, and a tailor. In 1973, Oleg's Restaurant, known for its eclectic décor and exotic cocktails, occupied the whole building before closing in 1978. Spats opened in 1978, retained the eclectic décor, and has operated in the building since that time. While recent news articles suggest that celebrities such as Robin Williams and the members of the band, The Grateful Dead, frequented Oleg's and Spats, documentation supporting such associations was not identified during research for the evaluation.

The building appears to retain its original overall massing, three-bay primary façade, parapet design, and transom windows. Alterations over time include replacement windows,

replacement transom window panels, signage, and the addition of wood cladding details. Full details of ownership, occupancy, and alterations are included in the property's DPR in Attachment 1.

1988-98 Shattuck Avenue (Property C)

Parcel Description: 1988-98 Shattuck Avenue is a 7,941 square-foot L-shaped parcel on the northwest corner of Shattuck and University Avenues. The property is located in Downtown Berkeley, just north of the downtown core. The parcel is improved with a two-story commercial building. The lot is located in a highly urbanized commercial district along Shattuck Avenue and has a generally flat topography.

Building Description: 1988-98 Shattuck Avenue is a two-story commercial building that covers the entire parcel and is comprised of two commercial spaces. See Figure 11 Figure 12 below. The building has an irregular footprint, continuing to the rear of the neighboring building at 1986 Shattuck Avenue. It has a flat roof, stucco exterior, and horizontal aluminum detailing displaying the McDonald's logo on its east elevation and McDonald's signage along the south elevation. The McDonald's space is accessed via storefront entries at the east and south elevations. The second commercial space is at the building's east elevation, and has a painted brick marquee over its primary entrance. The rest of the elevation features a brick planter and a boarded over aluminum frame window. Other elevations are obscured by neighboring buildings.

Figure 11: 1988-98 Shattuck Avenue, Shattuck Avenue Elevation, Current Site Conditions (Source: Berkeley Planning Staff)



Figure 12: 1988-98 Shattuck Avenue, University Avenue Elevation, Current Site Conditions
(Source: Berkeley Planning Staff)



Early Site History & Parcel Development: 1988-98 Shattuck Avenue was constructed in 1951 by Chase A. Kring for the owner Fifth Keil Realty Company, founded and owned by real estate entrepreneur Russell Keil. It was designed by Wally Reemelin, who trained as an industrial designer and mechanical engineer and cemented his legacy as an innovative architect for his later, residential A-frame designs, outlined in more detail in the DPR in Attachment 1. 1988-98 Shattuck Avenue was designed in the Midcentury Commercial style for the building's first tenant, House of Harris, which was relocated from its previous Berkeley Square location.

In 1977, the building was substantially altered for the McDonald's restaurant. The building's exterior was clad in wood slats and it was delineated for a second tenant, and a second commercial entry was established. The building was substantially updated again in 2015. At that time, the façade was replaced with stucco panel cladding and new windows and doors were installed, including a secondary restaurant entrance along the Shattuck Avenue elevation. McDonald's occupies the main commercial space, while the secondary commercial space is vacant.

2071-79 University Avenue (Property D)

Parcel Description: 2071-79 University Avenue is a 6,318 square-foot rectangular parcel on the north side of University Avenue. The property is located in Downtown Berkeley, just north of the downtown core. The parcel is improved with a one-story commercial building. The lot is located in a highly urbanized commercial district along Shattuck Avenue and has a generally flat topography.

Figure 13: 2071-79 University Avenue, Current Site Conditions (Source: Berkeley Planning Staff)



Building Description: 2071-79 University Avenue is a two-story commercial building that covers the entire parcel. See Figure 13, above. The building occupies the southern two-thirds of the parcel and has a flat roof, brick clad exterior, large aluminum frame storefront windows, and transom windows above a metal canopy awning, topped with a painted cornice with dentil details. The building features a second painted cornice at the roofline. The building is separated into three equal bays, each separated by a brick pilaster and has two commercial entries – one at the center bay and one at the eastern bay. The rear of the building features a concrete patio. The building’s other elevations are obscured by neighboring buildings.

Early Site History & Parcel Development: 2071-79 University Avenue was constructed in 1906 by John Spencer for owners Simon Fischel and Jacob Bauml, local businessmen who owned the first meat market in Berkeley. Bauml died in 1932, after which his wife inherited the property, Lilly Bauml. She, in turn, willed the property to their daughter Cora Harris in 1934. Harris died in 1964, and willed her portion of the property to Edith Wieser. Wieser, Jacob Bauml’s granddaughter continued to own the property until 2023 when it was transferred to its current owner.

Typical of a multi-store commercial building, the property has had a number of tenants and included grocers, bakers, retailers and relators from the building’s construction in 1906 through the 1950s. Two of the original commercial spaces were combined in 1950 for Canton Café. From that time, several restaurants have occupied the larger commercial space, while the remainder space has had several retail uses. From at least 1957 to 2015, the subject building’s primary tenants were Chinese restaurants owned by two separate chefs and restaurateurs: Yee Dung Ying (1903-1974), and Shui Ho Lin (1934-).

The building has been subject to extensive alterations. In 1949, all original storefront windows, transoms, and doors were removed and new bulkheads under the replacement windows with roman bricks were installed. In 1971, the primary elevation was further altered and included a painted plywood exterior. The façade was extensively updated in 2015 by Trachtenberg Architects. The plywood exterior was demolished, exposing the original brick façade. New windows, doors, transoms, and bulkheads were installed at their original

openings. The building was not a listed resource and the 2015 project was not subject to the *Secretary of the Interior's Standards for Rehabilitation*.

V. Evaluation of Significance Criteria

Historic Context²: For the purpose of contextualizing and focusing this discussion of potential historical significance, staff concludes that since the buildings are not identified as significant, no period of significance applies.

Owing to the subject properties' commercial use and location in a commercial district and their property type as early 20th century commercial style buildings, these properties are linked to a historic context best defined as economic development and architectural merit.

Significance Criteria: The subject properties are 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 buildings are 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 these properties, Mark Hulbert has analyzed the building's extant features and any associated parties against the criteria of the California Register of Historical Resources (CR) and the Landmarks Preservation Ordinance (LPO), BMC Chapter 3.24, which closely aligns to criteria of the CR. The evaluations concentrate 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 Mark Hulbert and staff's evaluation is discussed below.

1950-58 Shattuck Avenue (Property A)

CR and BMC Criteria:

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

The HRE concludes that the building at 1950-58 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 building was constructed in 1922 as a commercial building and occupied by a series of tenants, beginning at a time when commercial development in and around downtown Berkeley had been active for nearly three decades. It does not uniquely represent a significant phase of commercial development of downtown Berkeley or a business type important to Berkeley's history. It is, therefore, not eligible for listing in the California Register or local register.

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

The HRE concludes that 1950-58 Shattuck Avenue does not meet CR Criterion 2 because it is not associated with any individuals that have made significant contributions to our history. During its use by several commercial enterprises, it was not associated with significant cultural, religious, social, or economic events that helped shape Berkeley, and therefore, does not exhibit cultural significance. It is, therefore, not eligible for listing in the California Register or local register.

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).

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

The building at 1950-58 was constructed as an early 20th Century Commercial style building, but has been subject to various degrees of alterations since its 1922 construction to accommodate changing tenant uses. It does not exhibit any particular architectural style or type. It is not the first, last, only or most significant example of a one-story multi-unit commercial building in Berkeley or the East Bay. Its original architect was not identified and is not an outstanding example of the work of an architect, designer, or builder of merit. As an architectural example, it does not contribute exceptional value to the neighborhood fabric. It is, therefore, not eligible for listing the California Register or local register.

Information – CR Criterion 4/BMC Criterion for *Educational Value*

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.

National Register – BMC Criterion for National Register

The subject property is not listed in 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 property does not appear worthy of preservation as part of a neighborhood, block, or street frontage, or a group of buildings which include City Landmarks. Each of the four criterion for Structure of Merit (SOM) are considered below.

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

The age of 1950-58 Shattuck Avenue, built in 1922, is not contemporary with the nearby City of Berkeley Landmark, the Morgan Building at 2053 Berkeley Way, which was built in 1904, or with a significant historic period or event in the neighborhood or city. The building predates the 1923 fire which devastated a nearby portion of north Berkeley and, though it was not destroyed by the conflagration, does not appear to have been otherwise associated with this significant event in a meaningful way.

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

The building at 1950-58 Shattuck Avenue, a one-story, stucco-clad commercial block building, is not compatible in size, scale, materials, or design with the Landmark building at 2053 Berkeley Way, which is a two-story, wood clad Edwardian commercial building completed in 1904.

BMC Section 3.24.110B(c) – *Good Design*

The building at 1950-58 was a typical one-story commercial block when constructed in 1922 and has since undergone modifications that have altered its historic appearance. It is, therefore, not a good example of architectural design.

BMC Section 3.24.110B(d) – *Historical Significance*

It does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

1974-78 Shattuck Avenue (Property B)

CR and BMC Criteria:

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

The HRE concludes that the building at 1974-78 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 building was constructed in 1921 as a commercial building and occupied by a series of tenants, beginning at a time when commercial development in and around downtown Berkeley had been active for more than two decades. It does not uniquely represent a significant phase of commercial development of downtown Berkeley or a business type important to Berkeley's history. It is, therefore, not eligible for listing in the California Register or local register.

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

The HRE concludes that 1974-78 Shattuck Avenue does not meet CR Criterion 2 because it is not associated with any individuals, inclusive of owners and occupants, that have made significant contributions to our history. While numerous patrons, some noteworthy in their own right, visited Oleg's and Spats during these establishments' years of operation beginning in 1973, these individuals were not strongly associated with the building or business and are better represented by other locations and buildings where their productive work or artistic contributions were undertaken. It was not associated with significant cultural, religious, social, or economic events that helped shape Berkeley, and therefore, does not exhibit cultural significance. It is, therefore, not eligible for listing the California Register or local register.

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

The building at 1974-78 was constructed in 1921 and is typical of Early 20th Century Commercial Style brick construction. It does not embody the distinctive characteristics of a type, period, or method of construction. The building is not an early or rare example of its type within the City of Berkeley and therefore does not demonstrate architectural merit such that it would qualify as a landmark. It does not provide architectural value to the surrounding neighborhood which is characterized by a mixture of commercial and multi-family residential buildings of varied construction dates and architectural styles. As an architectural example it does not contribute exceptional value to the neighborhood fabric. It is, therefore, not eligible for listing the California Register or local register.

Information – CR Criterion 4/BMC Criterion for *Educational Value*

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.

National Register – BMC Criterion for National Register

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

LPO Structure of Merit Criteria:

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

The age of 1974-78 Shattuck Avenue, built in 1921, is not contemporary with the nearby City of Berkeley Landmark, the Morgan Building at 2053 Berkeley Way, which was built in 1904, or with a significant historic period or event in the neighborhood or city. The building predates the 1923 fire which devastated a nearby portion of north Berkeley and, though it was not destroyed by the conflagration, does not appear to have been otherwise associated with this significant event in a meaningful way.

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

The building at 1974-78 Shattuck Avenue, a one-story, stucco-clad commercial block building, is not compatible in size, scale, materials, or design with the Landmark building at 2053 Berkeley Way, which is a two-story, wood clad Edwardian commercial building completed in 1904.

BMC Section 3.24.110B(c) – Good Design

The building at 1974-78 was a typical one-story commercial block when constructed in 1921, has been subject to modifications, and is not a good example of architectural design.

BMC Section 3.24.110B(d) – Historical Significance

It does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

1988-98 Shattuck Avenue (Property C)

CR and BMC Criteria:

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

The HRE concludes that the building at 1988-98 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 building was constructed in 1951 for a department store after larger department stores had been established downtown. It does not uniquely represent a significant phase of commercial development of downtown Berkeley or a business type important to Berkeley's history. It is, therefore, not eligible for listing in the California Register or local register.

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

The HRE concludes that 1988-98 Shattuck Avenue does not meet CR Criterion 2 because it is not associated with any individuals, inclusive of owners and occupants, that have made significant contributions to our history. While the owner of Fifth Keil Co., Russell Keil, was active in real estate and a booster for Bay Area institutions, he did not make significant contributions to the social and economic history of Berkeley itself, and little additional information was found regarding their personal achievements as they would relate to the subject property. It is, therefore, not eligible for listing the California Register or local register.

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

The building at 1988-98 was constructed in 1951 in the Midcentury Modern Commercial style but was substantially altered in 1977 and 2015 and it does not embody the distinctive characteristics of a type, period, or method of construction. Though originally designed by Wally Reemelin, who is notable for his later, residential designs, the building at 1988-98 no longer reflects his original design. Furthermore, the building is not an early or rare example of its type within the City of Berkeley and therefore does not demonstrate architectural merit such that it would qualify as a landmark. It does not provide architectural value to the surrounding neighborhood, which is characterized by a mixture of commercial and multi-family residential buildings of varied construction dates and architectural styles. It is, therefore, not eligible for listing the California Register or local register.

Information – CR Criterion 4/BMC Criterion for *Educational Value*

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.

National Register – BMC Criterion for National Register

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

LPO Structure of Merit Criteria:

BMC Section 3.24.110B(a) - Contemporaneous with City Landmarks

The age of 1988-98 Shattuck Avenue, built in 1951, is not contemporary with nearby City of Berkeley Landmarks 1987 Shattuck Avenue, built in 1925 and demolished in 2018 save for a retained façade element; and 48 Shattuck Square, built in 1926. Built during the years of broad nationwide economic growth following World War II, the building is not associated with a historic period or event of specific significance to Berkeley or the neighborhood.

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

The mid-20th-century one-story commercial building, currently clad with a grid of panels and horizontal wood slats, is not particularly compatible in size, scale, materials, or design with the Landmark building at 48 Shattuck Square, a two-story stucco-clad building which features ornate second-story window surrounds. 1988-1998 Shattuck Avenue was constructed for use as a department store in a restrained Mid-Century Modern style in 1951 and has been substantially altered by subsequent tenants. As originally constructed and in its current condition it is not a good example of historic architectural design to the extent that would support designation as a Structure of Merit. 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.

BMC Section 3.24.110B(c) – Good Design

As originally constructed and in its current condition it is not a good example of historic architectural design to the extent that would support designation as a Structure of Merit.

BMC Section 3.24.110B(d) – Historical Significance

It does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

2701-79 University Avenue (Property D)

CR and BMC Criteria:

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

The HRE concludes that the building at 2701-79 University 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 building was constructed in 1906 as a commercial building and occupied by a series of tenants, at a time when commercial development in downtown Berkeley had been active for more than a decade. It does not uniquely represent a significant phase of commercial development of downtown Berkeley or a business type important to Berkeley's history. It is, therefore, not eligible for listing in the California Register or local register.

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

The HRE concludes that 2701-79 University Avenue does not meet CR Criterion 2 because it is not associated with any individuals, inclusive of owners and occupants. None of the owners of 2071 University Avenue appear to have made significant contributions to the social and economic history of Berkeley. The most well-known and longest occupants of 2071, Shui Ho Lin's two restaurants from 1972 to 2015, were not the first Chinese restaurants in Berkeley nor the most influential, and Mr. Lin's achievements are more closely related to his other restaurants including the extant Taiwan Restaurant at 445 Clement Street in San Francisco. None of the other known businesses at 2071 University Avenue were found to have made a significant impact on local, state, or national history. It is, therefore, not eligible for listing the California Register or local register.

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

The building at 2701-79 University Avenue was constructed in 1906 and it does not embody the distinctive characteristics of a type, period, or method of construction. Despite the thoughtful return of its original configuration in 2015, the one-story building is quite simple in its composition, with few design elements communicating its 1906 date of construction and distinguishing it from other buildings of its type and era. It does not demonstrate architectural merit to the extent that it would qualify as a Landmark. While attractive in its almost industrial simplicity with simple brickwork and new storefront fenestration, the building does not provide exceptional historic architectural value to the surrounding neighborhood, which is characterized by a mixture of commercial and multi-family residential buildings of varied construction dates and architectural styles, including several mid- to late-20th-century buildings. It does not appear to be a notable or best surviving work of an architect or builder of merit, or representative of a particular style or type. It is, therefore, not eligible for listing the California Register or local register.

Information – CR Criterion 4/BMC Criterion for *Educational Value*

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.

National Register – BMC Criterion for National Register

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

LPO Structure of Merit Criteria:

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

The construction of 2071-79 University Avenue in 1906 predates nearby City of Berkeley Landmarks 1987 Shattuck Avenue, built in 1925 and demolished in 2018 save for a retained façade element; 48 Shattuck Square, built in 1926. While built the year of the devastating 1906 San Francisco earthquake which caused widespread damage across the Bay Area, the subject building is not documented to have been closely associated with this event in a meaningful way.

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

The building at 2071 University Avenue is not incompatible with nearby Landmark buildings, having been present at the time of their construction and of a style typical of one-story commercial buildings, however it does not actively contribute to the settings of Landmark buildings.

BMC Section 3.24.110B(c) – *Good Design*

With minimal architectural detail and simple, compatible yet contemporary storefront glazing, the building at 2071 University Avenue is appropriate for a pedestrian-focused urban streetscape, however it is not a distinctive or strong example of historic design relative to its period of construction and is not a good example of historic architectural design to the extent that would support designation as a Structure of Merit.

BMC Section 3.24.110B(d) – *Historical Significance*

It does not appear to have been associated with significant historical events or patterns, or to have historical significance to the block, neighborhood, or city.

LANDMARKS PRESERVATION COMMISSION
January 6, 2025

1900-BLK SHATTUCK /2071-2079 UNIVERSITY

VI. Recommendation

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

Attachments:

1. California Department of Parks and Recreation (DPR) Forms A & B for 1950-58, 1974-78, and 1988-98 Shattuck Avenue, and 2071-79 University Avenue; prepared by Page & Turnbull, Inc.; dated September 18, 2023.
2. Summary Historical Evaluations: 2071-79 University Ave., 1988-98, 1974-78 and 195058 Shattuck Ave., Berkeley; prepared by Mark Hulbert, Preservation Architect & Historic Resource Consultant for Preservation Architecture; dated March 8, 2024.

Prepared by: JulieAnn Murphy, Architectural Historian, Rincon Consultants, Inc.

Reviewed by: Fatema Crane, Principal Planner; fcrane@cityofberkeley.info (510) 981-7410

State 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 17 Resource name(s) or number (assigned by recorder) 1950-1958 Shattuck

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County** Alameda
***b. USGS 7.5' Quad** Oakland West **Date** 2022
***c. Address** 1950-1958 Shattuck Avenue **City** Berkeley **Zip** 94704
***e. Other Locational Data:** Assessor's Parcel Number 57-2053-1

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 1950-1958 Shattuck Avenue (APN 57-2053-1) is a one-story commercial building set on a rectangular parcel at the southwest corner of Shattuck Avenue and Berkeley Way. It includes the address 2050 Berkeley Way at its north side (**Figure 1**). The building has a rectangular footprint and covers the entire parcel. Originally built in 1922, the building was constructed by builder M. F. Hamilton for its first owner, F. D. Chase. No architect was listed on existing records.

The one-story building is built to its north, west, south and east lot lines and is constructed primarily of brick. It features a flat roof and three storefronts at the primary (east) façade. The primary façade storefronts use a combination of painted stucco, painted brick, and aluminum frame single pane windows over brick or tile bulkheads. Openings at the primary façade include three single-lite aluminum doors and large single-lite aluminum windows at each of the three entrances in a variety of heights over brick or tile bulkheads. (**Figure 2 through Figure 7**). The north façade, overlooking Berkeley Way, has a combination of painted stucco storefronts and pairs of large single-pane aluminum windows (**Figure 8**). On the north façade, just right (west) of the 1950 corner storefront are four former garage doors now filled in with a combination of opaque panels and transom windows of a variety of widths, and a single metal screen door covering a utility access point. To the right (west) is a secondary door to the 2050 Berkeley Way space and several large single-pane storefront windows over painted stucco bulkheads. At the right (west) end of the façade is the 2050 storefront, with single-pane glazed windows over stucco bulkheads and a single-pane glazed door. The south façade of the building is immediately adjacent with the neighboring structure, and has no visible openings. The rear (west) façade was previously visible from an adjacent parking lot until late 2020, but has recently been obscured by the construction of a large multifamily residence (**Figure 9**) (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 west, July 1, 2022

***P6. Date Constructed/Age and Sources:** historic
1922 (original building permit)

***P7. Owner and Address:**
JLLJAR, LLC.
8 Brandt Dr
Moraga, CA 94556.

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

***P9. Date Recorded:**
September 18, 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 1950-1958 Shattuck Avenue, subject building highlighted yellow.
Source: Google Earth, 2020, edited by Page & Turnbull.



Figure 2: Oblique view of primary (east) façade. Looking north along Shattuck Avenue.



