





Figure 1: Vicinity Map

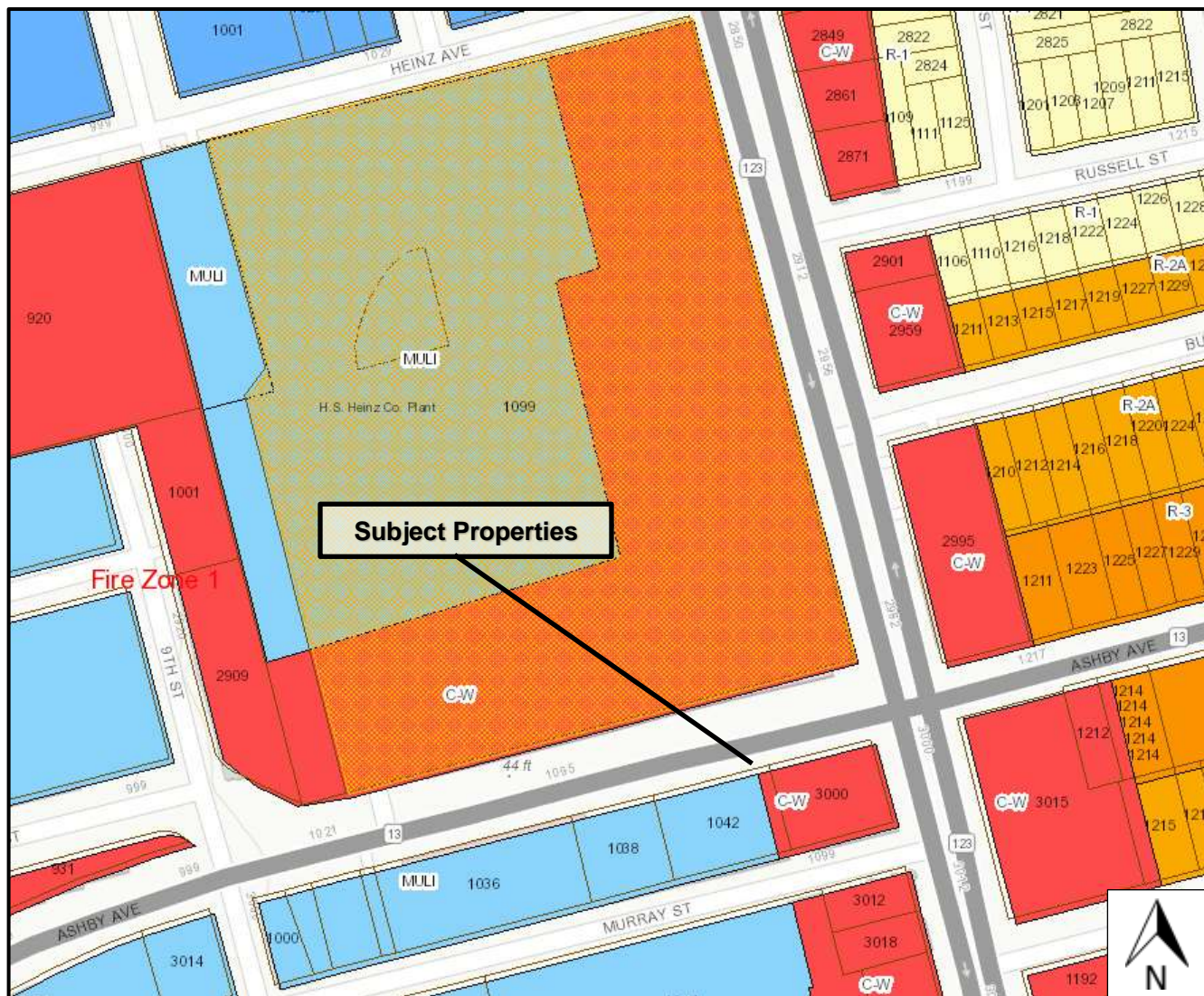
