

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

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\*Resource Name or #: (Assigned by recorder)

Stadium Garage

P1. Other Identifier: None

\*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 Location:  Not for Publication  Unrestricted  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 2020-2026 Addison St. City Berkeley Zip 94704

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 564241mE/ 4191724mN

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

Assessor's Parcel Number: 57-2023-21-2, -3

South side of Addison Street between Shattuck Avenue and Milvia Street.

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

Rehabilitated in 2006-2009 into a single building for use by Freight & Salvage Coffeehouse, Stadium Garage is a Contributor to the Shattuck Avenue Downtown Historic District. Much of the original character-defining design of the side-by-side façades has been maintained, and the combined building continues today to represent the evolution and expansion of a 1920s-era commercial/garage business in the downtown core. The gabled false-front building and the Art-Deco-inspired flat-roofed building with its integral signage embody an early twentieth-century industrial framework with a modified storefront area and interior plan.

The merged building sits within a historic setting of mostly older buildings that are secondary to and supportive of the primary commercial corridor along Shattuck Avenue and the transit center that connects the city with the University of California campus.

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\*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 southwest, January 2015.

\*P6. Date Constructed/Age & Sources:

Historic  Prehistoric  Both

1923-1928. 89+ years, Architect and Engineer 1/24/1928.

\*P7. Owner and Address:

Berkeley Traditional Music Foundation  
 2020 Addison St.  
 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 2, 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)

Page 2 of 6 \*Resource Name or # (Assigned by recorder) Stadium Garage

\*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder \*Date 3/2/2015  Continuation  Update

*(Continued from previous page)*

The east and west façades of what were two separate buildings are separate compositions. Of the two, the east façade at 2026 Addison St. was built first, in 1923. Its design includes revival-era design elements, in particular, a relatively low-slope gabled and stepped false-front parapet wall edged with rolled coping like an architrave molding. Historic photographs show a symmetrical tripartite design, with a central entrance flanked by multi-pane fixed display windows, probably steel. A narrow header band continues to tie the three openings together. All three openings have been infilled with recent multi-pane aluminum window units that include an operable sash. The easternmost window angles into the building, creating a recessed modern flush exit door. There are no signs or displays associated with this façade at this time.

The west façade, at 2020 Addison St., was added three years later, in approximately 1926. It features a flat parapet roof and outer pillars with layered Art Deco buttresses. The upper mezzanine wall features an unusual series of ten accent windows above the bas-relief sign "STADIUM GARAGE." The original first floor consisted of a heavy central pier (behind which was the early gas pump), and recessed diagonal window walls. Between the window walls and behind the gas pump was a car entrance to the building. The current design features a recessed offset theater entrance behind a more slender central post. The entrance is accentuated by a marquee. Angled wall segments at the outer corners house the box office and a flush exit door.

Approximately 20 feet behind the sidewalk elevations, the upper front wall of the new concert hall spans the entire width of the two properties. This wall includes a shallow metal awning at mid-height, and is clad in vertical boards salvaged from the original building structure. The recent rehabilitation project is noted for its sustainability, and includes such features as a sod roof, but these features are not visible from the street.

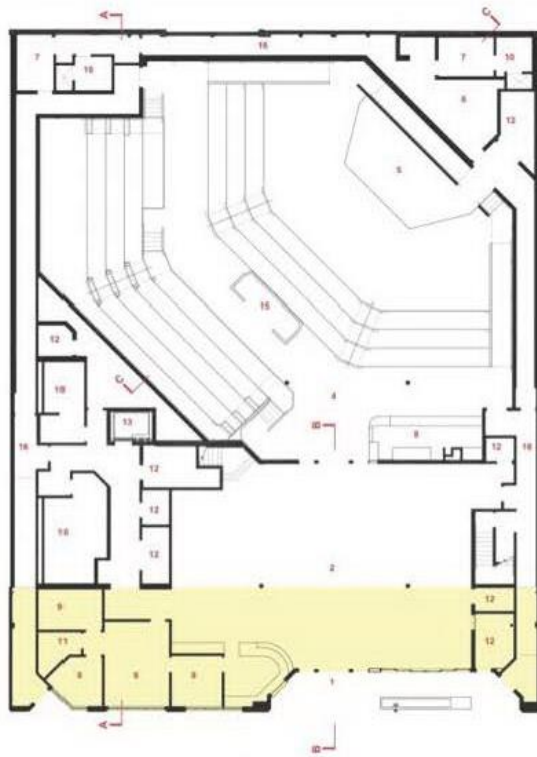
This building serves pedestrian traffic that flows from the primary commercial strip along Shattuck Avenue to related downtown urban uses in the buffer area between the historic Civic Center Historic District along Milvia Street and the more dispersed commercial corridor that extends along University Avenue from the University campus to the bay. The combined parcel width is 100 feet and the depth is 135 feet, and the footprint of the building covers the entire property.