Figure 3: Oblique view of secondary (north) façade. Looking west along Berkeley Way.

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Figure 4: Detail of storefront addressed 1958. Looking west.



Figure 5: Detail of storefront addressed 1956. Looking west.



Figure 6: Detail of storefront addressed 1950. Looking west.



Figure 7: Detail of storefront addressed 1958, showing brick bulkhead. Looking north.



Figure 8: Photo of secondary (north) façade of subject building, showing recently remodeled restaurant tenant space at 2050 Berkeley Way on right. Looking south. Source: Google Street View, 2020.

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Figure 9: Photo of rear (west) façade of subject building, partially showing nonextant parking lot. Looking east. Source: Google Street View, 2020.

The surrounding area contains a mixture of mixed-use multi-family residential buildings, commercial buildings including retail and restaurants, as well as hotels and a fire station. Buildings on the block frontage include commercial buildings dating between 1921 and 1998 (Figure 10 and Figure 11). Further to the west of the subject building on the same block, contemporary multi-family housing has been developed in recent decades (Figure 12). A recent multi-story commercial building is located to the northeast, across Shattuck Avenue and Berkeley Way (Figure 13). To the east, across Shattuck Avenue, a one-story commercial block, 1951-1975 Shattuck Avenue, dating to 1922, was demolished in 2021-2022. The lot is currently under construction. Three City of Berkeley Landmark buildings are located on block frontages facing the block containing the subject property. The Morgan Building at 2053 Berkeley Way, at the northwest side of the intersection of Shattuck Avenue and Berkeley Way, was built in 1904 and designed by A. Dodge Coplin. It was designated as a City of Berkeley landmark in 2004 (Figure 14). The United Stores Realty Corporation building at 1987 Shattuck Avenue, at the northeast corner of the intersection of Shattuck and University avenues, was built in 1925, designed by Earle Bertz and Lawton & Vezey. It was designated as a City of Berkeley landmark in 1986. However, the original building was demolished in 2018. The new six-story building has incorporated a decorative metal cornice with arched clerestory window openings from the demolished landmark building into its west and south facades (Figure 15). 48 Shattuck Square, at the southeast side of the intersection of University Avenue and Shattuck Square, was built in 1926, designed by architects Pflueger and Miller (Figure 16).¹ It was designated a City of Berkeley Landmark in 1984. This building, the Roos Bros. building at 64 Shattuck Square, and 84 Shattuck Square form a small grouping designed by Pflueger and Miller and built in 1926, oriented toward the north-south transportation corridor along what is now Kala Bagai Way and downtown commercial area. The buildings at 1987 Shattuck Avenue and 48 Shattuck Square are at the northwest extent of, and are considered contributors to, a proposed Shattuck Avenue Downtown Historic District defined by Archives & Architecture in 2015.²

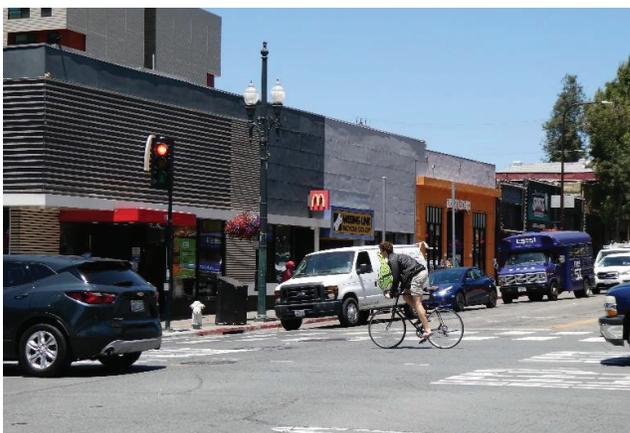


Figure 10: One-story commercial buildings south of subject parcel on Shattuck Avenue. Looking northwest.



Figure 11. Subject building (at right) and neighboring one-story commercial building at 1974-1978 Shattuck Avenue, to its left (south). View southwest.

¹ The address 48 Shattuck Square, under which the Landmark is listed, corresponds to the current address 2000 Kala Bagai Way. 48 Shattuck Square is used in this report for consistency with Landmark documentation.

² Archives & Architecture, LLC, *Shattuck Avenue Commercial Corridor Historic Context and Survey* (San Jose: Prepared for the City of Berkeley, May 28, 2015).
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Figure 12: Adjacent six-story mixed-use building west of subject parcel on Berkeley Way. Looking southwest.



Figure 13: Multi-use office and commercial building at northeast corner of Shattuck Avenue and Berkeley Way. Looking northeast.



Figure 14: The George Morgan Building, Berkeley Landmark #268 at the northeast corner of Shattuck Avenue and Berkeley Way. Looking north.



Figure 15: New building with original façade elements from the United Stores Realty Corporation Building, Berkeley Landmark #70 at the northeast corner of Shattuck and University Avenue. Looking east.



Figure 16: The Shattuck Square building, Berkeley Landmark #78 at the southeast corner of University Avenue and Shattuck Avenue. Looking southeast.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI# _____

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 *Resource Name or # 1950-1958 Shattuck Avenue

B1. Historic name: 1950-1958 Shattuck Avenue
 B2. Common name: 1950-1958 Shattuck Avenue
 B3. Original Use: Commercial
 B4. Present use: Commercial

*B5. Architectural Style: Early 20th Century Commercial

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

Originally built in 1922 in the Early 20th Century Commercial style, the building was constructed as a multi-store one-block commercial building. M. F. Hamilton was the builder. The owner of the property was F.D. Chase, who owned a prominent local real estate company. Many major interior and exterior alterations have been made to the building since its construction in 1922. (See Continuation Sheet, page 7)

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

*B8. Related Features: No _____ B9a. Architect: Not Listed b. Builder: M. F. Hamilton

*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

Early Twentieth Century History of Berkeley

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of as many as 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development in downtown Berkeley.³

During the first decade of the twentieth century, downtown Berkeley evolved from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. The City Beautiful movement inspired local architects, and many buildings constructed during this era exhibited neoclassical design.

Meanwhile, the growth of the University of California under the patronage of influential people like University President Benjamin Ide Wheeler and donor Phoebe Apperson Hearst also encouraged the physical development of the city, as well as the growth of its identity and local culture. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its architecture, especially the new First Bay Region-style houses built throughout the area that were designed by the likes of Bernard Maybeck, Julia Morgan, and John Galen Howard.⁴

(Refer to Continuation Sheet, page 10)

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

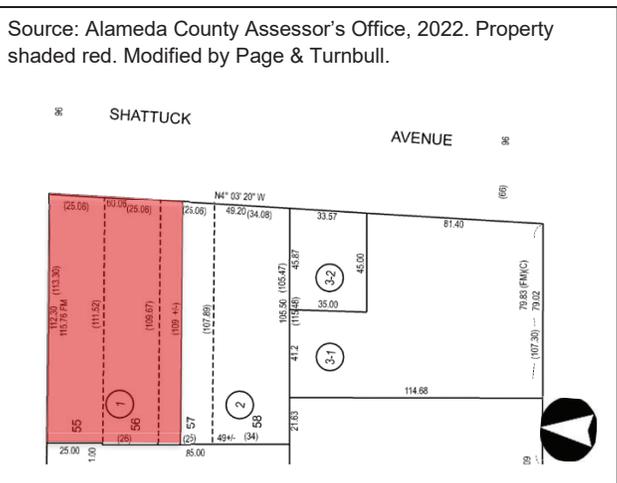
*B12. References: Refer to Page 16

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: September 18, 2023

(This space reserved for official comments.)



³ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

⁴ Charles Wollenberg, *Berkeley, A City in History*, (Berkeley, University of California Press, 2002), 78.

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

Known alterations to the subject building that are documented by permits on file at the City of Berkeley Building and Safety Division and Berkeley Architectural Heritage Association are listed in **Table 1** (below).

Table 1: Permits for Construction and Alterations to 1950-1958 Shattuck Avenue					
Permit #	Date	Address	Owner	Builder/Contractor	Description
12268	7-20-1922	N/A	F.D. Chase	M.F. Hamilton	Construction of a one-story, three room class C building for use as a Commission House.
94930	5-8-1962	1950	Phyllis Agler	H. Borison	Relocate Restroom, remove temporary partitions
103020	4-5-1965	1950	Phyllis Agler	Illegible	Install Door, construct new walls
B021379602	2-13-79	1958	Phyllis Agler	Illegible	Minor structural repairs, ceiling joists
0920851652	7-30-1985	1958	Vee Pramuaphol	Arthur Ng	Restaurant Remodeling
B2010-01065	4-1-2010	1950	Jerry Tsou	None listed	Seismic Improvements, two steel moment frames, new shot-crete columns and new wood frame shear walls
B2010-01825	5-25-2010	1950	Jerry Tsou	None listed	Tenant Improvements
B2017-00663	2-16-2017	2050	JLLJAR LLC	Tran Jr. Const.	Tenant Improvements

Documented major alterations include interior remodeling by commercial tenants and major changes to remove or add new storefronts to subdivide interior spaces. As original drawings and high-resolution early photographs have not been located, it is difficult to determine in detail how the appearance of the building has changed since its completion in 1922. As indicated by a ca. 1945 photograph, the building's original configuration appears to have included three structural bays and storefront glazing at the primary, east façade (**Figure 17**). The configuration of bays and storefronts has been altered through time; as recently as 2010, the building accommodated two, rather than three, commercial entrances at its primary façade, with one entrance in the southern bay, one in the central bay, and storefront windows only in the northern bay (**Figure 18 and Figure 19**). The alteration permit dated 2010 for 1950 Shattuck Avenue resulted in addition of a new entrance at the northern storefront bay and reconfiguration of the bulkhead at the central storefront bay from angled display windows to a squared display windows parallel to the pedestrian right-of-way (**Figure 20 and Figure 21**). Other alterations that were identified through visual observation include the removal of awnings on the Shattuck storefronts, and the installation and later removal of garage doors in large openings at the Berkeley Way-facing north façade when some tenants operated auto repair or service shops.



Figure 17. Historic photo showing 1950-1958, 1974-1978, 1984-1986 Shattuck Avenue circa 1945 The subject building storefront is outlined in dashed red. Looking northwest. Source: Berkeley Historical Society.

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Figure 18. Photograph dated circa 1980 showing 1950-1958 Shattuck, on the left. Source: 1973-1979 UP File 1974 Shattuck. On file with the City of Berkeley Planning and Development Division.



Figure 19: Street view of primary (east) façade from 2009, before the remodeling permit issued in 2010 (B2010-01825) was implemented, showing a combined 1950-1956 storefront. Source: Google Street View.

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Figure 20. Street view of primary (east) façade from 2014, following alterations to include entrance in north storefront bay and reconfigure



Figure 21: Current photo of primary (east) façade, showing two separate entrances for 1950 and 1956. Note the repainting and new east storefront for 1950 with tile veneer bulkhead.

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

Historic Context – City of Berkeley

Early Twentieth Century History of Berkeley (continued)

Commercial and civic development continued through the 1920s in downtown Berkeley, with construction of several new downtown buildings including the city's first "skyscraper" – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925. Located just north of the downtown core, the vicinity of the subject property was served by public transit from the first decade of the twentieth century, with a rail service on University Avenue running between Shattuck and the Southern Pacific line at the city's western bay shore.⁵ 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, with relatively sparse commercial and residential development north of University Avenue through the 1910s and 1920s (**Figure 22 and Figure 23**). In the 1920s the blocks surrounding the subject building were occupied by commercial and residential uses, though concentrated along and south of University Avenue.

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 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 (**Figure 24**).

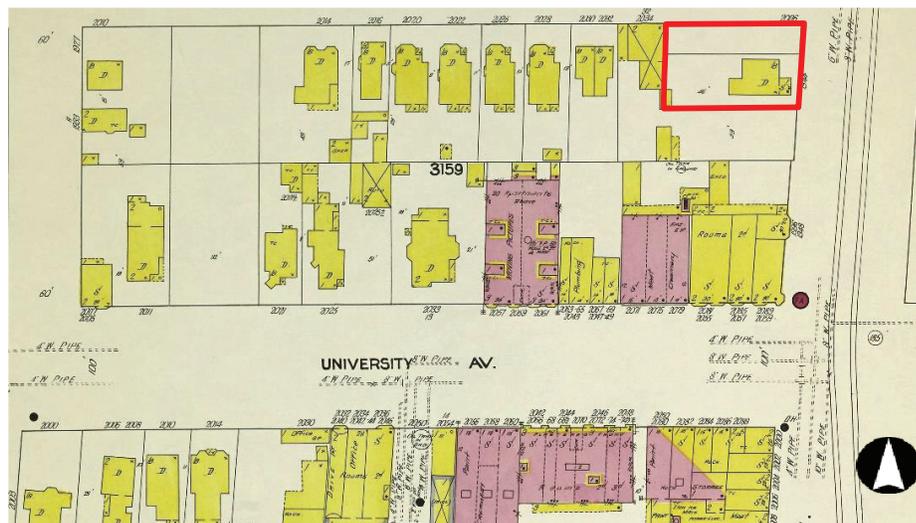


Figure 22. Detail from 1911 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Future subject parcel outlined red.

⁵ C. L. Huggins, Berkeley, California (map) (Berkeley, 1904) David Rumsey Map Collection, electronic resource at <https://www.davidrumsey.com/luna/servlet/s/7s77tm>, accessed April 26, 2022.

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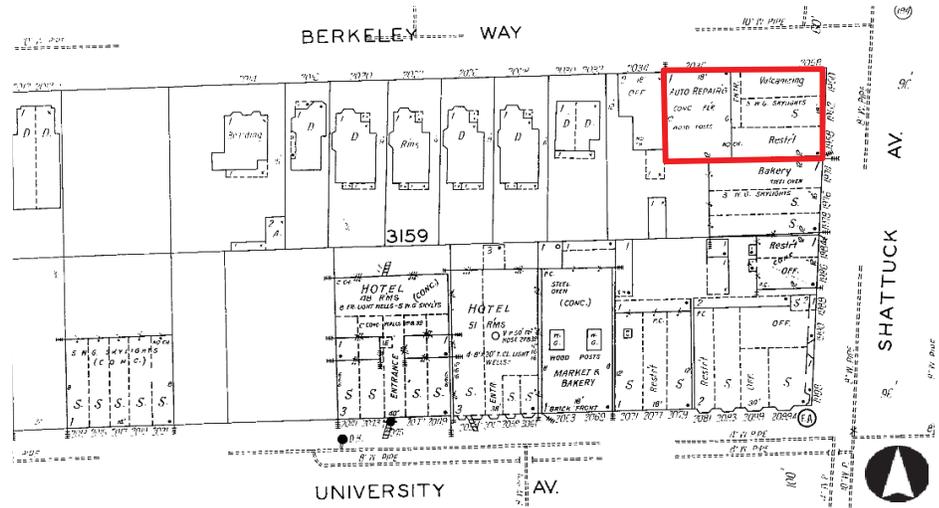


Figure 23. Detail from 1929 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

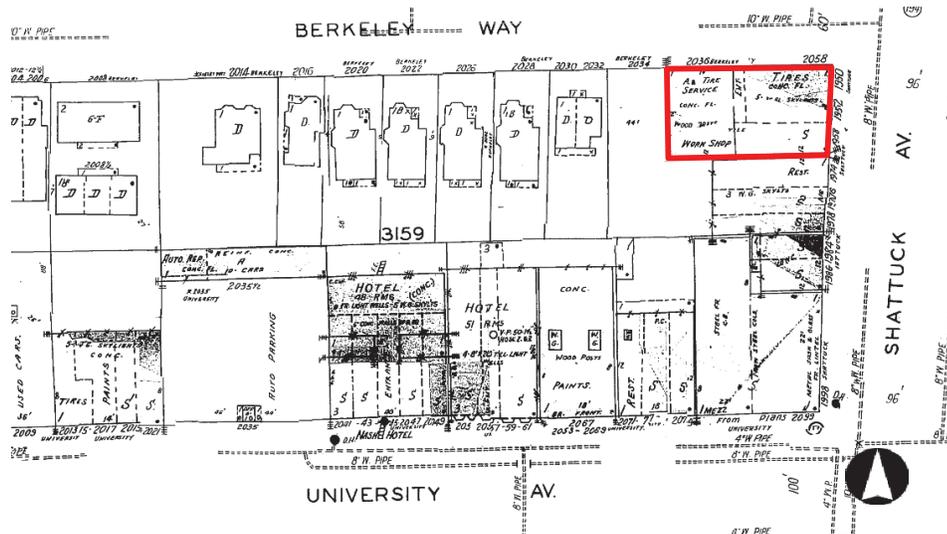


Figure 24. Detail from 1950 Sanborn Insurance Company Map for Berkeley, showing mid twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

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. 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.⁶

⁶ City 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.

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Owner History of 1950-1958 Shattuck Avenue

At the time the subject building was constructed in 1922, the property was owned by F. D. Chase, who owned the F. D. Chase Real Estate and Lumber Company and was active in the early 20th century real estate market in the Bay Area, centered on Berkeley. The property was sold soon after completion and would change hands several times until being obtained by Helen Lutzi in 1945. Helen would gift the property to her daughter, Phyllis L. Agler, then Phyllis Lutzi, in 1946. Phyllis married Harry Agler, a fellow University of California Berkeley graduate and college football player, in 1949 (**Figure 25**). They would jointly own the subject property, but day-to-day management and administration was handled by Phyllis.⁷ The Aglers moved to Fresno in the early 1950s, and while Phyllis managed 1950-1958 Shattuck, Harry rose from sales at the Container Corporation of America⁸ to become general manager of their Fresno factory,⁹ where the company made boxes and other packaging. The Aglers were very active in fundraising efforts all over the East Bay, raising funds for everything from the Valley Children's Hospital¹⁰ to the local boy scout troop,¹¹ but especially for UC Berkeley sports.¹² Harry proudly missed attending only two UC Berkeley football games – instead watching them on the television.¹³ After Phyllis passed away in 1989, Harry took over managing the subject property until he sold it to its current owner Jerry Tsou in 2009.



Figure 25. Historic photo showing Harry and Phyllis Agler in 1949, just before leaving on their honeymoon.
 Source: Oakland Tribune, March 9th 1949.

Table 2, below, lists known owners of 1950-1958 Shattuck Avenue from its initial construction in 1922 to the present day. Records were assembled through research at the Alameda County Clerk-Recorder, historical records at the Berkeley Architectural Heritage Association, and building permit records.

Occupancy History

Commercial tenants at the subject property included bakers, restaurants, auto parts stores, and various shops from the building's opening in 1922 through the 2000s. The most notable tenant was Radston's Office Supplies, which from 1962 to 2006 used the combined spaces of 1950 and 1952/56 Shattuck. From at least 1984 to 2006, Radston's also used the space at 2050 Berkeley Way. Following Radston's closure in 2006 and subsequent remodeling¹⁴ to accommodate more tenants, most of 1950-1958 Shattuck's tenants have been restaurants. Starting in 2017, all spaces were occupied by restaurants.

Table 3, below, lists known commercial businesses at 1950-1958 Shattuck Avenue since 1923. Records were assembled through research in Alameda County Directories and historic newspaper archives.

⁷ All building permits found during this time period are signed by Phyllis Agler or tenant; Harry Agler only appears after 1989.

⁸ "CCA Sees Bright Future in Fresno." *The Fresno Bee*. May 11th, 1969. Page 37.

⁹ "Retired but not Forgotten." *The Fresno Bee*. February 19th, 1988. Page 13.

¹⁰ "Valley Childrens Hospital Holds Annual Election." *The Selma Enterprise*. February 5th, 1970. Page 7.

¹¹ "Agler Will Head Sequoia Scouts Drive For Funds." *The Fresno Bee*. February 18th, 1971. Page 20.

¹² "No dunces in Kapp's plan for Cal's football future." *The Fresno Bee*. June 25th, 1982. Page 63.

¹³ Jill R. Dorson. "Sports, like life, have gotten chaotic: Ballparks no longer offer safe escape from reality." *The San Francisco Examiner*. March 21st, 1999. Page 99.

¹⁴ Historic photos show the building permit B2010-01825, in 2010, was responsible for splitting the former Radston's space at 1950 Shattuck back into two smaller spaces at 1950 and 1952/56 Shattuck.