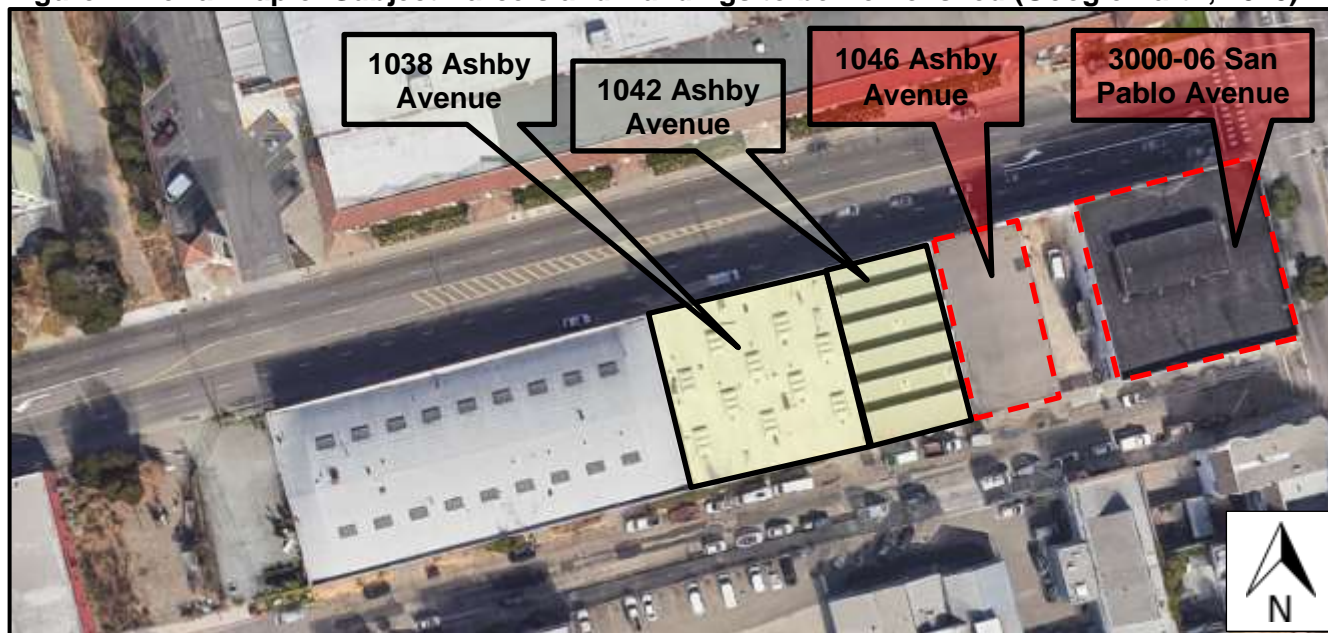


