

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) Paul's Shoe Repair

P1. Other Identifier: Capdeville French Laundry

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Alameda

*b. USGS 7.5' Quad Oakland West Date 1993 Township & Range No data

c. Address 2281-2281 Shattuck Ave. City Berkeley Zip 94704

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 564438mE/ 4191422mN

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

Assessor's Parcel Number: 57-2029-10-2, -1;

East side of Shattuck Avenue between Bancroft Way and Kittredge Street.

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

An Art Moderne retail building where two parcels under the same ownership share one façade and one history, the Candeville's University French Laundry Building is a Contributor to the Shattuck Avenue Downtown Historic District. With its full-height fluted-tile façade and recessed aluminum storefronts, the building continues today to represent a mid-1940s commercial building in the downtown core. The property at 2281 Shattuck Ave. is the north half of the building, and the property at 2283 Shattuck Ave. is its south half.

The one-story building sits within a setting of mostly historic buildings that form the primary corridor of commercial buildings lining Shattuck Avenue and the transit center that connects the city with the University of California campus.

(Continued on next page)

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

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



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

View facing northeast, January 2015.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1904/111 years old, based on *Berkeley Gazette* 1/19/1904.

*P7. Owner and Address:

James C. & Eddie Young, Jr.
2281 Shattuck Ave.
Berkeley, CA 94704

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, L. Dill, & S. Winder
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: March 30, 2015

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture LLC: Shattuck Avenue Commercial Corridor Historic Context and Survey, 2015.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

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*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 3/30/2015 Continuation Update

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The continuous north and south façades reads as a single building, and the properties share a single roof behind the false front parapet wall. The overall composition includes full-height fluted-tile end piers, and a full-width expanse of tile above the storefronts. The tile extends onto the low, bulkheads that angle gradually into each recessed storefront. Above the storefronts is a continuous Art Moderne rounded, painted header beam. Between the two storefronts is an aluminum-clad wing wall with vertical standing seams. On each side of the wall is a recessed wood entry door, each adorned with a curved Art Deco door handle. The display windows are full-height, and are framed with aluminum. At this property, a large neon sign displays "PAUL'S" in individual letters and, on a metal panel below, "SHOE REPAIR" in neon, with painted speed striping at the sides. The sign to the right over 2283 Shattuck Ave. is a contemporary box sign.

Both properties that share this historic building serve pedestrian traffic that flows along Shattuck Avenue to related downtown urban uses. The building footprint covers the parcel; it is roughly rectangular, with a slight angle at the front façade. The total width for the combined properties is 27 feet, and the depth of the parcels is 78 feet.

Character-defining features include: false-front upper wall and party-wall commercial building form; full-height tile end pier and full-width tile above the storefront; matching tile on the bulkhead; gradually angled storefront; rounded header beam; aluminum-clad wing wall with vertical standing seams; wood entry door with curved Art-Deco door handle; full-height display windows, framed with aluminum; neon sign. There do not seem to be any notable alterations; however, the awnings are recent.

The historic elements of the building appear in excellent condition.



Upper façade, viewed facing northeast.

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

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*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) Paul's Shoe Repair

B1. Historic Name: Capdeville University French Laundry
B2. Common Name: Paul's Shoe Repair / Little Plearn Thai Kitchen
B3. Original use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Art Moderne

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

Original construction in 1904. Alterations in 1947. Seismic retrofit in 1997.

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

*B8. Related Features:

None.

B9a Architect: Joseph Leonard (1904) /Sam McGraw (1947) b. Builder: A. Cross (1904) /Clarence Kline

*B10. Significance: Theme Commerce and Architecture Area Downtown Berkeley
Period of Significance 1904-1958 Property Type Commercial Applicable Criteria A(1), (3)

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

The small one-story buildings at 2281 and 2283 Shattuck Ave. were initially built in 1904 as one building. The building was constructed for owners Germain and Felix Capdeville (also spelled Capdevielle), for use as a French laundry. Capdeville's University French Laundry was designed by architect Joseph Leonard, and constructed by contractor A. Cross. In 1947, alterations to the building were designed by Stockton architect Sam M. McGraw, while the work was done by Oakland contractor Clarence Kline. Since 1957, the most northerly portion of the building has been occupied by Paul's Shoe Repair. The other occupants at mid-century have not yet been determined, nor is it known when the property was subdivided.