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Table 2. Ownership History of 1950-1958 Shattuck Avenue

Year(s) of Ownership	Owner
1922-1920s	F. D. Chase
1920s-1930s	A Muller/ M Muller
1930s-1945	Philip J. Haver
1945-1946	Helen Lutzi
1946-1989	Phyllis L. Agler
1989-2009	Harry Agler
2009-Present	Jerry Tsou/JLLJAR LLC

Table 3. Occupancy History, Commercial Businesses at 1950-1958 Shattuck Avenue

Address	Year(s) of Occupation	Business / Proprietor Name	Use
1950	1923	Julius Fripo	Fruits (Retail)
	1924	Max Rubin	Grocery
	1925	Chase Furniture	Furniture Refinishing and Repair
	1927-1930	H. L. Galbraith	Tire Store
	1935-1941*	Silvertown Goodrich Tires	Tire Store (auto parts?)
	ca. 1940s-1962*	Goodrich B. F. Co. Tires	Tire Store
	1962-2006* **	Radston's Office Supply	Retail
	2014	Body Time	Fitness
	2019-Present	Amausaan Uji Matcha	Restaurant
1952/1956	1923-1924	Joseph Minster	Paints
	1924-1927	Harry Kern	Baker
	1930* **	G.E. Green, R.E. Klepper, D.G. McIvor, J.W. Sinclair	Real Estate
	2015-2020	Kaze Ramen Noodle	Restaurant
	2021-Present	Tane Vegan Izakaya	Restaurant
1958	1923	R.W. Garwood	Art Dealer
	1923-1925	DeForest & Haase / Berkeley Auto Electric Service	Automotive Electricians
	1925-1926	John J. Darrah	Restaurant
	1930-1941	E.M. Robertson, Arthur Robertson	Restaurant
	1950	Unknown	Store
	1978	Model Shoe Renew	Shoe Repair
	1985-Present	Thai Bar-B-Q	Restaurant
2038/2050 Berkeley Way	1927-1935	Alfred Melcer	Automotive Repair
	1935-1950**	Unknown	Automotive Repair
	2017-Present	Bonchon	Restaurant

*Between 1935 and 2006, the occupant of 1950 Shattuck combined the 1950-52/56 Shattuck Avenue space under their address.

**Between 1984 and 2006, the occupant of 1950 Shattuck combined the 1950-52/56 Shattuck Avenue and 2038 Berkeley Way spaces under their address.

Evaluation

California Register Evaluation

The property at 1950-1958 Shattuck 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 March 2020, 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).¹⁵ The subject building is not listed as a City of Berkeley Landmark or Structure of Merit.

¹⁵ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated March 2020.

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Criterion 1 (Events)

1950-1958 Shattuck Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events) for its association with any events that have 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 1922 as a commercial building. It was occupied by tenants operating retail and service businesses such as auto parts stores and restaurants, beginning at a time when commercial development in and around downtown Berkeley had been active for over three decades. No 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)

1950-1958 Shattuck Avenue does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). The subject building was built by M. F. Hamilton for F. D. Chase to lease for multiple tenants. Neither any owners nor the tenant occupants of the subject building appear to have made significant contributions to the social and economic history of Berkeley, and little additional information was found regarding their personal achievements as they would relate to the subject property. None of the known businesses at 1950-1958 Shattuck Avenue were found to have made a significant impact on local, state, or national history such that the building could be found significant under Criterion 2.

Criterion 3 (Architecture)

1950-1958 Shattuck 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 1922, erected by builder M. F. Hamilton, the building is a typical early 20th Century Commercial style brick construction designed to accommodate commercial occupants. While the craftsmanship is of decent quality and the structure contains many details once common of buildings in that era, 1950-1958 Shattuck Avenue lacks the scale, complexity, or surrounding context of other buildings of its period in Berkeley such as those south along Shattuck Avenue within the Downtown Berkeley Historic District.

Criterion 4 (Information Potential)

1950-1958 Shattuck 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 Section 3.24.110 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of 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 building at 1950-1958 Shattuck Avenue is not the first, last, only, or most significant example of a one-story, multi-unit 1920s-era commercial building in Berkeley or the East Bay, and is neither an outstanding example of its type nor the work of an architect, designer, or builder of merit. Built in 1922 as a relatively simple commercial block and altered through its decades of use, the building represents the way many commercial buildings are changed to accommodate the economic

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needs of their users more than it does a particular architectural style or type. As an architectural example it does not contribute exceptional value to the neighborhood fabric.

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: Research into the history of 1950-1958 Shattuck Avenue did not identify associations with significant religious, cultural, governmental, social, or economic developments in Berkeley. Housing various businesses through its years of use, 1950-1958 served an economic and social role typical of many commercial buildings of its kind in downtown Berkeley and across the East Bay.

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

Discussion: The building at 1950-1958 Shattuck 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 1950-1958 Shattuck Avenue is not 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 downtown Berkeley, or a business type important in the city's history.

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

Discussion: 1950-1958 Shattuck 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: Consisting of buildings constructed between 1921 and 1998, the street frontage at the west side of Shattuck Avenue does not appear to be a cohesive grouping worthy of preservation. The four buildings are all one-story commercial blocks, though the group does not express a particular architectural character or cohesiveness of style. The two-story Morgan Building at 2053 Berkeley Way, a City of Berkeley Landmark located across Berkeley Way to the north of 1950-1958 Shattuck Avenue, was built in 1904 and represents an earlier era of commercial development in the vicinity. The subject property does not contribute substantially to the setting of this Landmark as part of a group of buildings.

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: The age of 1950-1958 Shattuck Avenue, built in 1922, is not contemporary with the nearby City of Berkeley Landmark, the Morgan Building, which was built in 1904, or with a significant historic period or event in the neighborhood or city. The building predates the 1923 fire which devastated a nearby portion of north Berkeley and, though it was not destroyed by the conflagration, does not appear to have been otherwise associated with this significant event in a meaningful way. As a one-story, stucco-clad commercial block the building at 1950-1958 Shattuck Avenue is not compatible in size, scale, materials, or design with the Landmark building at 2053 Berkeley Way, which is a two-story, wood clad Edwardian commercial building completed in 1904. 1950-1958 Shattuck Avenue was a typical one-story commercial block when built, and is not a good

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example of architectural design. It 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 1950-1958 Shattuck 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 1950-1958 Shattuck Avenue, Berkeley, California, was built by M. F. Hamilton and completed in 1922 for owner F. D. Chase. The building was used for retail, restaurants, and auto shops until the early 1960s, after which it was mainly used for retail and restaurants. 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 does not appear to be eligible for individual listing in the California Register under any criterion, nor does the subject property appear to be eligible for designation as a City of Berkeley Landmark or Structure of Merit. Based on this recommendation, the property would not 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" is recommended for the building, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."¹⁶

***B12. References:**

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¹⁶ 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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	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) 1974-1978 Shattuck

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County** Alameda

***b. USGS 7.5' Quad** Oakland West **Date** 2022

***c. Address** 1974-1978 Shattuck Avenue **City** Berkeley **Zip** 94704

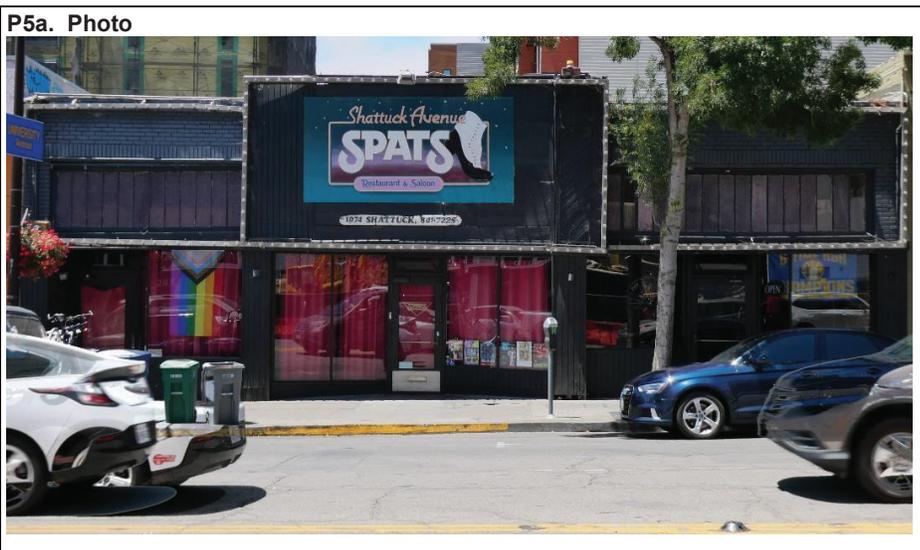
***e. Other Locational Data:** Assessor's Parcel Number 57-2053-2

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The parcel at 1974-1978 Shattuck Avenue (APN 57-2053-2) is rectangular in shape and is located to the north of downtown Berkeley at the west side of Shattuck Avenue between University Avenue and Berkeley Way (**Figure 1**). The parcel contains a one-story building with a rectangular footprint covering the entire parcel. Originally built in 1921, the building was constructed by E.K. Building Co. for its first owner, Joseph Henry. No architect was listed on existing records.

The one-story building is built to its north, west and south lot lines and is constructed primarily of brick. It features a flat roof with a painted wood and brick marquee displaying the main tenant's business name at the primary (east) façade. The primary façade storefront uses a combination of vertical wood siding, tile, and brick. Openings at the primary façade include three single-lite wood doors, large single-lite aluminum windows at each of the three entrances in a variety of heights over brick bulkheads, transom windows over each door, and tall transom windows over the north and south entrances (**Figure 2 and Figure 3**). The north and south façades of the building are immediately adjacent to the neighboring structures with no openings (**Figure 4 and Figure 5**). Neither the north nor south façade is visible from the adjacent parcel. (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



P5b. Photo: (view and date)
View of the primary façade, looking west, July 1, 2022

***P6. Date Constructed/Age and Sources:** historic
1921 (original building permit)

***P7. Owner and Address:**
1974 Shattuck Ave, LLC,
2140 Shattuck Ave, Ste 705,
Berkeley, CA 94704

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

***P9. Date Recorded:**
September 18, 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):**

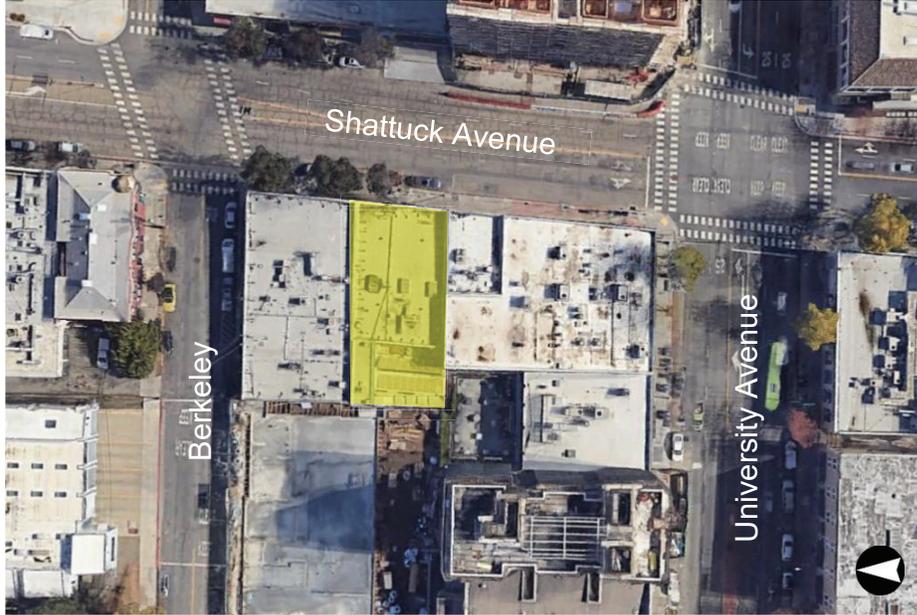


Figure 1. Location of 1974 Shattuck Avenue, subject building highlighted yellow.
Source: Google Earth, 2020, edited by Page & Turnbull.

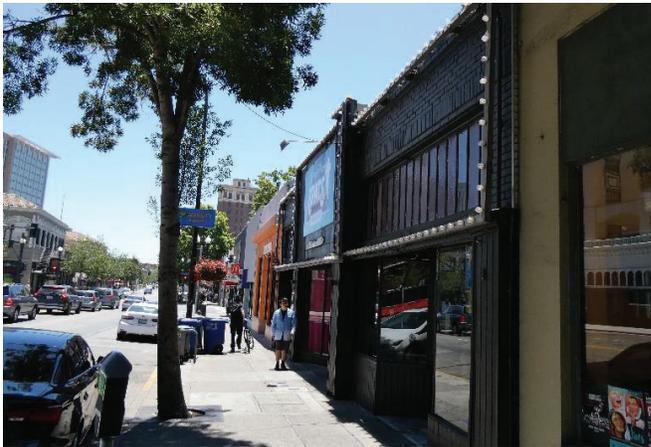


Figure 2: Oblique view of primary (east) façade. Looking south along Shattuck Avenue.



Figure 3: Oblique view of primary (east) façade. Looking north along Shattuck Avenue.

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Figure 4: Detail view of south (left) storefront, addressed 1978. Looking southwest.



Figure 5: Detail view of central storefront, addressed 1976. Looking west.



Figure 6: Detail view of north (right) storefront, addressed 1974. Looking west.



Figure 7: Detail view of transom windows over south storefront.

The rear of the subject building directly abuts the property line, and connects to a shared alleyway with the adjacent property. Until recently the rear of the building included a secondary entrance adjacent to a public parking lot (Figure 8). The structure with a low slanted roof on the southwest corner of the lot, adjacent to the former parking lot, is a non-original addition built first as a covered patio in the early 70s, and later remodeled into additional interior seating.

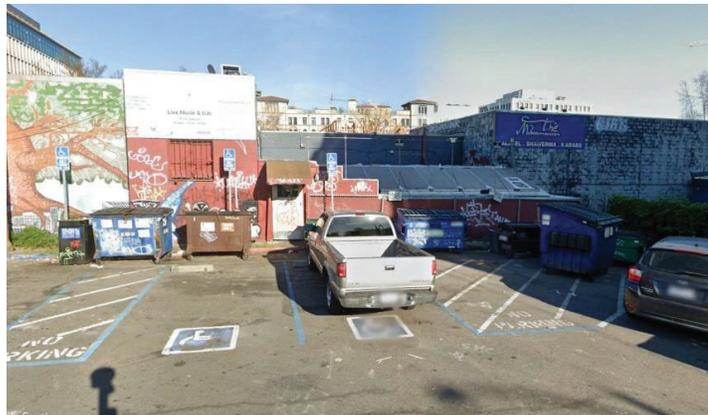


Figure 8: Photo of rear (west) façade of subject building, showing rear exit and nonextant parking lot. Looking east. Source: Google Street View, 2020.

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The surrounding area contains a mixture of mixed-use multi-family residential buildings, commercial buildings including retail and restaurants, as well as hotels and a fire station. Buildings on the block frontage include commercial buildings dating between 1921 and 1998 (**Figure 9 and Figure 10**). Further to the west of the subject building on the same block, contemporary multi-family housing has been developed in recent decades (**Figure 11**). A recent multi-story commercial building is located to the northeast, across Shattuck Avenue and Berkeley Way (**Figure 12**). To the east, across Shattuck Avenue, a one-story commercial block, 1951-1975 Shattuck Avenue, dating to 1922, was demolished in 2021-2022. The lot is currently under construction. Three City of Berkeley Landmark buildings are located on block frontages facing the block containing the subject property. The Morgan Building at 2053 Berkeley Way, at the northwest side of the intersection of Shattuck Avenue and Berkeley Way, was built in 1904 and designed by A. Dodge Coplin. It was designated as a City of Berkeley landmark in 2004 (**Figure 13**). The United Stores Realty Corporation building at 1987 Shattuck Avenue, at the northeast corner of the intersection of Shattuck and University avenues, was built in 1925, designed by Earle Bertz and Lawton & Vezey. It was designated as a City of Berkeley landmark in 1986. However, the original building was demolished in 2018. The new six-story building has incorporated a decorative metal cornice with arched clerestory window openings from the demolished landmark building into its west and south facades (**Figure 14**). 48 Shattuck Square, at the southeast side of the intersection of University Avenue and Shattuck Square, was built in 1926, designed by architects Pflueger and Miller (**Figure 15**).¹ It was designated a City of Berkeley Landmark in 1984. This building, the Roos Bros. building at 64 Shattuck Square, and 84 Shattuck Square form a small grouping designed by Pflueger and Miller and built in 1926, oriented toward the north-south transportation corridor along what is now Kala Bagai Way and the downtown commercial area. The buildings at 1987 Shattuck Avenue and 48 Shattuck Square are at the northwest extent of, and are considered contributors to, a proposed Shattuck Avenue Downtown Historic District defined by Archives & Architecture in 2015.²



Figure 9: One-story commercial buildings south of subject parcel on Shattuck Avenue. Looking northwest.



Figure 10. One-story commercial building at 1950-1958 Shattuck Avenue, to the north of the subject parcel. View southwest.

¹ The address 48 Shattuck Square, under which the Landmark is listed, corresponds to the current address 2000 Kala Bagai Way. 48 Shattuck Square is used in this report for consistency with Landmark documentation.

² Archives & Architecture, LLC, *Shattuck Avenue Commercial Corridor Historic Context and Survey* (San Jose: Prepared for the City of Berkeley, May 28, 2015).
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Figure 11: Adjacent six-story mixed-use building west of subject parcel on Berkeley Way. Looking southwest.



Figure 12: Multi-use office and commercial building at northeast corner of Shattuck Avenue and Berkeley Way. Looking northeast.



Figure 13: The George Morgan Building, Berkeley Landmark #268 at the northeast corner of Shattuck Avenue and Berkeley Way. Looking north.



Figure 14: New building with original façade elements from the United Stores Realty Corporation Building, Berkeley Landmark #70 at the northeast corner of Shattuck and University Avenue. Looking east.



Figure 15: The Shattuck Square building, Berkeley Landmark #78 at the southeast corner of University Avenue and Shattuck Avenue. Looking southeast.

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B1. Historic name: 1974-1978 Shattuck Avenue
 B2. Common name: 1974-1978 Shattuck Avenue
 B3. Original Use: Commercial
 B4. Present use: Commercial

*B5. Architectural Style: Early 20th Century Commercial
 *B6. Construction History: (Construction date, alterations, and date of alterations)

Originally built in 1921 in the Early 20th Century Commercial style, the building was constructed as a multi-unit commercial building. E. K. Nelson of the E. K. Building Company was the builder. The owner of the property was Joseph Henry. Few major permanent alterations have been made to the building since its construction in 1921 (**Figure 16**).
 (See Continuation Sheet, page 6)

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

*B8. Related Features: No _____ B9a. Architect: Not Listed b. Builder: E. K. Building Co.

*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

Early Twentieth Century History of Berkeley

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of as many as 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development in downtown Berkeley.³

During the first decade of the twentieth century, downtown Berkeley evolved from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. The City Beautiful movement inspired local architects, and many buildings constructed during this era exhibited neoclassical design.

Meanwhile, the growth of the University of California under the patronage of influential people like University President Benjamin Ide Wheeler and donor Phoebe Apperson Hearst also encouraged the physical development of the city, as well as the growth of its identity and local culture. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its architecture, especially the new First Bay Region-style houses built throughout the area that were designed by the likes of Bernard Maybeck, Julia Morgan, and John Galen Howard.⁴

(Refer to Continuation Sheet, page 8)

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

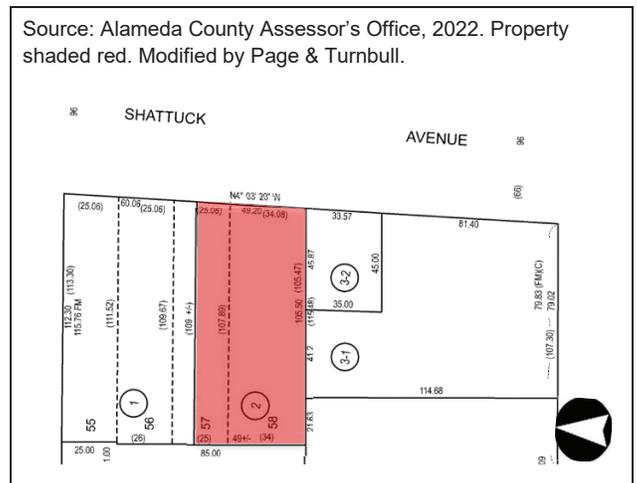
*B12. References: Refer to Page 15

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: September 18, 2023

(This space reserved for official comments.)



³ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

⁴ Charles Wollenberg, *Berkeley, A City in History*, (Berkeley, University of California Press, 2002), 78.