Figure 2: Aerial Map of Subject Parcels and Buildings to be Demolished (Google Earth, 2020)



 = To be demolished  = To be retained

Figure 3: 3000-3006 San Pablo Avenue, current site conditions, facing southwest from intersection of San Pablo Avenue and Ashby Avenue (Google streetview, 2019)



**Figure 4: 3000-3006 San Pablo Avenue, current site conditions, facing south from San Pablo Avenue (Google streetview, 2019)**



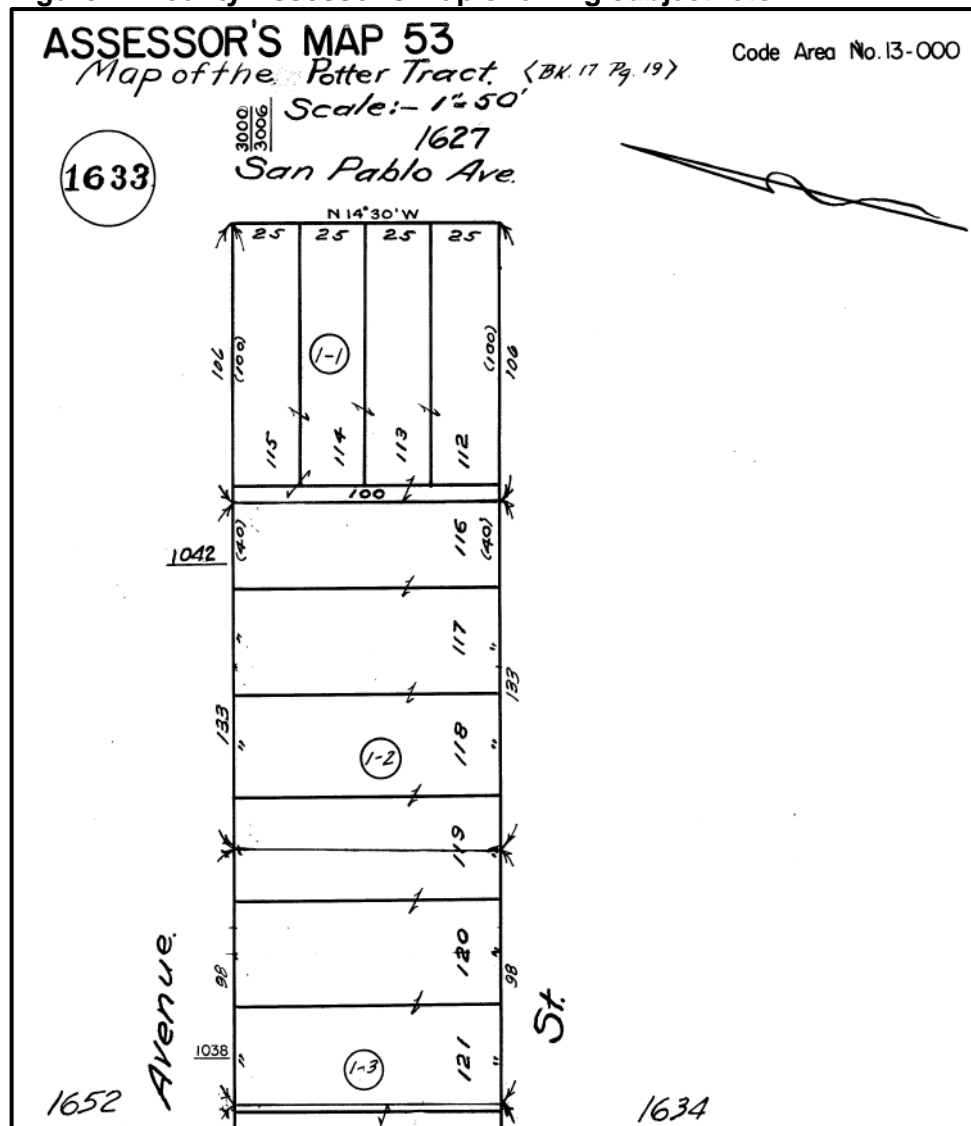
**Figure 5: 3000-3006 San Pablo Avenue, current site conditions, facing west from Ashby Avenue (Google streetview, 2019)**



**Figure 6: 1042 Ashby Avenue, current site conditions, facing north from Murray Street (Google streetview, 2019)**



Figure 7: County Assessor's Map showing subject lots



#### IV. Property Description

The historic resource evaluations (HRE) for the subject properties have been submitted in the form of California Department of Parks & Recreation (DPR) Forms 523 A and B, completed in August 2019 by historic architect Mark Hulbert and revised in January 2020; please see Attachments 1 and 2 of this report. The HRE provides a description of the site history and development, buildings' construction permit history, previous owners and occupants, and their architectural context, which is summarized below. While Hulbert has evaluated the building at 3000-3006 San Pablo Avenue and both buildings at the 1042-1046 Ashby Avenue site, only the building at 3000-3006 San Pablo Avenue and the one-story accessory warehouse building with the address 1046 Ashby Avenue is proposed for demolition (see Figure 2). For this reason, the following building descriptions and analysis will focus only on the two buildings proposed for demolition.