Capdeville's University French Laundry was owned and operated initially by the Capdeville brothers. Germain Capdeville was born in France in 1864, and his brother, Felix, was born in France in 1872. Germain immigrated to the United States in 1888, and Felix arrived several years later in 1896. Together, the brothers began a laundry business in Berkeley's Downtown. An article in the *San Francisco Call* newspaper dated December 29, 1903, titled "University French Laundry Destroyed Through Blaze Sparked in Drying Room," detailed the fire that burned down their original building.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

Berkeley Gazette 1/19/1904
Marvin, B., Historic Resources Inventory form, 1978.
San Francisco Call, "The Story of Joseph Leonard, Home Builder," 2/23/1913.
San Francisco Chron., "J. Leonard Dead", 1/17/1929.
Toffelmier, C., DPR523 2281Shattuck Ave., 2005.

B13. Remarks: Proposed historic district

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 30, 2015

(This space reserved for official comments.)



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*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 3/30/2015 Continuation Update

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The brothers quickly rebuilt, and when reopened was originally listed at the address 2241 Shattuck Ave. The 1911 Directory lists the laundry as a "Laundry of all description done with neatness and dispatch". The laundry was well-known for providing laundry services of all kinds to customers. Felix passed away sometime around 1912, but Germain Capdeville continued to own and operate the laundry until the early 1930s. Germain died in 1939 and the laundry business and building were sold by the family.

When the Capdeville Laundry closed, the building served various small business, including a seamstress and a lace shop. In the late 1940s, the building underwent renovations designed by Stockton-based architect Sam McGraw (including the addition of the blue tiling on the building's façade), and was divided into two storefronts, with the southerly shop addressed as 2283 Shattuck Ave., and the northerly shop addressed as 2281 Shattuck Ave. Since 1957, 2281 Shattuck Ave. has served as Paul's Shoe Repair, while the adjacent storefront to the south been used by a number of businesses over the years including Pirro's (an Italian restaurant), and is presently the site of Little Plearn Thai Kitchen.

Integrity

The Paul's Shoe Repair building has integrity of location and setting in Downtown Berkeley, integrity of Mid-century Art Moderne design, integrity of tile walls and metal storefront materials, and integrity of 1940s restrained workmanship. The pair of properties continues to share visual associations with commercial Berkeley from the late 1940s, and they continue to be readily identifiable as an historic building within the greater downtown core.

Prior Surveys

The property was surveyed in 1978, and found eligible for the National Register, but has since been reevaluated by JRP Historical Consulting who disagreed with the previous evaluation. Their evaluation was subsequently reviewed and the building determined ineligible for the National Register through a consensus as a part of a Section 106 process associated with the East Bay Bus Rapid Transit Project on March 15, 2006, but the property was not evaluated for California Register or local listing.

Evaluation

The building is historically significant due to its association with important patterns of development in the downtown core, and has a distinctive mid-century Art Moderne facade.

The property remains an important contributor to the establishment of a historic district in the greater Shattuck Avenue area. The building continues to represent, at the street, commercial forms and materials that were prominent in the downtown during the period of historical significance for this building; from 1904-1958. The form and detailing of both the building and its remodeled commercial storefronts maintain an important link to the past of downtown Berkeley.

The building is also a distinctive mid-century Art Moderne design in its composition of modern materials such as the fluted tiles, signage, and aluminum storefront, which have a high level of integrity to the original design. The building therefore appears to be individually eligible for the California Register under Criterion (3).