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

Known 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: Alterations to 1974-1978 Shattuck Avenue					
Permit #	Date	Address	Owner	Builder/Contractor	Description
9516	1921	1974	Joseph Henry	E. K. Building Co.	Initial Construction Permit
12991	1922	1976	Arthur Thompson	Hamilton, M. F.	Interior alterations, changing front window into a door from the outside
59238	1946	1976	Hatfield Stationary Co.	Stead, Frank A.	Add mezzanine to back of store approx. 18' x 23'
61026	1947	1974	Mr. Straus	Searne	Renovations, adding lights/fixtures, new door & doorframe
90170	1960	1976	California Typewriter Co.	Henry S.	Replace glass, door, install new footing under glass
092371830	1971	1974	Oleg Kaluzhny	Illegible	Construction of exit corridor, outdoor seating area
100571075	1971	1974	Oleg Kaluzhny	Not applicable	New painted sign
080773314	1973	1974	Oleg's Restaurant	Oliver Henderson	New seating area, kitchen work
091174661	1974	1978	Not listed	Not listed	Two six foot doorways, possibly interior
092674989	1974	1974	Oleg Kaluzhny	Owner	Wood façade additions
011674325	1974	1974	Oleg Kaluzhny	Oliver Henderson	New kitchen, seating area
B1214811859	1981	1974	Spats	K. Schipani	New sign
0831825089	1982	1974-76-78	John Nunes	Precision Roofing Co	Remove roofing materials to wood deck on original building footprint

As original drawings and detailed early photographs of the building at 1974-1978 Shattuck Avenue were not located, it is difficult to determine in detail how the building has changed from the time of its initial construction. However, based on comparison with a ca. 1940 photograph, the building appears to retain its overall massing, three-bay primary, east façade, flat parapet with a slightly higher central portion, and high transom windows over the storefront glazing. Documented alterations include changes to interior remodeling by commercial tenants and permits for the changing use of the property. The available permits do include details of changes to the exterior of the building, such as the replacement of windows and doors at different intervals between 1940 and 1960. Alterations that were identified through visual observation include the replacement of some transom panes, addition of exposed lightbulb arrangements framing the main tenant sign, and painting of the exterior brick and siding. Large portions of the wood façade elements added in 1974 (**Figure 17**) have been removed from the north and south storefronts. Non-original wood cladding remains at some bulkheads and pilasters framing the storefront systems.

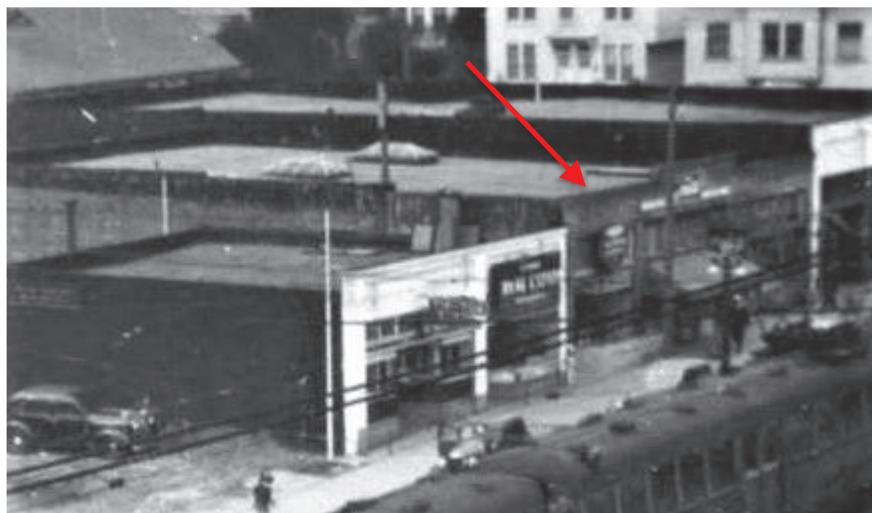


Figure 16: Photograph of the subject building circa 1940, at the red arrow.
Source: Berkeley Historical Society.

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Figure 17: Photograph of the subject building circa 1980. Source: 1973-1979 UP File 1974 Shattuck. On file with the City of Berkeley Planning and Development Division. Note the different paint color, and the nonextant planters and wood cladding over transom windows to the left and right of the Spats marquee.

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

Historic Context – City of Berkeley

Early Twentieth Century History of Berkeley (continued)

Commercial and civic development continued through the 1920s in downtown Berkeley, with construction of several new downtown buildings including the city's first "skyscraper" – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925. Located just north of the downtown core, the vicinity of the subject property was served by public transit from the first decade of the twentieth century, with a rail service on University Avenue running between Shattuck and the Southern Pacific line at the city's western bay shore.⁵ 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, with relatively sparse commercial and residential development north of University Avenue through the 1910s and 1920s (**Figure 18 and Figure 19**). In the 1920s the blocks surrounding the subject building were occupied by commercial and residential uses, generally concentrated along and south of University Avenue

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 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 (**Figure 20**).

⁵ C. L. Huggins, Berkeley, California (map) (Berkeley, 1904) David Rumsey Map Collection, electronic resource at <https://www.davidrumsey.com/luna/servlet/s/7s77tm>, accessed April 26, 2022.

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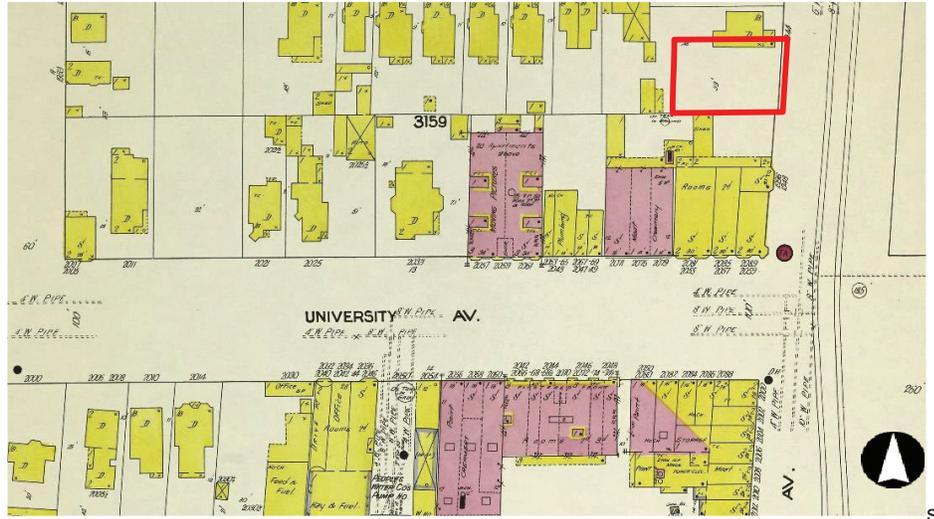


Figure 18. Detail from 1911 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

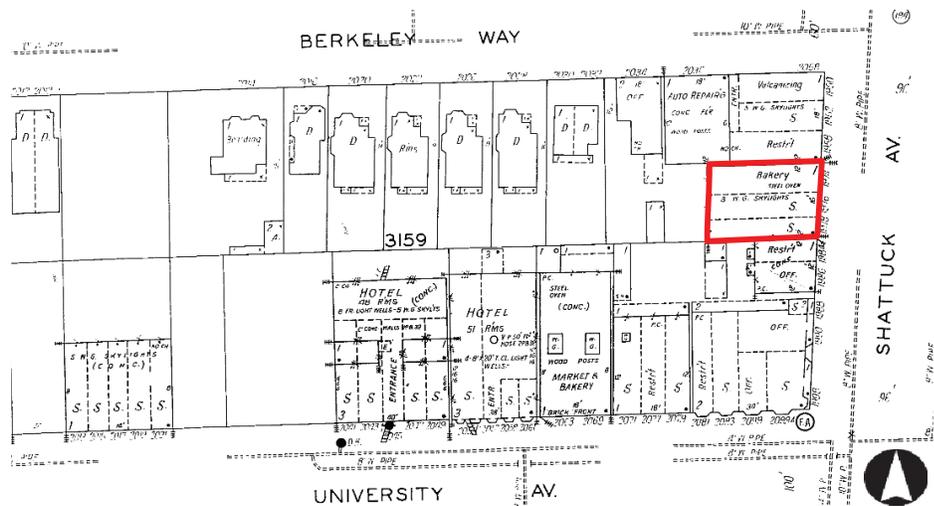


Figure 19. Detail from 1929 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

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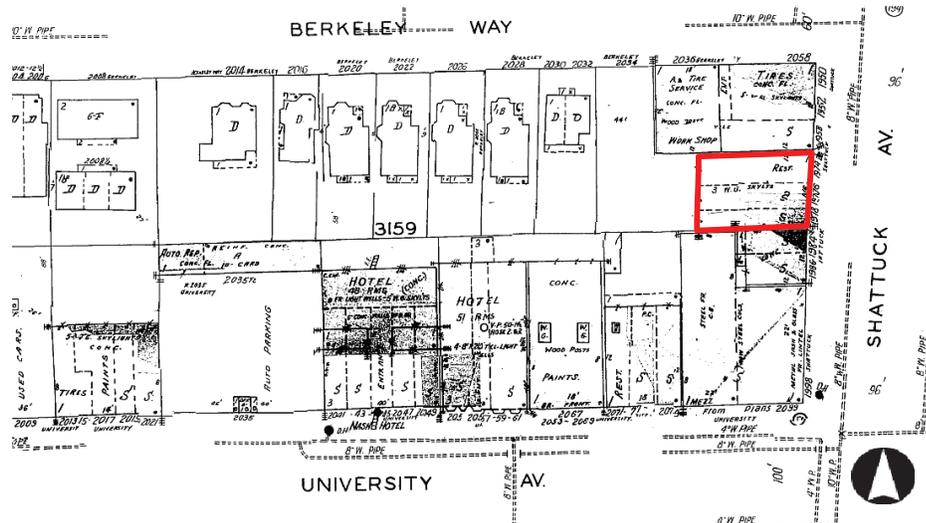


Figure 20. Detail from 1950 Sanborn Insurance Company Map for Berkeley, showing mid twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

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. 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.⁶

Owner History of 1974-1978 Shattuck Avenue

At the time the subject building was constructed in 1921, the property was owned by Joseph Henry. Few records could be found about Joseph Henry’s life or profession. The property was sold just a few years after completion to Thomas and Annie Kohler, who owned the property until the 1950s. The property passed between several sets of owners between the 1950s and 1970s. In 1983, the building was sold to Karen and William Schipani, who had operated Shattuck Avenue Spats since 1979. They would own the building for the longest, forming the “Shattuck Avenue Spats LLC” in 1985. In 2014, the property was bought by 1974 Shattuck Ave LLC, who are the present owners.

Table 2, below, lists known owners of 1974-1978 Shattuck Avenue from its initial construction in 1921 to the present day. Records were assembled through research at the Alameda County Clerk-Recorder’s online database, historical records at the Berkeley Architectural Heritage Association, and building permit records.

Occupancy History

Commercial tenants at the subject property included grocers, bakers, and barbers from the building’s opening in 1921 through the 1940s. Between 1945 and the early 1970s, the commercial space addressed 1974 Shattuck Avenue was used for a restaurant, the space addressed 1976 Shattuck Avenue was a typewriter sales and repair shop, and the space addressed 1978 Shattuck Avenue was a tailor’s shop. In 1973, Oleg’s Restaurant, opened utilizing all three retail spaces and addressed as 1976 Shattuck Avenue. Operated by Oleg Kalushny, the restaurant became known for its whimsical décor, featuring a rear façade mural by artist Steve Hagen, and for serving exotic cocktails (**Figure 21 and Figure 22**). The establishment is not known to have invented or initiated a particular, well-known recipe.⁷ The owners of Oleg’s declared bankruptcy in 1977 following a protracted labor dispute and closed in 1978.⁸ Later that year, Shattuck Avenue Spats opened also utilizing the entire building as a restaurant and continuing to use the previous business’ eclectic décor (**Figure 23**). The name was chosen, according to owner William Schipani, to “evoke a memory of the old days.”⁹ While recent news articles suggest that celebrities such as Robin Williams and the members of the band, The

⁶ City 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.

⁷ Bill Boyer, “Exotic Drinks: Mai tai or your tie?” *North East Bay Independent and Gazette*, August 25, 1978.

⁸ *Berkeley Gazette*, “Oleg’s For Sale After Bankruptcy Filing,” March 29, 1978.

⁹ Eleanor Edwards, “Oleg’s Restaurant Purchased by one of Giovanni’s Owners,” *Berkeley Gazette*, April 15, 1978.

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Grateful Dead, frequented Spats, documentation supporting such associations was not identified during research for this evaluation.¹⁰



Figure 21. Mural at rear façade of Oleg's Restaurant, *Berkeley Gazette*, July 8, 1975.

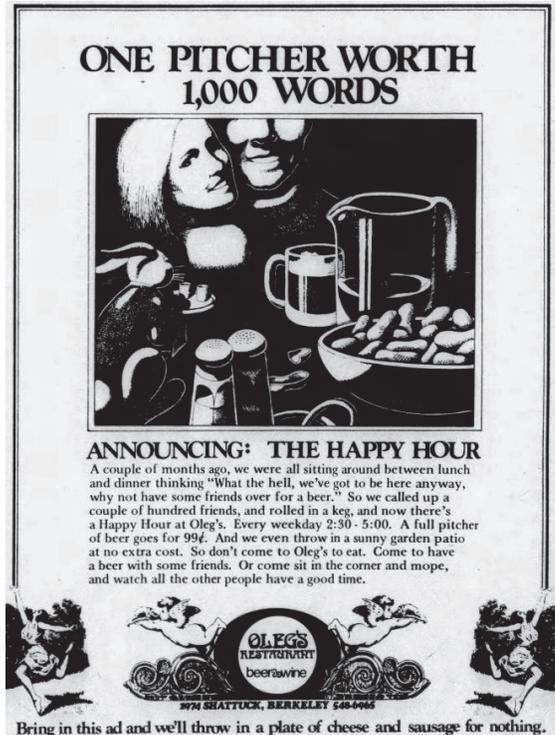


Figure 22. Advertisement for Oleg's Restaurant, *Berkeley Daily Gazette*, July 17, 1973

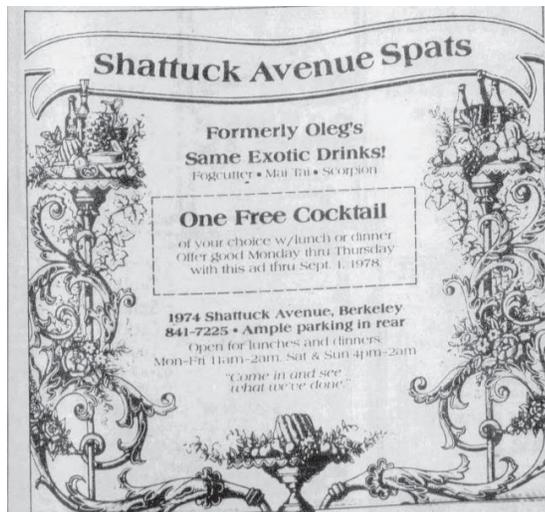


Figure 23. Advertisement for Shattuck Avenue Spats, *North East Bay Independent and Gazette*, August 11, 1978.

¹⁰ Emilie Raguso, "New Berkeley Spats Owners Hope for Fall Opening." *Berkeleyside*, August 18, 2014, electronic resource at <https://www.berkeleyside.org/2014/08/18/new-berkeley-spats-owners-hope-for-fall-opening>.

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Table 3, below, lists known commercial businesses at 1974-78 Shattuck Avenue since 1927. Records were assembled through research in Alameda County Directories and historic newspaper archives.

Year(s) of Ownership	Owner
ca. 1921	Joseph Henry
1920s-1944	Theo A. & Annie Kohler
1944-1953	Melvin & Emma Jeffries
ca. 1953	Emma Jeffries
ca. 1959	Evalyn Pratt & George Elliot
1959-1983	Orville Pratt & Mary Elliot
1983-1985	William & Karen Schipani
1985-2014	Shattuck Ave Spats
2014-Present	1974 Shattuck LLC

Address	Year(s) of Occupation	Business Name	Use
1974	ca. 1935	Chase M. Sorenson	Bakery
	1945-1960s	Ground Cow the Berkeley Store	Restaurant
	1965-1974	The Quest	Restaurant
	1974-1978	Oleg's Restaurant	Restaurant
	1978-Present	Shattuck Avenue Spats	Restaurant
1976	ca. 1927	Mutual Stores Inc.	Grocery
	ca. 1935	RW Harris	Confectionary/Ice Cream
	1945-1974*	California Typewriter Co.	Retail
1978	ca. 1935	Volney Simpson	Barber
	1945-1974*	Harry's Custom Tailoring	Tailor

*Starting in 1974, the occupant of 1974 Shattuck occupied 1974-76-78 Shattuck under their address alone.

E. K. Nelson, Builder

Everet Kristen Nelson (1880-1956) was a Finnish-born contractor who emigrated to San Francisco in the early twentieth century. Starting as a bricklayer, thus the all-brick construction and ornamentation on the subject building, he eventually was able to grow into general contracting. Although he usually conducted business under his own name as E. K. Nelson, he used the name "E. K. Building Company" for several years in the late 1910s and early 1920s. By the early 1930s, he was working as the chief officer of the "Golden Gate Construction Company" which operated throughout the Bay Area. Other projects by Nelson include the extant Burlingame Firehouse at 799 California Drive, numerous private residences, and several small schools in San Mateo County.

Evaluation

California Register Evaluation

The property at 1974-1978 Shattuck 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 March 2020, 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).¹¹ The subject building is not listed as a City of Berkeley Landmark or Structure of Merit.

Criterion 1 (Events)

1974-1978 Shattuck Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events) for its association with any events that have 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 1921 as a commercial building, at a time when commercial development in downtown Berkeley and the adjacent blocks had been ongoing for more than two decades. It thus does not appear to be associated with a significant period or pattern of development in Berkeley. Further,

¹¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated March 2020.

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during its subsequent years of use, no businesses operating at the property were found to have been associated with significant events or patterns in history. None of the commercial tenants was found to No 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)

1974-1978 Shattuck 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 Joseph Henry as a simple commercial building to be leased to multiple tenants. Neither any owners nor the tenant occupants of the subject building appear to have made significant contributions to the social and economic history of Berkeley, and little additional information was found regarding their personal achievements as they would relate to the subject property. While numerous patrons, some noteworthy in their own right, visited Oleg's and Spats during these establishments' years of operation beginning in 1973, these individuals were not strongly associated with the building or business and are better represented by other locations and buildings where their productive work or artistic contributions were undertaken. A well-documented association with significant individuals dating from within the last 50 years would necessarily be of exceptional importance for eligibility under this criterion. None of the known businesses at 1974-1978 Shattuck Avenue were found to have made a significant impact on local, state, or national history such that the building could be found significant under Criterion 2.

Criterion 3 (Architecture)

1974-1978 Shattuck 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 1921, erected by E. K. Nelson's firm, the E. K. Building Company, the building is a typical Early 20th Century Commercial style brick construction designed to accommodate commercial occupants. While the structure contains many details once common to buildings in that era, 1974-1978 Shattuck Avenue lacks the scale, complexity, or surrounding context of other buildings of its period in Berkeley such as those south along Shattuck Avenue within the Downtown Berkeley Historic District. 1974-1978 Shattuck Avenue is similar in character and age to contributors to the nearby Downtown Berkeley Historic District, but the property lies one block north of the district's boundaries. Alteration and demolition of surrounding structures has degraded the setting of the subject property's block, thus diminishing any rationale for a northward extension of the district boundary.

Criterion 4 (Information Potential)

1974-1978 Shattuck 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 Section 3.24.110 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of 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.

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Discussion: The subject building is a typical example of an early 20th century commercial building that was constructed for use as a multi-tenant store in 1921 and has been altered minimally through use by subsequent tenants. The building is not an early or rare example of its type within the City of Berkeley and therefore does not demonstrate architectural merit such that it would qualify as a landmark. It does not provide architectural value to the surrounding neighborhood, which is characterized by a mixture of commercial and multi-family residential buildings of varied construction dates and architectural styles. As an architectural example it does not contribute exceptional value to the neighborhood fabric.

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: 1974-1978 Shattuck Avenue was used for service and restaurant businesses during a time when this use was already a regular part of Berkeley life, and as such the building would not be eligible as a landmark for its cultural value. Research into the history of 1974-1978 Shattuck Avenue did not identify associations with significant religious, cultural, governmental, social, or economic developments in Berkeley to a degree that would warrant recognition through historic designation. While numerous patrons, some noteworthy in their own right, visited Oleg's and Spats during these establishments' years of operation, these individuals were not strongly associated with the building or business and are better represented by other locations and buildings where their productive work or artistic contributions were undertaken.

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

Discussion: The building at 1974-1978 Shattuck 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 1974-1978 Shattuck Avenue is not 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 downtown Berkeley, or as a noteworthy example of a business type important in the city's history.