**Parcel & Building Descriptions:** The two buildings proposed for demolition are located on two contiguous parcels, at the southwest corner of the intersection of San Pablo Avenue and Ashby Avenue. The 3000-3006 San Pablo Avenue parcel is located in the West Berkeley Commercial

(C-W) zoning district, and the majority of the 1042-46 Ashby Avenue parcel is located in the Mixed Use Light Industrial (MU-LI) zoning district, with a small portion along the side property line to the east, located in the C-W zoning district (see Figures 1 and 2).

**3000-3006 San Pablo Avenue:** This 14,000 sq. ft. parcel contains an approximately 10,734 sq. ft. two-story commercial store building constructed in 1926 by the Dolan Brothers (Dolan Bros.) under building permit #24024. The HRE notes that the designer is not known and describes the style of the building as Moderne, with characteristic features such as its simple building form, rounded primary corner with a tall fixed upper steel sash window comprised of vertically ribbed glass, and horizontally oriented, raised ornamental bands (see Figure 3). As shown in Figures 2 and 6, there is a concrete paved service yard area that is enclosed by the common front wall along San Pablo Avenue and connects the two buildings proposed for demolition. A wood stair and second floor deck at the western façade of the building at 3000-3006 San Pablo Avenue is only visible from Murray Street and is accessed via this paved service area (see Figure 6). While there are no historical photographs of the building provided with the HRE, Hulbert notes that the building has been altered since its construction. Hulbert speculates there may have been an entry way at the rounded corner of the building, although currently it is a solid, angled wall facing the street corner. The only existing public entrance to the building is located on the east façade facing San Pablo Avenue. This entry way is comprised of a pair of recessed wood and glass doors set within a vestibule and appears to have been added in 1949 (see Figure 5).

**1046 Ashby Avenue:** This approximately 13,300 sq. ft. parcel is occupied by two one-story buildings. The one-story accessory warehouse building proposed for demolition is located at the eastern portion of the site (see Figure 2). While original building permits could not be located, the City's land use records indicate that warehouses were constructed at this site circa 1938, with the addresses 1038 and 1042 Ashby Avenue, and by 1941, the Sanborn map shows a four-building complex for the Braun Mattress Company at the addresses 1038, 1042-46 Ashby Avenue and 3000-06 San Pablo Avenue. On page 3 of Attachment 2, Hulbert describes the subject building at 1046 Ashby Avenue as "a wood frame, north-south gabled structure with a stuccoed north front exterior wall into which a single, flush door has been inserted and which is asymmetrically flanked by two storefront windows set within the horizontal bands, above and below, that extend the length of the overall north façade." The two storefront windows on the north façade have been altered (see Figure 4). The east and south walls, visible from Murray Street, are corrugated metal (see Figure 6). Along the eastern façade, where the building faces the service yard and the building at 3000-06 San Pablo Avenue, there is a corrugated metal rolling door, several flush metal doors, and a pair of windows that have been boarded. There are no openings on the south wall, and the building's western façade abuts the adjacent one-story building on the parcel, at 1042 Ashby Avenue.

**Early Site History & Parcel Development:** The HRE notes that there was no development on the subject block until 1926, when the two-story commercial store building at 3000-3006 San Pablo was constructed on lots 112-115 (see Figure 7). The remaining lots 116-120 are understood to have been yards for the Dolan Brothers' demolition and salvage business, until August 1935, when Dolan defaulted and the properties were conveyed to a trustee, the Bank of America Trust Association. Deed records indicate that in October 1936, lots 112-115 were sold to the Braun Mattress Company (Braun Mattress Co.), under the ownership of Morris K. Cohen. Shortly after, in December 1936, lots 116-118 were also sold to the Braun Mattress Co., under ownership of Cohen Investment Co. In 1937, a warehouse building was constructed at the western edge of lots 116-118 by the Braun Mattress Co. A search of permit records did not confirm date of construction of the two buildings at 1042-1046 Ashby, however Hulbert notes