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

Discussion: 1974-1978 Shattuck 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: Consisting of buildings constructed between 1921 and 1998, the street frontage at the west side of Shattuck Avenue does not appear to be a cohesive grouping worthy of preservation. The four buildings are all one-story commercial blocks, though the group does not express a particular architectural character or cohesiveness of style. The two-story Morgan Building at 2053 Berkeley Way, a City of Berkeley Landmark located across Berkeley Way to the north of the block in which 1974-1978 Shattuck Avenue is located, was built in 1904 and represents an earlier era of commercial development in the vicinity. The subject property does not contribute substantially to the setting of this Landmark as part of a group of buildings.

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)

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Discussion: The age of 1974-1978 Shattuck Avenue, built in 1921, is not contemporary with the nearby City of Berkeley Landmark, the Morgan Building, which was built in 1904, or with a significant historic period or event in the neighborhood or city. The building predates the 1923 fire which devastated a nearby portion of north Berkeley and, though it was not destroyed by the conflagration, does not appear to have been otherwise associated with this significant event in a meaningful way. As a one-story commercial block with broad glazing and brick, the building at 1974-1978 Shattuck Avenue is not compatible in size, scale, materials, or design with the Landmark building at 2053 Berkeley Way, which is a two-story, wood clad Edwardian commercial building completed in 1904. 1974-1978 Shattuck Avenue was a relatively simple one-story commercial block when built, and is not a good example of architectural design to the extent that would support designation as a Structure of Merit. While its restaurants were frequented by Berkeleyans and visitors with varying degrees of distinction, this 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 1974-1978 Shattuck 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 1974-1978 Shattuck Avenue, Berkeley, California, was built by E. K. Nelson of E. K. Building Company and completed in 1921 for owner Joseph Henry. The building was used by retail stores from its construction until the mid-1950s, after which it was occupied by a combination of restaurants and retail stores. 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 does not appear to be eligible for individual listing in the California Register under any criterion, nor does it appear to be 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" is recommended for the building, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."¹²

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¹² 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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Emilie Raguso, "New Berkeley Spats Owners Hope for Fall Opening." *Berkeleyside*, August 18, 2014, electronic resource at <https://www.berkeleyside.org/2014/08/18/new-berkeley-spats-owners-hope-for-fall-opening>.

Sanborn Map Company. *Insurance Maps of Berkeley, California*. New York, NY: Sanborn Map Company, Volume 1, Sheet 68, 1950.

_____. *Insurance Maps of Berkeley, California*. New York, NY: Sanborn Map Company, Volume 1, Sheet 68, 1929.

_____. *Insurance Maps of Berkeley, California*. New York, NY: Sanborn Map Company, Volume 1, Sheet 72, 1911.

Wollenberg, Charles. *Berkeley, A City in History*. Berkeley, University of California Press, 2002.

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	HRI # _____		
	Trinomial _____		
	NRHP Status Code <u>6Z</u>		
Other Listings _____	Review Code _____	Reviewer _____	Date _____

Page 1 of 15 Resource name(s) or number (assigned by recorder) 1988-1998 Shattuck

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Alameda

*b. USGS 7.5' Quad Oakland West Date 2022

*c. Address 1988-1998 Shattuck Avenue City Berkeley Zip 94704

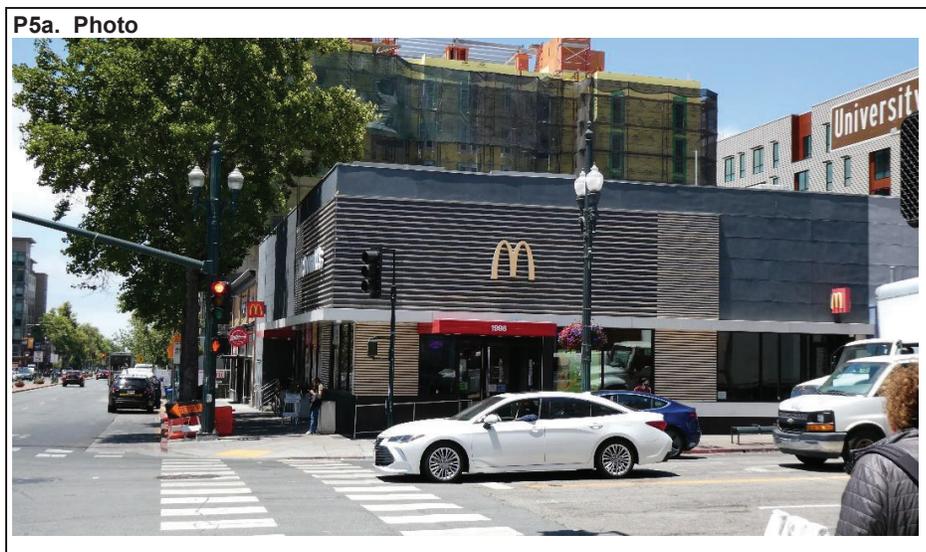
*e. Other Locational Data: Assessor's Parcel Number 57-2053-3-1

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The parcel at 1988-1998 Shattuck Avenue (APN 57-2053-3-1) contains a two-story concrete building with an irregular footprint covering the entire parcel. The building is irregular in shape and located at the northwest of the intersection of Shattuck Avenue and University Avenue (**Figure 1**). Originally built in 1951, the building was designed by architect Wally Reemelin and constructed by Chase A. Kring for the property owner Fifth Keil Realty Company.

The two-story building is built to its north and west lot lines, partially wrapping around its smaller neighboring parcel at 1986 Shattuck, and is constructed primarily of concrete. It features a flat roof with painted stucco façade tiles and a horizontal aluminum slat marquee displaying the McDonald's logo on the east façade, and the McDonald's name on the south façade. The sign for 1988's tenant is also on the east façade, with in its own painted brick marquee over its primary entrance. The primary(east) and secondary(south) façades use a combination of stucco panels, tile, and horizontal aluminum slats. Openings at the primary(east) façade include one single-lite aluminum door, one single-lite aluminum double door, and three sets of single-lite aluminum windows in a variety of sizes over tile bulkheads (**Figure 2**). Openings at the secondary(south) façade include one single-lite aluminum double door, and sets of one, two, and three one-lite aluminum windows of equal size (**Figure 3**). The north and west façades of the building are immediately adjacent to the neighboring structures, and have no openings (**Figure 8**). Neither the north nor west façade is visible from the adjacent parcel (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



P5b. Photo: (view and date)
View of the primary façade, looking west, July 1, 2022

*P6. Date Constructed/Age and Sources: historic
1951 (original building permit)

*P7. Owner and Address:
Fifth Keil Realty Company,
244 Kearny Street,
San Francisco, CA 94108

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

*P9. Date Recorded:
September 18, 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 1988-1998 Shattuck Avenue, subject building highlighted yellow.
Source: Google Earth, 2020, edited by Page & Turnbull.



Figure 2: Oblique view of primary (east) façade. Looking south along Shattuck Avenue.



Figure 3: Oblique view of south façade. Looking northwest.

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Figure 4: Detail of secondary pedestrian entrance, on south façade. Looking northwest.



Figure 5: Detail of primary pedestrian entrance, on east façade. Looking northwest.



Figure 6: Detail of tertiary pedestrian entrance, on south façade. Looking northwest.



Figure 7: Detail of primary pedestrian entrance at 1990 Shattuck Avenue. Looking northwest.



Figure 8: Photo of rear (west) façade of subject building. Looking southeast. Source: Google Street View, 2020.

The surrounding area contains a mixture of mixed-use multi-family residential buildings, commercial buildings including retail and restaurants, as well as hotels and a fire station. Buildings on the block frontage include commercial buildings dating between 1921 and 1998 (Figure 9 and Figure 10). Further to the west of the subject building on the same block, contemporary multi-family housing has been developed in recent decades. A recent multi-story commercial building is located to the northeast, across Shattuck Avenue and Berkeley Way (Figure 11). To the northeast, across Shattuck Avenue, a one-story commercial block, 1951-1975 Shattuck Avenue, dating to 1922, was demolished in 2021-2022. The lot is currently under construction. Two City of Berkeley Landmark buildings are located on block frontages facing the subject property. The United Stores Realty Corporation building at 1987 Shattuck Avenue, at the northeast corner of the intersection of Shattuck and University avenues, was built in 1925, designed by Earle Bertz and Lawton & Vezey. It was designated as a City of Berkeley landmark in 1986. However, the original building was demolished in 2018. The new six-story building has incorporated a decorative metal cornice with arched clerestory window openings from the demolished landmark building into its west and south facades (Figure 12). 48 Shattuck Square, at the southeast side of the intersection of University Avenue and Shattuck Square, was built in 1926, designed by architects Pflueger and Miller

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(Figure 13).¹ It was designated a City of Berkeley Landmark in 1984. This building, the Roos Bros. building at 64 Shattuck Square, and 84 Shattuck Square form a small grouping designed by Pflueger and Miller and built in 1926, oriented toward the north-south transportation corridor along what is now Kala Bagai Way and the downtown commercial area. The buildings at 1987 Shattuck Avenue and 48 Shattuck Square are at the northwest extent of, and are considered contributors to, a proposed Shattuck Avenue Downtown Historic District defined by Archives & Architecture in 2015.²



Figure 9: Adjacent one-story commercial buildings north of subject parcel on Shattuck Avenue. Looking northwest.



Figure 10: Adjacent one-story commercial buildings north of subject parcel on Shattuck Avenue. Looking west.



Figure 11: Multi-use office and commercial building at northeast corner of Shattuck Avenue and Berkeley Way. Looking northeast.



Figure 12: New building with original façade elements from the United Stores Realty Corporation Building, Berkeley Landmark #70 at the northeast corner of Shattuck and University Avenue. Looking east.

¹ The address 48 Shattuck Square, under which the Landmark is listed, corresponds to the current address 2000 Kala Bagai Way. 48 Shattuck Square is used in this report for consistency with Landmark documentation.

² Archives & Architecture, LLC, *Shattuck Avenue Commercial Corridor Historic Context and Survey* (San Jose: Prepared for the City of Berkeley, May 28, 2015).
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Figure 13: The Shattuck Square building, Berkeley Landmark #78 at the southeast corner of University Avenue and Shattuck Avenue. Looking southeast.

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B1. Historic name: 1988-1998 Shattuck Avenue
 B2. Common name: 1988-1998 Shattuck Avenue
 B3. Original Use: Commercial
 B4. Present use: Commercial

*B5. Architectural Style: Early 20th Century Commercial
 *B6. Construction History: (Construction date, alterations, and date of alterations)

1988-1998 Shattuck was originally built in 1951 in the Midcentury Modern Commercial style as a single-tenant two-story department store. Chase A. Kring was the builder, and Wally Reemelin was the architect (Figure 14). The owner of the property was the Fifth Keil Realty Company, who originally had the building constructed for a specific tenant: J. D. McDonald's department store. One major alteration was made to the building in 1977 for the McDonald's Restaurant, heavily altering the exterior and dividing the interior space for a second tenant, and appropriating the then-defunct 1988 Shattuck address for its use. (See Continuation Sheet, page 6)

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

*B8. Related Features: No _____ B9a. Architect: Wally Reemelin b. Builder: Chase A. Kring.

*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
 Early Twentieth Century History of Berkeley

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of as many as 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development in downtown Berkeley.³

During the first decade of the twentieth century, downtown Berkeley evolved from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. The City Beautiful movement inspired local architects, and many buildings constructed during this era exhibited neoclassical design.

Meanwhile, the growth of the University of California under the patronage of influential people like University President Benjamin Ide Wheeler and donor Phoebe Apperson Hearst also encouraged the physical development of the city, as well as the growth of its identity and local culture. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its architecture, especially the new First Bay Region-style houses built throughout the area that were designed by the likes of Bernard Maybeck, Julia Morgan, and John Galen Howard.⁴ (Refer to Continuation Sheet, page 8)

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

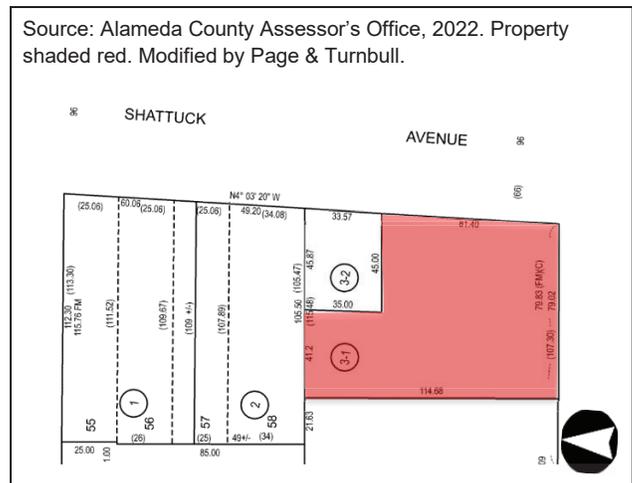
*B12. References: Refer to Page 14

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: September 18, 2023

(This space reserved for official comments.)



³ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

⁴ Charles Wollenberg, *Berkeley, A City in History*, (Berkeley, University of California Press, 2002), 78.

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

Documented alterations are mostly limited to interior remodeling by commercial tenants. The available permits indicate two major exterior alterations in 1977 and 2015.⁵ In 1977 the building's façade was clad in wood slats and the interior subdivided for an additional tenant (**Figure 15**). In 2015, the façade of 1998 was completely replaced along with new windows, doors, tile bulkheads instead of brick, a new horizontal aluminum slat marquee, and stucco panel cladding. The 2015 renovation also added a new tertiary pedestrian entrance at the north end of the McDonald's space along Shattuck Avenue.



Figure 14: Photograph of the subject building circa 1960. Source: Berkeley Historical Society. This shows the original construction of 1998 Shattuck as a one-tenant department store, "House of Harris." Looking south along Shattuck Avenue.



Figure 15: Photograph of the subject building circa 1980. Source: 1973-1979 UP File 1974 Shattuck. On file with the City of Berkeley Planning and Development Division. Note the different paint color, additional tenant (Missing Link Bicycles), and wood cladding.

⁵ The 1977 remodel was constructed by H. L. Polk Inc., permit number B-0712577218. The 2015 Remodel was constructed by KDC Construction and designed by AECOM, permit number B2015-03679

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

Historic Context – City of Berkeley

Early Twentieth Century History of Berkeley (continued)

Commercial and civic development continued through the 1920s in downtown Berkeley, with construction of several new downtown buildings including the city's first "skyscraper" – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925. Located just north of the downtown core, the vicinity of the subject property was served by public transit from the first decade of the twentieth century, with a rail service on University Avenue running between Shattuck and the Southern Pacific line at the city's western bay shore.⁶ 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, with relatively sparse commercial and residential development north of University Avenue through the 1910s and 1920s (**Figure 16 through Figure 18**). In the 1920s the blocks surrounding the subject building were occupied by commercial and residential uses, though concentrated along and south of University Avenue

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 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 (**Figure 20**).

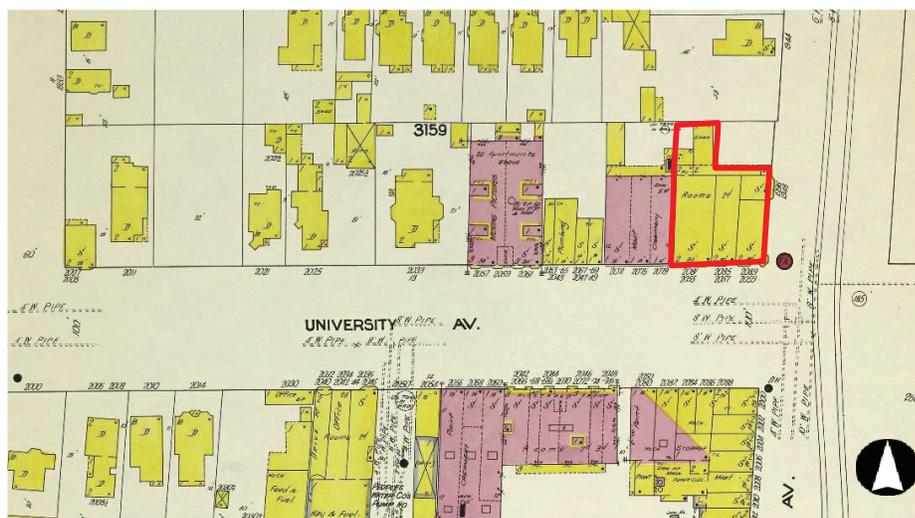


Figure 16. Detail from 1911 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Future subject parcel outlined red.

⁶ C. L. Huggins, Berkeley, California (map) (Berkeley, 1904) David Rumsey Map Collection, electronic resource at <https://www.davidrumsey.com/luna/servlet/s/7s77tm>, accessed April 26, 2022.

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Figure 17. Historic photograph from 1920, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Future site of 1988-1998 is the building on far corner with tall Victorian spire.

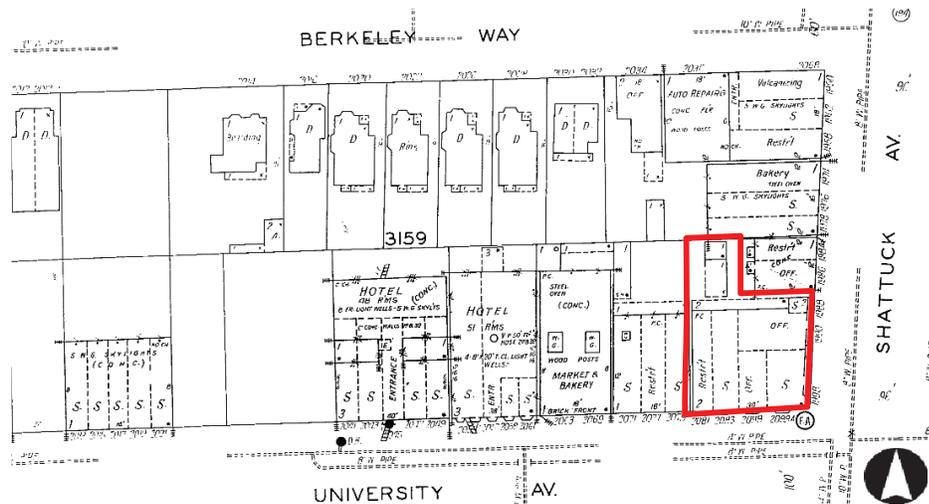


Figure 18. Detail from 1929 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

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Figure 19. Historic photograph from the 1940s, showing early twentieth century commercial development on the subject block. The subject parcel, later 1988-1998, is the drive-in restaurant, on the left.

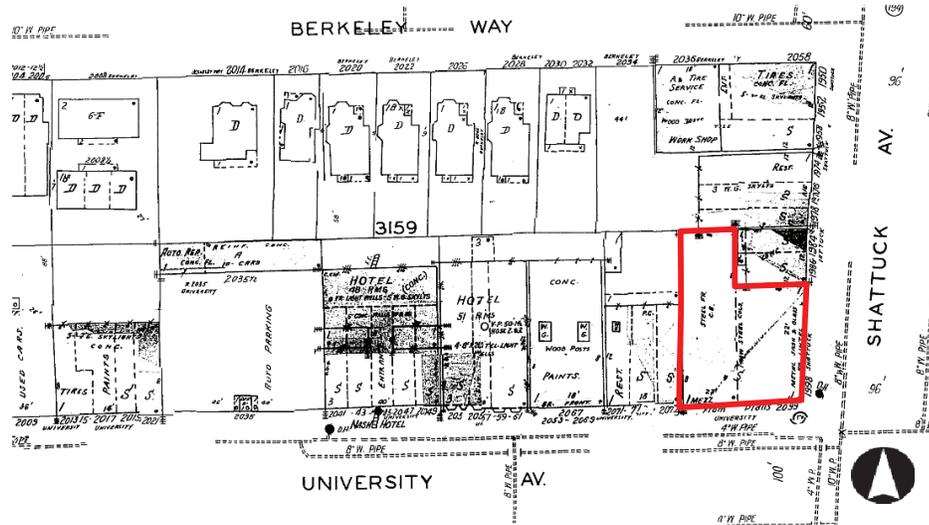


Figure 20. Detail from 1951 Sanborn Insurance Company Map for Berkeley, showing mid twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

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. 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.⁷

Owner History

At the time the subject building was constructed in 1951 it was owned by the Fifth Keil Realty Company, a property management firm based in San Francisco. It is still in operation and continues to own the subject parcel and the adjacent parcel at 1986 Shattuck.

⁷ City 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.

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Russell Keil(1915-1996), founder and president of the Fifth Keil Realty Company, was an executive and civic leader in San Francisco and Marin counties. From his home on the Tiburon Peninsula, he supported various philanthropic efforts and the preservation campaign for the Tiburon Landmark St. Hillary’s Church.⁸ He was an influential booster of San Francisco and its educational institutions as president of the Down Town Association and the Union Square Association in San Francisco, and as trustee of the University of San Francisco and member of the advisory board at Georgetown.⁹ Although influential in wider Bay Area economic and real estate development, he had little direct impact on the history or economy of Berkeley.

Occupancy History

1988-1998 Shattuck only housed three commercial tenants from the building’s completion in 1951 through the present. Between 1951 and Circa 1970, House of Harry’s department store was the sole tenant. House of Harry’s was one of the later additions to Berkeley’s department store portfolio, preceded by Hink’s Department Store at Shattuck and Durant Avenue and J. C. Penney’s Department Store at Shattuck Avenue and Allston Way.¹⁰

In 1976, plans were submitted to the city of Berkeley to renovate the space for McDonald’s as a primary tenant and subdivide the interior for a new secondary tenant.¹¹ Due to overwhelming negative letters, petitions, and protests from local business owners, the permit was initially denied but later approved after the applicant appealed.¹² In 1978, McDonald’s opened in the primary space at 1998 and Missing Link Bicycle Co-op opened in the secondary space at 1988. Both tenants have occupied 1988-1998 Shattuck to the present day.

Wally Reemelin, Architect

Wally Reemelin(1919-2014) was not an architect by trade. Reemelin studied industrial design and mechanical engineering at the University of California, Berkeley, and based his practice there. His projects included the San Joaquin 1st Federal Savings and Loan Association building in Stockton¹³ (Figure 21) and numerous cantilevered A-Frame residences on hillsides around the Bay Area. Leaning on his background in engineering, he created many cost-saving innovations to enable economical home building on steep slopes.¹⁴

It was Reemelin’s A-Frames that would cement his legacy as an innovative Bay Area architect. He built some of the first A-Frame residences in 1948 for Berkeley student housing¹⁵ (Figure 22) just before other architects across the nation began experimenting with A-Frame vacation homes. His belief in economical home engineering and fondness for the A-Frame made him of one of the pioneers of the style and many of his A-Frames in Berkeley remain to this day.



Figure 21: San Joaquin 1st Federal Savings and Loan Association building in Stockton, designed by Wally Reemelin in 1956. Source: Stockton Daily Evening Record, May 4 1957.



Figure 22: One of the first A-Frames ever built, designed by Wally Reemelin in 1948 as Berkeley student housing. Source: edificacionado.com.

⁸ Obituary -- Russell D. Keil. SFGATE. August 23, 1996, from <https://www.sfgate.com/news/article/OBITUARY-Russell-D-Keil-2969857.php>

⁹ SFGATE.

¹⁰ "J. C. Penney Co. Inc." *Oakland Tribune*. January 8th, 1932. Page 15.

¹¹ Permit number B-0712577218, on file with the City of Berkeley.

¹² Anne Duggan. "New McDonald’s has Little Opposition." *The Daily Californian*. January 5th, 1978.

¹³ "Northern California’s Most Modern Savings & Loan." *Stockton Daily Evening Record*. May 4th, 1957. Page 9.

¹⁴ Jack Gallagher, "Cantilever Design Lowers Building Cost on Hillside." *Redwood City Tribune*. October 24th, 1952. Page 5.

¹⁵ Adam Martin, "Eichler for the Weekends" Eichler Network, March 27 2014, <https://www.eichlernetwork.com/article/eichler-weekends>

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Evaluation

California Register Evaluation

The property at 1988-1998 Shattuck 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 March 2020, 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).¹⁶ The subject building is not listed as a City of Berkeley Landmark or Structure of Merit.

Criterion 1 (Events)

1988-1998 Shattuck Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events). 1988-1988 Shattuck is associated with a local event protesting a non-union McDonalds trying to occupy the space in 1977, but the protests were ultimately unsuccessful and did not make 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 1951 as a department store after larger department stores were already established downtown. No 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)

1988-1998 Shattuck 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 Fifth Keil Co. as a small department store for lease. Russell Keil, owner and founder of the Fifth Keil Realty Company, was a booster of San Francisco's economy and educational institutions and built his fortune in Bay Area Real Estate. However, he did not make significant contributions to the social and economic history of Berkeley itself, and little additional information was found regarding their personal achievements as they would relate to the subject property. None of the known businesses at 1988-1998 Shattuck Avenue were found to have made a significant impact on local, state, or national history such that the building could be found significant under Criterion 2.

Criterion 3 (Architecture)

1988-1998 Shattuck 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 1951, designed by Wally Reemelin and erected by builder Chase A. Kring, the building was designed as a modest example of a Midcentury Modern Commercial style department store with Late Moderne elements. The Late Moderne style is characterized by a clean aesthetic that blended elements of the earlier Streamline Moderne style with the minimalism of the International style. It was popular from approximately 1937 to 1960.¹⁷ Characteristics of the style include strong horizontal elements, the use of spare surfaces, both present in the subject building's original design.¹⁸ A signature feature lacking in the subject building's original design is the bezeled window or horizontal window groupings surrounded with projecting elements such as a canopy or frame. While the craftsmanship is of good quality, 1988-1998 Shattuck Avenue lacks the scale, complexity, or integrity to receive eligibility under Criterion 3.

Criterion 4 (Information Potential)

1988-1998 Shattuck 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 Section 3.24.110 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of 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

¹⁶ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated March 2020.

¹⁷ City of Los Angeles, Department of City Planning, *SurveyLA Citywide Context Statement: Architecture and Engineering/L.A. Modernism, 1919-1980*. August 2021, 91. Accessed January 13, 2022, https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

¹⁸ Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 149-151.

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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 two story Midcentury Commercial style commercial building that was constructed for use as a department store in 1951 and has been permanently altered by subsequent tenants. The building is not an early or rare example of its type within the City of Berkeley and therefore does not demonstrate architectural merit such that it would qualify as a landmark. It does not provide architectural value to the surrounding neighborhood, which is characterized by a mixture of commercial and multi-family residential buildings of varied construction dates and architectural styles.

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: 1988-1998 Shattuck Avenue was used for retail, service and restaurant businesses during a time when this use was already a regular part of Berkeley life, and as such the building would not be eligible as a landmark for its cultural value. Research into the history of 1988-1998 Shattuck Avenue did not identify 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 1988-1998 Shattuck 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 1988-1998 Shattuck Avenue is not 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 downtown Berkeley, or as a noteworthy example of a business type important in the city's history.

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

Discussion: 1988-1998 Shattuck 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: Consisting of buildings constructed between 1921 and 1998, the street frontage at the west side of Shattuck Avenue does not appear to be a cohesive grouping worthy of preservation. The four buildings are all one-story commercial blocks, though the group does not express a particular architectural character or cohesiveness of style. Nearby landmarks include the former location of the United Stores Realty Corporation building at 1987 Shattuck Avenue, substantially replaced by a new building, and the Shattuck Square building at 48 Shattuck Square. As a contributor to the proposed Shattuck Avenue Downtown Historic District, the Shattuck Square building is oriented toward its neighbors to the south and east, and does not

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form or contribute to a grouping of which the subject building is a part. 1988-1998 Shattuck Avenue is not, therefore, part of a group of buildings which contribute to the setting of a Landmark.

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: The age of 1988-1998 Shattuck Avenue, built in 1951, is not contemporary with nearby City of Berkeley Landmarks 1987 Shattuck Avenue, built in 1925 and demolished in 2018 save for a retained façade element; and 48 Shattuck Square, built in 1926. Built during the years of broad nationwide economic growth following World War II, the building is not associated with a historic period or event of specific significance to Berkeley or the neighborhood. The mid-20th-century one-story commercial building, currently clad with a grid of panels and horizontal wood slats, is not particularly compatible in size, scale, materials, or design with the Landmark building at 48 Shattuck Square, a two-story stucco-clad building which features ornate second-story window surrounds. 1988-1998 Shattuck Avenue was constructed for use as a department store in a restrained Mid-Century Modern style in 1951 and has been substantially altered by subsequent tenants. As originally constructed and in its current condition it is not a good example of historic architectural design to the extent that would support designation as a Structure of Merit. 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 1988-1998 Shattuck 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 1988-1998 Shattuck Avenue, Berkeley, California, was designed by Wally Reemelin and completed in 1951 for owner Fifth Keil Co. The building was used as a department store from its construction until 1977, after which it was occupied by a restaurant and retail store. 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 does not appear to be eligible for individual listing in the California Register under any criterion, nor does it appear to be 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" is recommended for the building, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."¹⁹

***B12. References:**

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_____. *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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¹⁹ 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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_____. *Insurance Maps of Berkeley, California*. New York, NY: Sanborn Map Company, Volume 1, Sheet 68, 1929.

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Wollenberg, Charles. *Berkeley, A City in History*. Berkeley, University of California Press, 2002.

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	Trinomial _____		
	NRHP Status Code <u>6Z</u>		
Other Listings _____	Review Code _____	Reviewer _____	Date _____

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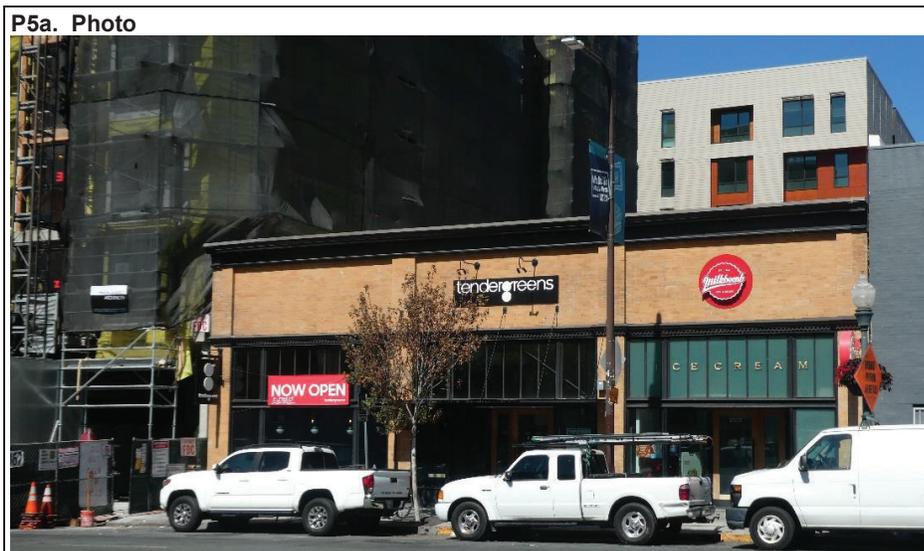
P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County** Alameda
 ***b. USGS 7.5' Quad** Oakland West **Date** 2022
 ***c. Address** 2071 University Avenue **City** Berkeley **Zip** 94704
 ***e. Other Locational Data:** Assessor's Parcel Number 57-2053-4-2

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The parcel at 2071 University Avenue (APN 57-2053-4-2) contains a one-story brick building with a rectangular footprint covering the south two-thirds of the parcel. The building is located north of downtown Berkeley on the north side of University Avenue, west of Shattuck Avenue (**Figure 1**). Originally built in 1906, the building was constructed by contractor John Spencer for the property owners Simon Fischel and Jacob Bauml. No architect was listed on available records.

The one-story building is built to its east and west lot lines, includes a large back patio occupying between one quarter and one third of the lot, and is constructed primarily of brick. It features a flat roof, exposed brick, and large aluminum storefront windows with transoms, a black metal canopy below the center transom, and two painted concrete cornices; one with dentils at the roofline, and another with dentils above the transoms. Both cornices extend unbroken to the east and west edges of the primary, south façade. The storefronts and transoms are divided by four brick columns into three bays with identical dimensions. Currently, the west and central bay are occupied by the primary tenant addressed 2071 University Avenue, and the east bay is occupied by the tenant of the commercial unit at 2079 University Avenue. The sign for the subject building's primary tenant is centered above the building's primary entrance in the middle of the south façade, and the sign for the tenant of 2079 University Avenue is centered above the eastern storefront. Openings at the primary(south) façade include two single-lite wood-frame doors with single-lite wood-frame sidelights, large single-lite aluminum-frame storefront windows over black metal bulkheads, and three sets of aluminum-frame transoms (**Figure 2 through Figure 7**). The east and west façades of the building are immediately adjacent to the neighboring structures and have no visible openings. The north façade is painted stucco or concrete and is visible from some adjacent parcels (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



P5b. Photo: (view and date)
View of the primary façade, looking north, September 30, 2022

***P6. Date Constructed/Age and Sources:** historic
1906 (Edwards Transactions Ledger)

***P7. Owner and Address:**
Edith W. Glynn Trust
444 Woodland Road
Kentfield, CA 94904

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

***P9. Date Recorded:**
September 18, 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 2071 University Avenue, subject building highlighted yellow.
Source: Google Earth, 2020, edited by Page & Turnbull.



Figure 2: View of primary (south) façade. Looking north across University Avenue.



Figure 3: Oblique view of south façade. Looking northwest.

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Figure 4: Detail of central storefront addressed 2071, on south façade. Looking north



Figure 5: Detail of east storefront, addressed 2079 on south façade. Looking north.



Figure 6: Detail of west third of south façade. Looking northwest.



Figure 7: Detail of brick construction and double cornice on south façade; one above transoms, one at roof line.

The north third of the subject parcel is an open-air seating area or patio, with connecting doors to both 2071 and 2079's interiors (Figure 8). It is currently clad in painted stucco and concrete and features large concrete planters on the west property line (Figure 9). The east side of the patio utilizes a ramped walkway to access the adjacent parcel to the north. Until recently this parcel was a public parking lot, but now is occupied by multi-family housing.



Figure 8: View of north façade and rear patio. Looking south.



Figure 9: View of west side of rear patio. Looking southwest.

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The surrounding area contains a mixture of mixed-use multi-family residential buildings and commercial buildings including retail, restaurants, and hotels. Buildings within the surrounding blocks include early to mid-twentieth century residential properties and commercial buildings, as well as several multi-story developments completed in the 2010s (**Figure 10 to Figure 16**). The adjacent western parcel is an under construction seven-story multi-family project. Further west and directly north of the subject building contemporary multi-family housing has been developed in recent years. No City of Berkeley Landmark buildings or Structures of Merit are located on the block face which includes 2071 University Avenue. The nearest Landmark building is the United Stores Realty Corporation building at 1987 Shattuck Avenue, at the northeast corner of the intersection of Shattuck and University avenues. Built in 1925, designed by Earle Bertz and Lawton & Vezey, it was designated as a City of Berkeley landmark in 1986. However, the original building was demolished in 2018. The new six-story building has incorporated a decorative metal cornice with arched clerestory window openings from the demolished landmark building into its west and south facades (**Figure 18**). 48 Shattuck Square, at the southeast side of the intersection of University Avenue and Shattuck Square, was built in 1926, designed by architects Pflueger and Miller (**Figure 19**).¹ It was designated a City of Berkeley Landmark in 1984. This building, the Roos Bros. building at 64 Shattuck Square, and 84 Shattuck Square form a small grouping designed by Pflueger and Miller and built in 1926, oriented toward the north-south transportation corridor along what is now Kala Bagai Way, and the downtown commercial area. The buildings at 1987 Shattuck Avenue and 48 Shattuck Square are at the northwest extent of, and are considered contributors to, a proposed Shattuck Avenue Downtown Historic District defined by Archives & Architecture in 2015.² Near the west end of the block face opposite 2071 University Avenue, the UC Theatre is a City of Berkeley Landmark designed by James Plachek, built in 1916, and designated in 2002 (**Figure 17**).



Figure 10: Adjacent seven-story multi-family building and one to three story hotels, multi-family and commercial buildings west of subject parcel on University Avenue. Looking northwest.



Figure 11: Adjacent two-story commercial building east of subject parcel on University Avenue. Looking west.

¹ The address 48 Shattuck Square, under which the Landmark is listed, corresponds to the current address 2000 Kala Bagai Way. 48 Shattuck Square is used in this report for consistency with Landmark documentation.

² Archives & Architecture, LLC, *Shattuck Avenue Commercial Corridor Historic Context and Survey* (San Jose: Prepared for the City of Berkeley, May 28, 2015).
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Figure 12: One and two-story office and commercial buildings west of subject parcel on University Avenue. Looking northwest.



Figure 13: The UC Berkeley Extension Building, a five-story office building at the northwest corner of University Avenue and Milvia Street. Looking northwest.



Figure 14: Recently built multi-family building at the southwest corner of University Avenue and Milvia Street. Looking southwest.



Figure 15: Recently built and under construction multi-family buildings at the southeast corner of University Avenue and Milvia Street. Looking northwest.

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Figure 16: One to three-story commercial and multi-family buildings south of the subject parcel, on the south side of University Avenue. Looking southeast.



Figure 17: Two to six-story commercial and office buildings southwest of the subject parcel, on the south side of University Avenue. Looking southeast.



Figure 18: New building with original façade elements from the United Stores Realty Corporation Building, Berkeley Landmark #70 at the northeast corner of Shattuck and University Avenue. Looking east.



Figure 19: The Shattuck Square building, Berkeley Landmark #78 at the southeast corner of University Avenue and Shattuck Avenue. Looking southeast.

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B1. Historic name: 2071 University Avenue
 B2. Common name: 2071 University Avenue
 B3. Original Use: Commercial
 B4. Present use: Commercial

*B5. Architectural Style: Early 20th Century Commercial
 *B6. Construction History: (Construction date, alterations, and date of alterations)

2071 University Avenue was originally built in 1906 by John Spencer in the early 20th Century Commercial style as a multi-tenant one-story building. According to the *Edwards Abstracts from Records* dated March 6th 1906, the owners of the property were Simon Fischel and Jacob Bauml.³ Two major alterations were made to the subject building: at some point between 1950 and 2008, a false façade was erected in front of the two eastern storefronts to combine the space for a single tenant, Taiwan Restaurant. In 2015 and 2016, this false façade was removed and the original façade of 2071 University Avenue was repaired to its current appearance. These and other alterations are discussed in more detail below. (Refer to Continuation Sheet, page 8)

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

*B8. Related Features: No _____ B9a. Architect: Unknown b. Builder: John Spencer.

*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
Early Twentieth Century History of Berkeley

During the early twentieth century, particularly in the years between the 1906 Earthquake and the Great Depression, both the University of California and the town of Berkeley grew rapidly. After 1906, Berkeley became one of the largest cities in California, mostly as the result of an influx of as many as 20,000 San Francisco earthquake refugees. The construction of the Key System of ferryboats and streetcars made transportation between Oakland, Berkeley, and San Francisco quick and affordable and spurred the development of numerous residential tracts in Berkeley and Oakland. In turn, this growth brought in more customers and thereby spurred intensive commercial development in downtown Berkeley.⁴

During the first decade of the twentieth century, downtown Berkeley evolved from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. The City Beautiful movement inspired local architects, and many buildings constructed during this era exhibited neoclassical design.

Meanwhile, the growth of the University of California under the patronage of influential people like University President Benjamin Ide Wheeler and donor Phoebe Apperson Hearst also encouraged the physical development of the city, as well as the growth of its identity and local culture. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its architecture, especially the new First Bay Region-style houses built throughout the area that were designed by the likes of Bernard Maybeck, Julia Morgan, and John Galen Howard.⁵
 (Refer to Continuation Sheet, page 9)

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

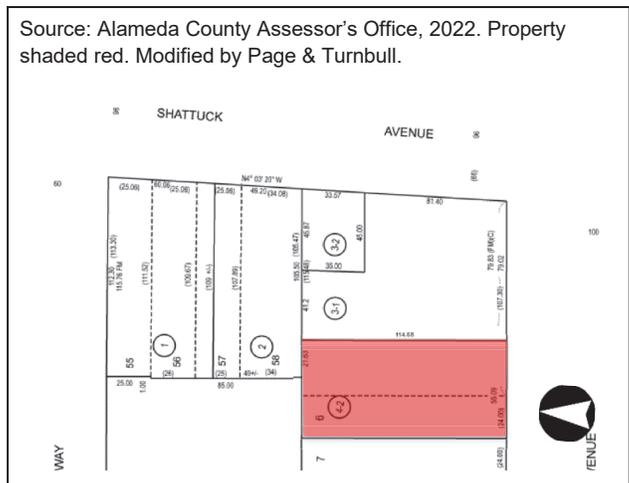
*B12. References: Refer to Page 17

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: September 18, 2023

(This space reserved for official comments.)



³ *Edwards Abstract from Records*. March 9, 1906. Accessed by the Berkeley Architectural Heritage Association.

⁴ Susan Dinkelspiel Cerny, *Berkeley Landmarks: An Illustrated Guide to Berkeley California's Architectural Heritage* (Berkeley: Berkeley Architectural Heritage Association, 1994), 64.

⁵ Charles Wollenberg, *Berkeley, A City in History*, (Berkeley, University of California Press, 2002), 78.