that by 1941, the Sanborn Map shows a four-building complex of the Braun Mattress Co. at the addresses 3000-3006 San Pablo Avenue and 1038 and 1042-1046 Ashby Avenue. This map identified 3000-3006 San Pablo Avenue as a commercial store, 1038 Ashby as a warehouse building, and 1042-46 Ashby Avenue as a mattress factory. The Braun Mattress Co. remained at this location until the early 1950s. The last record of Braun Mattress Co. appeared in the 1952 directory listings. Beginning in 1953 and into the late 1970s, the commercial building at 3000-3006 San Pablo Avenue was occupied by the Great Western Furniture Company of San Francisco. Hulbert notes that during this period, 1046 Ashby Avenue was not separately listed in the address directories and is understood to have remained an accessory building associated with the furniture store use at 3000-3006 San Pablo Avenue. The other two buildings on these lots, 1038 and 1042 Ashby Avenue, have been separately occupied by a variety of tenants since the early 1950s when Braun Mattress Co. closed; however Cohen Investment Co. has maintained their ownership of the subject properties until October 2019, when they sold 1038 and 1042-46 Ashby Avenue to the current owners, R + S, Murray Street. LLC. Cohen Investment Co. still maintains ownership of the property at 3000-3006 San Pablo Avenue.

## V. Evaluation of Significance Criteria

**Historic Context:** For the purpose of assessing this historic evaluation, staff has defined the period of historic significance for 3000-3006 San Pablo as date of the existing building's construction, 1926 to 1949, when the first known exterior alteration occurred. As described in Section IV above, while the date of construction for the building at 1046 Ashby is not confirmed, the building appears to have been constructed by 1938, and for this reason, staff has defined the period of significance for 1046 Ashby Avenue as time of its construction (1938), absent any records to support extension of the period. Owing to the subject buildings' commercial use and periods of significance, these properties can be linked to a historic context such as Berkeley's commercial, economic development. This evaluation of the property's historic significance, therefore, analyzes the significance criteria within the theme of commercial, economic development.

**Significance Criteria:** The subject property is evaluated based on the criteria of the National Register of Historic Places, California Register of Historical Resources and the Landmarks Preservation Ordinance (LPO/BMC 3.24). The existing 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.

In determining the potential significance of this project site, Hulbert has analyzed its extant features and any associated parties against the criteria of the California Register of Historical Resources (CR) and the Landmarks Preservation Ordinance (BMC Chapter 3.24). The evaluation concentrates on possible associations with events (CR-1, BMC Sections 3.24.110.A.2 and B.2), persons (CR-2, BMC Section 3.24.110.A.4), architectural design (CR-3, BMC Sections 3.24.110.A.1.a-c and B.2.a and c), and information/education (CR-4, BMC Section 3.24.110.A.3). The results of the evaluations are discussed below and summarized in "Table 1 - Summary of Evaluation Criteria for CA Register and LPO," on page 10 of this report.

With respect to architectural merit, Hulbert found that the building at 3000-3006 San Pablo Avenue represents an architectural style (Moderne), and retains some character defining features such as its simple building form, rounded primary corner with a tall fixed upper steel sash window comprised of vertically ribbed glass, and horizontally oriented, raised ornamental bands. In spite of the presence of these features, Hulbert ultimately concluded that the building



has been altered from its original design, is of poor quality, and lacks qualities of high architectural expression necessary for a finding of significance.

Similarly, Hulbert found that while the north façade of the building at 1046 Ashby Avenue incorporates the Moderne style of 3000-3006 San Pablo, it is not of high artistic expression, the building “does not embody distinctive characteristics of its type or period, region, and there are no distinctive methods of construction”, and no builder, designer or architect were identified (see pg. 6 of Attachment 2).