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

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: Alterations to 2071 University Avenue					
Permit #	Year	Address	Owner	Builder/Contractor	Description
65988	1949	2071	Maria Tong	Alt Construction Co	Replace plate glass, replace doors, build roman brick bulkheads under storefront windows
91256	1961	2071	Yee Dung Ying	Owner	Construct storage room
121671817	1971	2071	Henry Lin	Formal Building Co	New Front & Interior Repair & Alterations
211478251	1972	2071	Wieser	The Harold S. Choate Co	Repair fire damage
0710800392	1982	2071	Taiwan Restaurant	Keystone Construction Inc	Kitchen Renovations
B2015-05179	2015	2071	John Gordon/Janis Mitchell	Holland & Harley Construction	Remodel exterior façades, remove walls, fixtures, casework, remove exterior wall, renovate patio
B2015-05180	2015	2079	John Gordon/Janis Mitchell	Holland & Harley Construction	Remodel exterior façades, remove walls, fixtures, casework, remove exterior wall

Documented alterations are extensive and include the removal of all original storefront windows, transoms, and doors, and the construction of a new façade at 2071 University Avenue. Permit 65988, dated 1949, describes the removal of all original windows and doors on the primary façade, and the construction of new bulkheads under the replacement windows with roman bricks. The work described by building permit No. 121671817, dated 1971, is likely responsible for the drastically different façades depicted in photographs from 1935 and 2009 (**Figure 20 and Figure 21**). Although the 1971 permit description is extremely brief, it is the only permit with the correct scope within this time period. The two permits B2015-05179 and B2015-05180 are responsible for the renovations to the interior and exterior of the subject building resulting in its present condition. In 2015 the painted plywood façade at 2071 University Avenue, likely installed in 1971, was demolished to expose the original brick façade, and new windows, doors, transoms, and bulkheads were installed at all original openings in the primary façade.

The façade alterations designed by Trachtenberg Architects and implemented as part of the 2015 permit were recognized in 2017 by the Berkeley Architectural Heritage Association (BAHA) as a restoration and rehabilitation.⁶ The historical significance of the building does not appear to have been evaluated at the time of project application and planning, and no initiation appears to have been made at this time for designation of the building as a City of Berkeley Landmark or Structure of Merit. The 2015 project does not appear to have been explicitly designed to adhere to or been evaluated according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the Standards for Rehabilitation, and design review was conducted at the staff level without public hearing.⁷ A post-construction analysis of the 2015 project's adherence to the Standards for Rehabilitation, without a formal finding of significance, identification of a period of significance and character-defining features, and assessment of integrity prior to alteration is beyond the scope of this evaluation. However, it can be briefly noted that the façade renovation resulted in replacement of existing storefront systems with new materials compatible with the date and style of the building's original construction, with two rather than three commercial storefronts with recessed entrances. Although this is a sensitive storefront renovation which removed non-historic elements, the replacement of all storefront systems with new materials and installation of two rather than three new recessed entrances could be considered to have diminished the integrity of design and materials relative to the building's original appearance.

⁶ Berkeley Architectural Heritage Association, BAHA Preservation Awards 2017, electronic resource at <http://berkeleyheritage.com/awards/awards2017.1.html>.

⁷ City of Berkeley, Notice of Decision: Staff-Level Design Review DRSL2015-0019, 2071 University Avenue, November 20, 2015.

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Figure 20: 2071 University Avenue, circa 1935. Source: Berkeley Architectural and Historical Society.



Figure 21: 2071 University Avenue, 2009. Note that the purple façade to the left, and the white and gray façade with the blue awning to the right, were both part of the subject building. Source: Google Streetview.

John Spencer, Builder

John Spencer (1846-1916) was a Swedish-born contractor who emigrated to San Francisco in the late nineteenth century. He served as the president of the Berkeley Odd Fellows' Hall Association in 1894, and conducted a brief expedition to Alaska in 1898 to find gold in the tributaries of the Yukon.^{8 9} By 1906 he returned to Berkeley in time to construct the subject building. Although newspapers describe Spencer as a "Leading Contractor" in Berkeley, little information could be found through research about his other works.¹⁰

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

Historic Context – City of Berkeley

Early Twentieth Century History of Berkeley (continued)

Commercial and civic development continued through the 1920s in downtown Berkeley, with construction of several new downtown buildings including the city's first "skyscraper" – the twelve-story Chamber of Commerce (now Wells Fargo) building at the northwest corner of Shattuck Avenue and Center Street, designed by Walter H. Ratcliff, Jr. in 1925. Located just north of the downtown core, the vicinity of the subject property was served by public transit from the first decade of the twentieth century, with a rail service on University Avenue running between Shattuck and the Southern Pacific line at the city's western bay shore.¹¹ 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, with relatively sparse commercial and residential development north of University Avenue through the 1910s and 1920s (Figure 22 through Figure 24). In the 1920s the blocks surrounding the subject building were occupied by commercial and residential uses, with greater density concentrated along and south of University Avenue

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 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.

⁸ "Notice of Annual Meeting." *The Berkeley Gazette*. December 31, 1894.

⁹ "Local News." *The Berkeley Gazette*. May 25, 1898.

¹⁰ "Local News."

¹¹ C. L. Huggins, Berkeley, California (map) (Berkeley, 1904) David Rumsey Map Collection, electronic resource at <https://www.davidrumsey.com/luna/servlet/s/7s77tm>, accessed April 26, 2022.

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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 early 1950s, the subject block was filled in with commercial developments facing University Avenue and Shattuck Avenue (**Figure 26**).

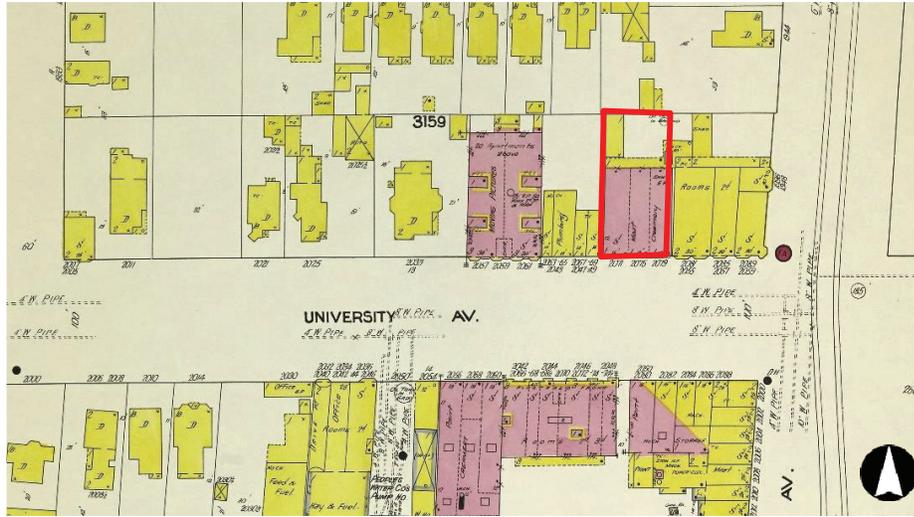


Figure 22. Detail from 1911 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Future subject parcel outlined red.



Figure 23. Historic photograph from 1920, showing early twentieth century commercial and residential development on Shattuck and University Avenue. 2071 University Avenue is at the red arrow. Source: Berkeley Historical Society.

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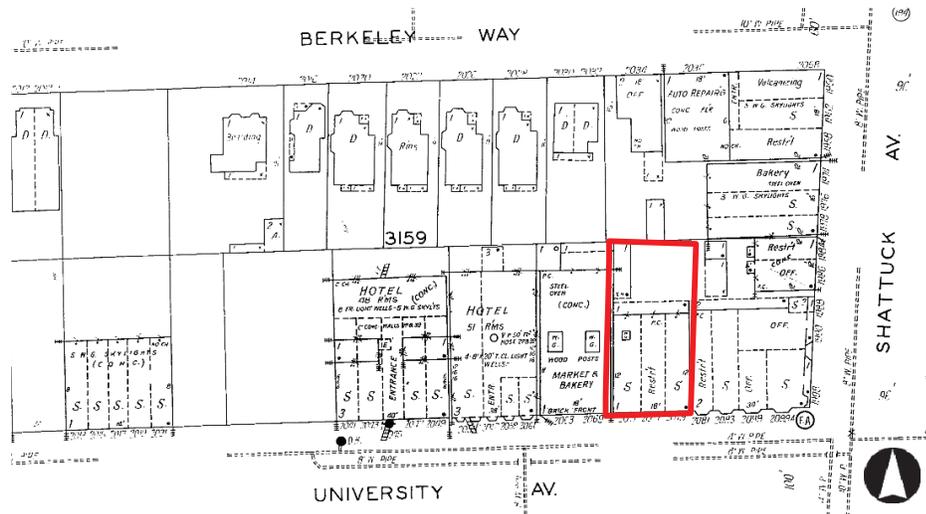


Figure 24. Detail from 1929 Sanborn Insurance Company Map for Berkeley, showing early twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.



Figure 25. Historic photograph from the 1940s, showing early twentieth century commercial development on the subject block. 2071 University Avenue is partially visible, indicated by the red arrow.

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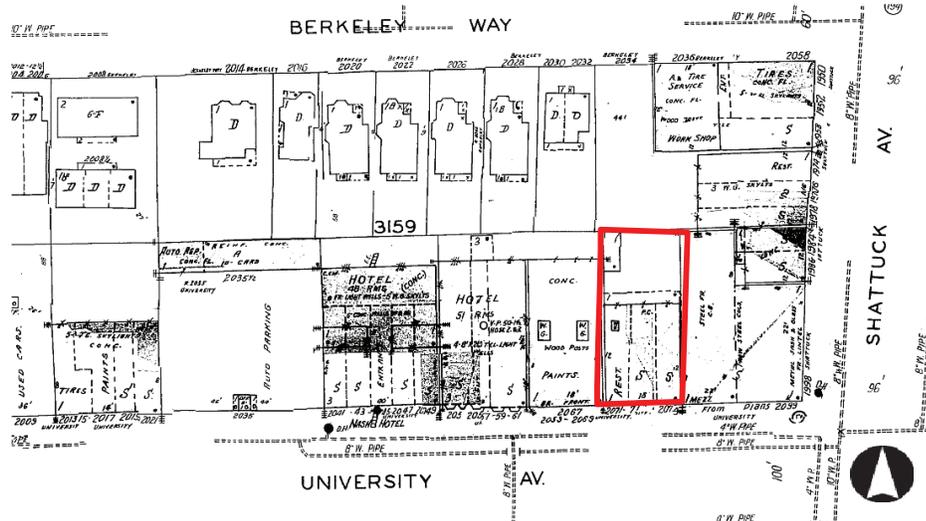


Figure 26. Detail from 1951 Sanborn Insurance Company Map for Berkeley, showing mid twentieth century commercial and residential development on Shattuck and University Avenue. Subject parcel outlined red.

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. 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.¹²

Owner History

At the time the subject building was constructed in 1906 it was owned by Simon Fischel and Jacob Bauml. The pair were well known in Berkeley for owning and operating Liberty Market since 1877, the first meat market in Berkeley.¹³ Although Liberty Market once occupied the adjacent noncontiguous property to the east of the subject building, no direct connection between Fischel and Bauml’s businesses and the subject property could be determined, and they never seemed to have used the building directly for their primary business.

Jacob Bauml died in 1932 and willed 2071 University Avenue to his wife, Lilly Bauml, who died in 1934 and willed the property to her daughter, Cora Harris. In 1964 Cora Harris died, and willed her share of the property to Edith Wieser, who by 1957 owned a partial share of the property. Edith Wieser, Jacob Bauml’s granddaughter, continues to own the property through a trust to the present day.

Occupancy History

Commercial tenants at the subject property included grocers, bakers, retailers and realtors from the building’s construction in 1906 through the 1950s. The subject building originally operated with three tenant spaces: 2071, 2073/2075, and 2079. However, by 1950 a restaurant operating under the name Canton Café occupied both 2071 and 2075 University Avenue and a single tenant would occupy both spaces simultaneously from then on. From at least 1950 to the present day, several restaurants under different owners and managers have occupied the space. 2079 University Avenue remained a separate tenant from the rest of the subject building from 1906 to the present day. While both the first known tenant and the most recent tenant of 2079 happen to be Ice Cream Parlors, for the majority of the subject building’s history the space was occupied by a variety of retailers.

Table 3, below, lists documented commercial businesses at 2071, 2075, and 2079 University Avenue since 1906. Records were assembled through research in Alameda County Directories and historic newspaper archives.

¹² City 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.

¹³ “Announcement.” *The Berkeley Gazette*. November 17, 1908.

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Table 3. Occupancy History, Commercial Businesses at 1974-1978 Shattuck Avenue			
Address	Year(s) of Occupation	Occupant/Business Name	Use
2071	1906	Laugenor & Porter	Realty Office
	1909	Theodore Ziegler's Delicatessen	Bakery
	1912	Up-To-Date Bakery	Bakery
	1920-1930	Mae Anderson, Milliner	Retail
	1936	Styletex Hat Shop	Retail
	1949-1957	Canton Cafe	Restaurant
	1957-1972	Yee's Canton Restaurant	Restaurant
	1972-1976	Lin's Restaurant	Restaurant
	1976-2015	Taiwan Restaurant (Same owner as previous)	Restaurant
	2017-2022	Tender Greens	Restaurant
2075	1906-1907	Reed Realty	Realty Office
	1911-1914	Shuey Poultry Company	Poultry
	1925	Talbot Ware	Realty Office
	1928*	China Tea Garden	Cafe
2079	1911	Varsity Creamery Company	Ice Cream Parlor
	1936	Johnson H. A. Second Hand Books	Retail
	1950	The Electric Appliance Shop	Retail
	1964-1970	Public Finance Corp	Office
	1975-1980	Omar Khayam Oriental Rugs	Retail
	1984-2016	The Cutting Room	Hair Stylists
	2018	Ici Ice Cream	Ice Cream Parlor
	2019-2022	Milkbomb	Ice Cream Parlor

*Starting in the 1930s, the occupant of 2071 combined 2071 and 2075.

From at least 1957 to 2015, the subject building's primary tenants were Chinese restaurants owned by two separate chefs and restaurateurs: Yee Dung Ying (1903-1974), and Shui Ho Lin (1934-). Mr. Ying, born in the Canton province of China, served in the U.S. Navy for two decades before settling in Berkeley.¹⁴ In 2071 University Avenue he operated Yee's Canton Restaurant from 1957 to 1972.

Shui Ho Lin was born in Taichung, Taipei, and immigrated to the United States in 1969.¹⁵ He started his first restaurant, The Mandarin, by 1970 on the top floor of The Cannery in San Francisco's Fisherman's Wharf (**Figure 27**). At 2071 University Avenue, he operated Lin's Restaurant from 1972 to 1976, and Taiwan Restaurant from 1976 to 2015. Mr. Lin also opened a second location of Taiwan Restaurant from at least 1986 at 445 Clement Street in San Francisco, which is still in operation today.¹⁶ Mr. Lin's San Francisco Taiwan Restaurant location was reviewed positively by multiple food columnists in the San Francisco Examiner in the 1990s and 2000s, notable for its clean interior, good service and excellent food at an affordable price.¹⁷

¹⁴ "Restaurateur, Ying, 71, succumbs in Berkeley." *The Berkeley Gazette*. January 3, 1974.
¹⁵ United States Naturalization Application Records. Shui Ho Lin.
¹⁶ "Taiwan Restaurant." *The San Francisco Examiner*. October 31, 1986.
¹⁷ "Dumpling Nirvana." *The San Francisco Examiner*. January 19, 2005.

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Figure 27. Shui Ho Lin in 1970.
Source: *San Francisco Examiner*, April 13, 1970.

Evaluation

California Register Evaluation

The property at 2071 University 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 March 2020, 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).¹⁸ The subject building is not listed as a City of Berkeley Landmark or Structure of Merit.

Criterion 1 (Events)

2071 University 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 1906 as a commercial building, at a time when commercial development in downtown Berkeley and the adjacent blocks had been ongoing for more than a decade. No 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)

2071 University Avenue does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). The subject building was constructed for owners Simon Fischel and Jacob Bauml as a commercial building to be leased to multiple tenants. Simon Fischel and Jacob Bauml were prominent Berkeley citizens during their life and contributed to the early economy of Berkeley through the Liberty Market, founded in 1877. However, the subject building never housed the Liberty Market nor any of their other personal enterprises, and little additional information was found regarding their personal achievements as they would relate to the subject property. None of the other owners of 2071 University Avenue appear to have made significant contributions to the social and economic history of Berkeley. The most well-known and longest occupants of 2071, Shui Ho Lin's two restaurants from 1972 to 2015, were not the first Chinese restaurants in Berkeley nor the most influential, and Mr. Lin's achievements are more closely related to his other restaurants including the extant Taiwan Restaurant at 445 Clement Street in San Francisco. None of the other known businesses at 2071 University Avenue were found to have made a significant impact on local, state, or national history such that the building could be found significant under Criterion 2.

Criterion 3 (Architecture)

2071 University 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 1906, erected by contractor John Spencer, the building is a typical example of an early 20th century commercial brick construction

¹⁸ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Alameda County, updated March 2020.

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designed to accommodate commercial occupants. The one-story building is quite simple in its composition, with few design elements communicating its 1906 date of construction and distinguishing it from other buildings of its type and era. 2071 University Avenue lacks the scale, complexity, or surrounding context of other buildings of its period in Berkeley such as those south along Shattuck Avenue within the Downtown Berkeley Historic District. 2071 University Avenue is similar in character and age to contributors to the nearby Downtown Berkeley Historic District, but the property lies one block north of the district's boundaries. Alteration and demolition of surrounding structures has degraded the setting of the subject property's block, thus diminishing any rationale for a northward extension of the district boundary. Although the current storefronts are appropriate for the period the building was constructed, they are not original and only the brick, cornices, and openings are original to the primary façade.

Criterion 4 (Information Potential)

2071 University 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 Section 3.24.110 of the Berkeley Municipal Code. Much like the National and California Registers, the Municipal Code provides a number of 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 typical example of an early 20th century commercial building that was constructed in 1906 for use by multiple tenants. Though drastically altered by businesses operating at the building in the late 20th-century, the most recent renovation in 2015 partially restored the subject building's original appearance. The one-story commercial building has few stylistic details, and is not an early or rare example of its type in Berkeley or the East Bay. It does not demonstrate architectural merit to the extent that it would qualify as a Landmark. While attractive in its almost industrial simplicity with simple brickwork and new storefront fenestration, the building does not provide exceptional historic architectural value to the surrounding neighborhood, which is characterized by a mixture of commercial and multi-family residential buildings of varied construction dates and architectural styles, including several mid- to late-20th-century buildings. It does not appear to be a notable or best surviving work of an architect or builder of merit, or representative of a particular style or type.

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: 2071 University Avenue was used for offices, retail establishments, and restaurants during a time when this use was already a regular part of Berkeley life, and as such the building would not be eligible as a landmark for its cultural value. Research into the history of 2071 University Avenue did not identify 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;

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Discussion: The building at 2071 University 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 2071 University 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 downtown Berkeley, or as a noteworthy example of a business type important in the city's history.

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

Discussion: 2071 University 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: Consisting of buildings constructed between 1906 and the 2020s, the street frontage at the north side of University Avenue does not appear to be a cohesive grouping worthy of preservation. Until recently the buildings consist of one-story commercial blocks and mixed-use blocks reaching to three stories, though a new seven-story mixed-use building is currently under construction to the immediate west of 2071 University Avenue. As a group, the buildings at the north side of University Avenue between Shattuck Avenue and Milvia Street, particularly at the east side of the block near the subject building, does not express a particular architectural character or cohesiveness of style. Nearby landmarks include the Shattuck Square building at 48 Shattuck Square and the UC Theatre at 2018-2036 University Avenue. As a contributor to the proposed Shattuck Avenue Downtown Historic District, the Shattuck Square building is oriented toward its neighbors to the south and east, and does not form or contribute to a grouping of which the subject building is a part. Similarly, the UC Theatre building to the southwest is situated, like the subject property, in a portion of University Avenue which is characterized by a variety of building styles and construction dates representing different architectural styles from the early 20th century to the present day. The subject property does not contribute substantially to the setting of this Landmark as part of a group of buildings.

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: The construction of 2071 University Avenue, built in 1906, predates that of nearby City of Berkeley Landmarks 1987 Shattuck Avenue, built in 1925 and demolished in 2018 save for a retained façade element; 48 Shattuck Square, built in 1926, and the UC Theatre at 2018-2036 University Avenue, built in 1916. While built the year of the devastating 1906 San Francisco earthquake which caused widespread damage across the Bay Area, the subject building is not documented to have been closely associated with this event in a meaningful way. The building at 2071 University Avenue is not incompatible with nearby Landmark buildings, having been present at the time of their construction and of a style typical of one-story commercial buildings, however it does not actively contribute to the settings of Landmark buildings. It is minimally visible from and when viewing the UC Theatre building approximately 200 feet to the southwest, and is not within the cohesive grouping formed by the Shattuck Square buildings of which 48 Shattuck Square is a part. The new building at 1987 Shattuck Avenue, with retained elements of the Landmark building which stood at its location prior to 2018 is visibly contemporary. With minimal architectural detail and simple, compatible yet contemporary storefront glazing, the building at 2071 University Avenue is appropriate for a pedestrian-focused urban streetscape, however it 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.

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The building at 2071 University 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 2071 University Avenue, Berkeley, California, was constructed by John Spencer and completed in 1906 for owners Simon Fischel and Jacob Bauml. The building was used by retail and service businesses from its construction until 1950, after which it was occupied by a combination of restaurants and retail stores. 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 does not appear to be eligible for individual listing in the California Register under any criterion, nor does it appear to be 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" is recommended for the building, meaning that it was "Found ineligible for NR, CR or Local designation through survey evaluation."¹⁹

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PRESERVATION ARCHITECTURE

March 8, 2024

2071-79 University Ave., 1988-98, 1974-78 and 1950-58 Shattuck Ave., Berkeley Summary Historical Evaluations

This documentation effort intends to provide summary historical evaluations based on California and Berkeley historical criteria. The current evaluations have been based on previous and recent research (by Page & Turnbull, recorded in 4 sets of Department of Parks and Recreation [DPR] forms, each dated September 18, 2023) plus minimal additional research. The current effort did not, while in progress, review or depend upon the previous evaluation findings, as the intention has been to prepare independent conclusions. However, the previous findings were reviewed as a last step, which historical conclusions align with the current demonstration of findings. That the 2 independent sets of conclusions align is not, however, surprising, as the subject resources do not exhibit any historical or historic architectural importance, individually or collectively. Thus, none of the 4 subject resources have potential individual or collective historical significance per State of California or City of Berkeley criteria:

- None are associated with events or persons of identifiable historic importance locally or beyond.
- Each are small, basic commercial buildings, 2 (2071-79 University and 1974-78 Shattuck) partially intact from their origins, the other 2 (1950-58 and 1988-98 Shattuck) heavily altered.
- None have any potential design or construction distinction and none are the works of an important designer or builder, nor a good example of any individual designer or builder.
- While generally contemporaneous Berkeley landmarks stand in the direct vicinity, the subject buildings do not share characteristics and are lesser examples of period commercial buildings.
- None are individually preservation-worthy.

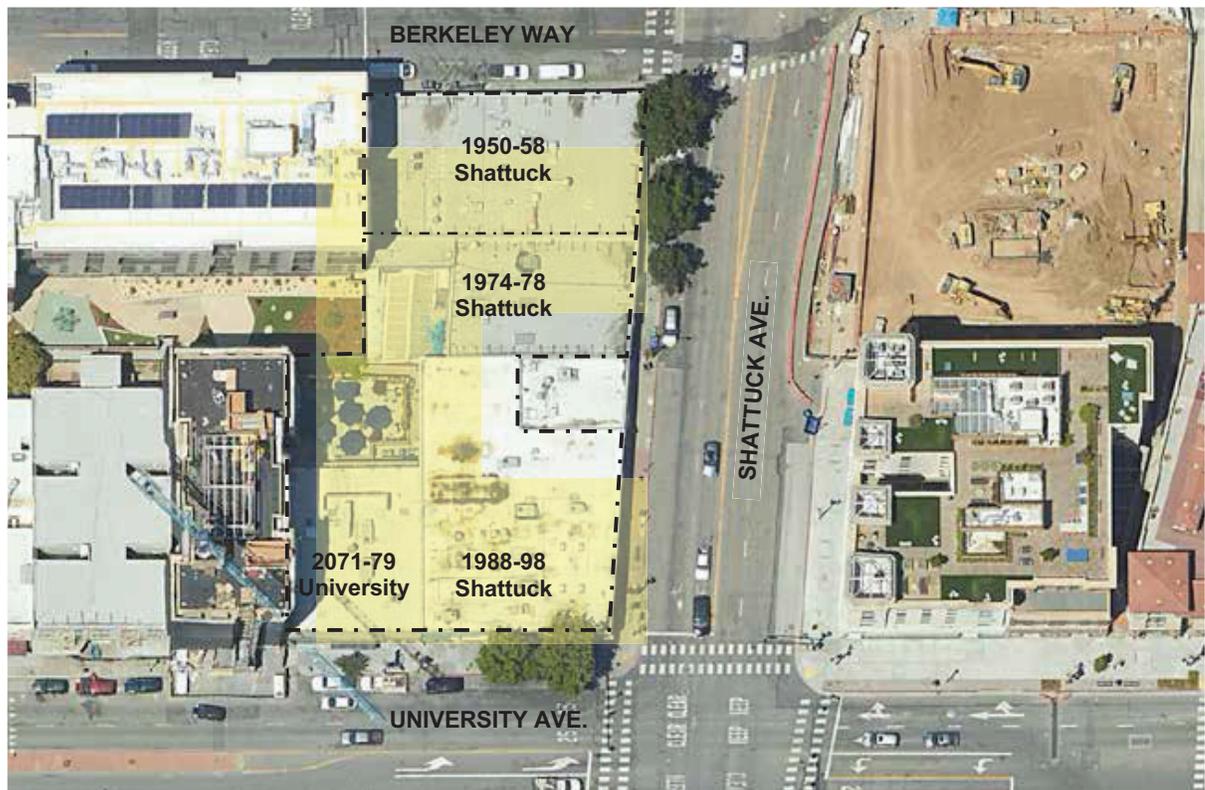


Fig.1 – Aerial view, north is up (Google Earth 2024)

Summary Descriptions and Histories

The subject properties are 4 adjoining parcels and buildings located at the northwest corner of and fronting on University Ave. to the south and Shattuck Ave. to the east (fig.1).

Summaries of each follow beginning with the University Ave. building then, clockwise, the Shattuck Ave. buildings.

2071-75-79 University Ave. (APN 57-2053-4-2)



Fig.2 – 2071-75-79 University Ave. (figs.2-6, Google Earth 2024)

Standing on and largely filling an approximately 55 foot wide by 115 foot deep lot, this 1-1/2 story commercial building is a 3-part commercial block, its front brick enframed – 3 piers with a spandrel/parapet infilling the upper building, the full-height piers standing slightly forward of the brick faces above storefronts – and with ornamental sheet metal cornices, upper and lower, the upper at top of wall and the lower aligned with the tops of storefronts. The building's face brick is smooth, without ornamental treatment, presently unpainted and set in a plain running bond pattern. The three extant storefronts are metal framed and include metal aprons. A metal canopy hangs over the central bay. Current building signage for the 2 existing businesses includes 2 wall mounted signs centered in 2 of the 3 upper spandrels and 2 projecting signs at each end pier. The central sign is also illuminated by 2 wall mounted light fixtures. The building's brick sidewalls (partially visible at interior) stand directly against neighboring construction. The rear wall faces an interior court that is surrounded by adjacent buildings so not open to or visible from the public way. The roof is low slope and, again, not visible from the public way.

Per permit records, primary exterior alterations included altered storefronts and aprons in 1949; a new front covering 2 of the 3 bays in 1971; then the removal of the false front, repair of the existing brick front and the addition of new storefronts in 2015.

This 3-part commercial building was constructed in 1906 for owners Simm Fischel and Jacob Bauml, neither a building user, with contractor John Spencer. The property has remained in the Bauml family ever since.

Per the 1907 directory, the earliest tenants were Augenour & Porter, real estate, 2071 University; Cyrus H. Street, mining, 2071 University; Reed Realty Co, 2075 University; and Varsity Creamery Co., 2079 University.

In its earliest depiction in the 1911 Sanborn map, the building was demised into 3 stores, 2 specifically labeled “meat” and “creamery” at 2075 and 2071, respectively. In a c1920 photo, a large central projecting sign announced “Realtors.” Subsequent Sanborn maps again showed the 3 commercial spaces, in 1929 the central one labeled restaurant (“restr’t”) flanked by 2 unidentified stores; in 1951 a restaurant in 2071, the other 2 labeled stores. By 1981, the latest Sanborn revision, the building had given way to 2 commercial spaces, the 2071 and 2073 spaces by then occupied by the restaurant that had added the front in 1971. Overall, the building’s occupants have included realtors, a delicatessen, bakeries, restaurants (including currently), hats, meats, books, appliances, rugs, creameries (including currently), and a salon.

The recent (2015) alterations to 2071-79 University Ave. generally reinstated the surviving original/early brick front though the extant front is predominately new, including its lower cornice along with all new storefronts, signs, lighting and canopy. Nor is there evidence that the new work was undertaken with historical rehabilitation consideration. As such, the present building is a good example of current design.

1988-98 Shattuck Ave. (APN 57-2053-3-1)



Fig.3 – 1988-98 Shattuck Ave.

Located at the Shattuck and University streetcorner, thus with fronts on both, this tall 1-1/2 story commercial building of concrete construction additionally wraps around the small adjoining building to the north. Its site is thus a rectangle of some 115 feet (north-south) by 110 feet (east-west) yet with a notch at its northeast corner. A short rear exterior wall faces the open space behind 2071-75-79 University while the side walls, north and west, abut adjacent buildings (above which segments of their upper walls are partly visible).

From an historical perspective, the less written about this building the better. Built as a department store in the early 1950s, that department store was converted to a restaurant in 1977, when the store at 1988 Shattuck was separately created and when the building fronts were completely altered. In 2015, the facades were again substantially altered. At this juncture, what remains of the original department store building is its general form while the building exterior essentially dates to 2015 – though there is an exposed brick wall at the west end of the south façade that may be a vestige of 1 or the other previous building exterior.

The department store building was permitted in 1951 for the Fifth Keil Realty Co. with architect Wally Reemelin and builder Charles Kring. The House of Harry's department store originally occupied the building and where they remained into the 1970s, following which the building was subdivided, its primary space (1998) converted to a McDonald's restaurant. The first identified occupant of the smaller store (1988) was in the later 1980s with the Missing Link bicycle shop. McDonald's remains, behind the building's 2015, cement paneled with wood and metal slatted façade, while 1998 with its c1977 storefront is vacant, the bicycle shop having closed in 2022.

As noted, as there is at present no 1950s department store in evidence and minimal evidence of the 1977 restaurant building, the 1988-98 Shattuck Ave. building exterior dates to 2015.

1974-76-78 Shattuck Ave. (APN 57-2053-2)



Fig.4 – 1974-76-78 Shattuck Ave.

This building is a 1-story commercial block with a 3-part enframed front, its central bay and flanking storefronts presently a wooden façade yet presumed to conceal as well as reflect the shape of an underlying brick façade. The building and its rearward addition fill the approximately 49 foot wide (north-south) by 106 foot deep site. Permitted for 3 stores in 1921 for owner Joseph Henry with contractor E. K. Nelson/E. K. Building Co., a miscellany of commercial uses occupied its 3 stores from its origins until 1973 when, along with the rearward addition, the building was converted to a single restaurant space. In 1973, the restaurant was Oleg's; in 1978, Spat's, which restaurant/bar remain.

At its front, the wood façade added in the course of its 1970s conversion was in part removed above the 2 flanking storefronts, the removal exposing painted brick clad piers and a spandrel/parapet above along with wood sash transom windows within those 2 upper storefronts. At the southern storefront (1978), a molded steel sash shop window, tile apron and recessed wood entry door also appear to be original to the building, whereas the central storefront (1976) was evidently completely replaced and northern storefront (1974) in part replaced (the northern storefront window appears to remain).

Despite these several retained features and materials, in addition to what was and is a utilitarian façade, the building front has been heavily marred by the addition of wood cladding, marquee lighting and signage, as well as the alteration and replacement of storefronts. Additionally, the now relatively longstanding tenant, Spats, was not the first restaurant tenant – in 1979, Karen and William Schipani, the founders of Spats, assumed thus did not originate a previous restaurant/bar use or space, which consideration the surviving, pre-existing building exterior clearly exemplifies.

1950-52-58 Shattuck Ave., 2036 Berkeley Way (APN 57-2053-1)



Fig.5 – 1950-58 Shattuck Ave.

This 1 story commercial building stands at the southwest corner of the intersection of Shattuck Ave. (east) and Berkeley Way (north), with addresses and fronts on both streets, though the primary front faces Shattuck. The building fills its approximately 60 foot wide by 110 foot deep site, abuts the southern neighboring building and is separated by a narrow passage alongside its large western neighbor. Its east front is 3 bays wide, its north side 3 wide bays deep, each bay with storefronts or

partial storefronts, all storefront heavily modified, none original. The building exterior is stuccoed masonry, its masonry exterior construction evidenced by exposed anchor bolts at the parapets, the line of parapet slightly raised at the streetcorner and across the front. At the east front, the very rough stucco finish indicates ongoing deterioration and alteration.

1950-58 Shattuck Ave. was permitted in 1922 for owner F. D. Chase with contractor M. F. Hamilton. It had 3 addresses on Shattuck (1950, 52 and 58) and a fourth on Berkeley Way (2036). Auto garage uses predominated in all shops, some evidently combined, until c1960. In 1962, the overall building was converted to a stationary store, which use survived until 2006. Since and at present, there are again 4 retail spaces, all restaurant uses. In addition to the original owner, Helen Lutzi acquired the property and its building c1945, Phyllis Lutzi-Agler was the owner 1946-2009, and it has since been under the ownership of Harry Agler and Jerry Tsou.

The 1950-58 Shattuck Ave. building's existing exterior is utilitarian and roughly altered, its storefronts a mix of replacements that do not reflect any original potential.



Fig.6 – 2036 Berkeley Way

Historic Context Summary

Contextually, University and Shattuck avenues are a central crossroads in the City of Berkeley. Nonetheless, downtown Berkeley lies south of University Ave., and which downtown trickles out in the subject block, which lies north of University. In the downtown Berkeley development context, the late-19th century origins of the downtown paralleled the establishment and development of the University of CA Berkeley campus, upon which university campus the overall historical setting of Berkeley substantially depends. Relative to which, the subject resources span from the beginning into the middle of the 20th century. The earliest, dating to 1906, was part of a second wave of commercial development; those from the 1920s were part of a third wave and the latter, dating to the early 1950s, a fourth. Consequently, they are altogether a mix of early- to mid-20th century commercial resources.

Pre-1900, the subject block housed dwellings – with the exception of the building at the northwest

streetcorner, which then housed a c1890 Victorian era building, the California Hotel (and which the future 1988-98 Shattuck Ave. building replaced). The turn-of-the-20th century residential context reinforces the point that the blocks north of University Ave. stood outside a then growing commercial downtown. While commercial development on the subject block ensued in the early 1900s, even then, three-quarters of the block remained residential into the 1910s.

Further reinforcing its near-downtown context, the 1922 building at 1950-58 Shattuck was developed as an auto repair garage, which repair uses were typically located at the periphery of commercial zones.

As noted, the corner building (1988-98 Shattuck) was developed as a department store that replaced the late-1900s hotel building, thereby removing an early commercial building at a Berkeley crossroads while replacing it with another. In turn, that mid-20th century department store was converted and, in the process, altered beyond any recognition of its mid-20th century character.

Each of the 4 subject buildings adjoin – while a small fifth building partly interrupts – yet they are not an interrelated collection of uses or architectures. In previous downtown contexts, these 4 buildings were excluded. For example, a 2007 downtown survey stated that the “Shattuck Avenue Commercial Corridor runs along Shattuck Avenue from about Durant to University Avenue (maybe as far as Hearst Avenue)” (from ARG, *Downtown Berkeley Historic Resources Reconnaissance Survey*, January 2007, p8). A 2015 downtown context statement also excluded this block. Comparatively, directly across Shattuck Ave. stands a more solidly developed commercial block, recently substantially altered and added to though the cohesion of its early 20th century commercial architecture, inclusive of 3 Berkeley landmarks, has been retained. Moreover, those University and Shattuck avenue resources were included in previous downtown contexts.

No such cohesion or inclusion applies to the 4 subject resources. The only formal interrelationship is between the plain, 3-part brick fronted store buildings at 2071-79 University and 1974-78 Shattuck, the earlier 1906, the latter 1921, so developed in different periods. Those 2 store building fronts again relate to several in the east adjoining block, though the latter facades display far better design characteristics – to the extent that they were successfully retained in the recent redevelopment project.

Designers and Builders

Of the 4 subject buildings, 3 were evidently designed and built by contractors:

- 2071-79 University (1906) – John Spencer
- 1974-78 Shattuck (1921) – E. K. Nelson
- 1950-58 Shattuck (1922) – M. F. Hamilton

Based on the previous research, these builders are without identified or identifiable historic import. Prior research also confirmed that an architectural designer, Wally Reemelin, was the designer of the 1988-98 Shattuck Ave. (1951) department store building. Though that prior research indicated that Reemelin was in the forefront of A-frame residential design in the mid-20th century, there were others earlier and contemporaneous attributions to architects who developed A-frame residential designs (readily available examples include Rudolph Schindler and John Campbell, both historically important architects). Additionally, the contractor for the 1988-98 Shattuck building was Chase [Charles?] A. Kring, another builder of unidentifiable importance.

Summary Evaluations

The following summarily evaluates the potential historical significance of the 4 subject buildings based on California Register (from https://ohp.parks.ca.gov/?page_id=21238) and City of Berkeley Landmarks Preservation Ordinance (LPO) criteria (from BMC sec.3.24.110 *Landmarks, historic districts and structures of merit--Designation--Criteria for consideration*).

Per the *California Register of Historical Resources (CR)* evaluation criteria:

CR criterion 1 – In their early-to-mid 20th century development contexts, there are no development events or patterns of any potential historic importance associated with these small, local, commercial properties and buildings, so they do not meet *CR criterion 1*.

CR criterion 2 – Those directly associated with the development of the subject buildings were the range of identified original owners and occupants, none of whom are of identifiable historical importance. Subsequent owners and occupants, however longstanding (McDonald's, 1977-present Spats, 1979-present; Radstons, 1962-2006), were at most responsible for alterations, none of which have potential historical importance. Consequently, the subject properties and buildings do not meet *CR criterion 2*.

CR criterion 3 – None of the 4 subject resources have any identifiable design or construction distinction. As stated:

- 2071-79 University – The recent (2015) alterations to 2071-79 University Ave. generally reinstated the surviving original/early brick front, though the extant front is predominately new, including its lower cornice along with all new storefronts, signs, lighting and canopy. Nor is there evidence that the recent work was undertaken with historical rehabilitation consideration. As such, the present building is a good example of 2015 design.
- 1988-98 Shattuck – As there is at present no 1950s department store in evidence and minimal evidence of the 1977 restaurant building, the 1988-98 Shattuck Ave. building exterior dates to 2015.
- 1974-78 Shattuck – Despite several retained exterior features and materials, in addition to what was and is a utilitarian façade, the building front has been heavily marred by the addition of wood cladding, marquee lighting and signage, as well as the alteration and replacement of storefronts that do not reflect historical character.
- 1950-58 Shattuck – This building's existing exterior is utilitarian and roughly altered, its storefronts a mix of replacements that do not reflect any historical character.

Additionally, none of the identified original designers and/or builders are of identifiable historic importance and the properties do not embody any artistic values, so these resources do not meet *CR criterion 3*.

CR criterion 4 – Relative to potential historic architectural resources, the subject properties have not yielded and at this juncture, beyond the contents of current reports, do not have any potential to yield additional information of any historical importance. So, the 4 subject properties and buildings do not meet *CR criterion 4*.

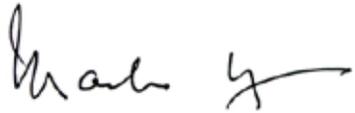
Based on the City's *LPO* criteria, per the information summarized herein, these 4 extant, minor and undistinguished commercial properties and buildings have no individual Landmark potential (per

LPO sec.3.24.110.A). Under the lesser and more contextual Structure of Merit criteria (LPO sec.3.24.110.B), the subject buildings:

- Are not worthy of preservation as part of the block and street frontages (LPO sec.B.1).
- While the 3 earlier subject buildings are generally contemporary with nearby landmarks (United Stores, 1908; Morgan Building, 1904; Nash Hotel, 1923; Shattuck Square, 1926), the subject buildings are not equivalent in size, scale, style, materials or design with any of those landmarks. Therefore, the subject buildings have no direct historical or historic architectural associations to or compatibility with any identified historic resources in the direct vicinity (LPO sec.B.2.a1 and sec.B.2b).
- Are not contemporary with an historic period or event of significance to the City or to this neighborhood, block, street frontage, or group of buildings (LPO sec.B.2.a2).
- Are not good examples of historic architectural design (LPO sec.B.2c).
- Are not historically significant to their block and street frontages (LPO sec.B.2d).

In conclusion, none of the 4 subject resources have potential historical significance per California Register or City of Berkeley criteria.

Signed:

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

Mark Hulbert
Preservation Architect & Historic Resource Consultant