Further, the project sites and subject buildings’ evident lack of significance and historic associations would render them less than valuable as cultural (BMC Section 3.24.110.A.2) or educational (BMC Section 3.24.110A.3) resources, and they appear to exhibit no noteworthy historic value (BMC Section 3.24.110.A.4). There has been no recent CA Historical Resource Information System investigation for these parcels or their environs, but previous research concluded that they are not likely to yield archeological information (CR-4, BMC Section 3.24.110.A.3).

For all of these reasons, Hulbert and staff conclude that the building is not eligible for National or State Register listing.

**Analysis of LPO Criteria:** Similarly, Hulbert and staff conclude that the buildings would not meet the LPO criteria for consideration as a City Landmark or Structure of Merit (BMC Section 3.24.110). The LPO criteria closely aligns with the National and State Register criteria, giving value to architectural merit as well as historical, educational and cultural significance. As described in the HREs and summarized above, the commercial buildings are not known to be associated with particular events related to commercial development in Berkeley during the buildings’ period of significance (BMC Section 3.24.110, Paragraph A.1). The property is not associated with persons of City-wide importance for their participation in historic events or social and cultural movements (Paragraphs 2 and 4), and no available information from the California Historical Resources Information System indicates that the properties are expected to provide information about this area’s pre-history (Paragraph 3).

As a potential Structure of Merit (BMC Section 3.24.110.B, Paragraph 2), the buildings do not appear to be worthy of preservation as part of a neighborhood, a block, or a street frontage, or a part of buildings which include City Landmarks because: (1) neither building is a good example of architectural design; (2) the properties are not associated with events that are historically significant to the City of Berkeley; and (3) while the development of the sites, specifically the building at 3000-3006 San Pablo Avenue, is contemporaneous with the age of the nearest City Landmark, the H.S. Heinz Co. Plant, it is not compatible with the style nor size of the Heinz Co. Plant.

## VI. Recommendation

Consider the extent to which the buildings appear to meet historical resource criteria and **Take No Action** pursuant to Section 23C.08.050.C

### Attachment:

1. Historic Resource Evaluation for 3000-3006 San Pablo Avenue, prepared by Mark Hulbert, Preservation Architecture, dated August 2019, revised January 2020; and
2. Historic Resource Evaluation for 1042-46 Ashby Avenue, prepared by Mark Hulbert, Preservation Architecture, dated August 2019, revised January 2020.

**Prepared by:** Alison Lenci, Assistant Planner; [alenci@cityofberkeley.info](mailto:alenci@cityofberkeley.info) (510) 981-7544

**Table 1: Summary of Evaluation Criteria for CA Register and LPO**

Building Address	California Register and LPO Criteria				Conclusion	HRE Reference
	Events	Persons	Design & Architecture	Information & Education		
3000-3006 San Pablo Avenue	While the commercial buildings are associated with general patterns of commercial/economic development, they are not known to be associated with particular events related to commercial/economic development in Berkeley during the buildings' period of significance.	Associated persons such as Eugene Dolan, the owner and occupant of the properties when they were first developed, the subsequent and current owner, Cohen Investment Co., and subsequent tenants, including the Braun Mattress Co. and Great Western Furniture Company, have not been identified as persons of primary importance to local or state history.	Generally representative of Moderne design, but has been altered and does not represent high artistic values. The building was constructed by the original owner, the Dolan Bros. The designer is unknown.	The project sites have not yielded nor are expected to yield information about pre-historic or pre-colonial periods.	Not of state-wide or local significance	HRE, Attachment 1
1046 Ashby Avenue			While the building's north façade is connected with and incorporates the Moderne style of 3000-06 San Pablo Avenue, the rest of the building is utilitarian and nondescript, and overall, does not represent high artistic expression. The designer and builder are unknown.		Not of state-wide or local significance	HRE, Attachment 2