Character-defining features include: two distinct façade compositions; false-front upper façades and party-wall commercial building forms; one gabled-and-stepped upper-wall composition with rolled coping and a narrow header band; one broad rectilinear upper wall with ten small mezzanine windows and integral signage, set between outer pillars with shallow buttress layers. Alterations over time include the removal of the wide concrete central pier at 2020 Addison St., the change in symmetry at the façade of 2026 Addison St., the full-width aluminum storefront replacement at the first floor level, and the addition of a high, full-width vertical-board wall set back from the front plane.

The remaining historic elements of the building are in excellent condition.

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**FIRST FLOOR**  
 0 4 8 16  
 ADDISON STREET



**SECOND FLOOR**  
 0 4 8 16  
 Preserved (Existing)

1. Entrance	5. Stage	9. Office	13. Elevator
2. Lobby / Performance Lounge	6. Green Room	10. Classroom	14. Roof
3. Ticket / Reception	7. Performer's Room	11. Restroom	15. Sound Position
4. Auditorium	8. Refreshments	12. Service / Storage	16. Service Corridor

Floor plans of existing Freight & Salvage (Marcy Wong Donn Logan Architects)

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\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) Stadium Garage

B1. Historic Name: Stadium Garage

B2. Common Name: Freight & Salvage Coffeehouse

B3. Original use: Automotive garage and repair shop B4. Present Use: Coffeehouse/nightclub

\*B5. Architectural Style: Early Twentieth Century Commercial

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

Easterly structure constructed in 1923. Westerly structure constructed in 1926. Remodeled in 1928, 1944, and 1957 according to building permits. Adaptive reuse remodeling in 2000s, including demolition and new construction.

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

\*B8. Related Features:

None

B9a Architect: B. Reed Harmon (addition at 2020 Addison St. b. Builder: E.F. Henderson (addition)

\*B10. Significance: Theme Commerce architecture Area Downtown Berkeley

Period of Significance 1923-1958 Property Type Commercial Applicable Criteria A (1)

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

The Stadium Garage originally consisted of two buildings located at 2020-2026 Addison St. They were constructed in 1923 and 1926 at 2026 and then 2020 Addison St. They sat on Lots 19 and 20 and a small portion of Lot 21 of Block I of the Shattuck Tract. The two buildings are now one, occupied by Freight & Salvage Coffeehouse, a nonprofit community arts organization.

Robert W. Wright, proprietor of the Stadium Garage, first opened his business in 1921 when he purchased the Bohannan Garage located at 2041 Center St. Wright then renamed the business Stadium Garage, and within two years, had built the structure at 2026 Addison Street at the site of an earlier laundry building. The business at the new location appears to have been successful enough to enable a doubling of the square footage in 1926. The front structure of this building and façade has remained intact to the present day, although the building inside has been adaptively reused for Freight & Salvage Coffeehouse, a well-known and popular arts venue. The property has previously been surveyed, but not evaluated individually for historical significance under local, state, or federal historic significance criteria.

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

\*B12. References:

Bruce, Anthony, Historic Resources Inventory, 10/1978. Courier,

"Enlarged Stadium Garage Opens," 7/28/1928.

"New Garage Durable in Construction," 7/28/1928.

Holtz, D.L. SF Gate, "Berkeley Banks on New Arts District" 3/23/2000.

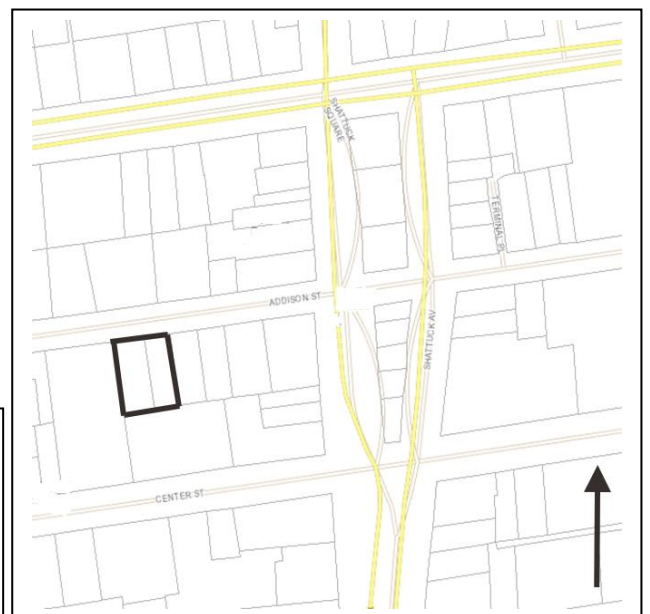
Sanborn Fire Insurance maps, 1926, 1928, 1950.

B13. Remarks: Proposed historic district

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 2, 2015

(This space reserved for official comments.)



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When the 2020 Addison St. addition was constructed in 1928, it was designed by B. Reed Hardman (Harmon) and built at a cost of \$12,000, according to *Architect and Engineer*. The contractor of this building was E. F. Henderson. Hardman himself had offices on the same block as the Stadium Garage, a block that was mostly dedicated throughout the twentieth century to various services (including garages, laundries, a mailing depot, and printers) beginning with the Salvation Army Hall in 1895.

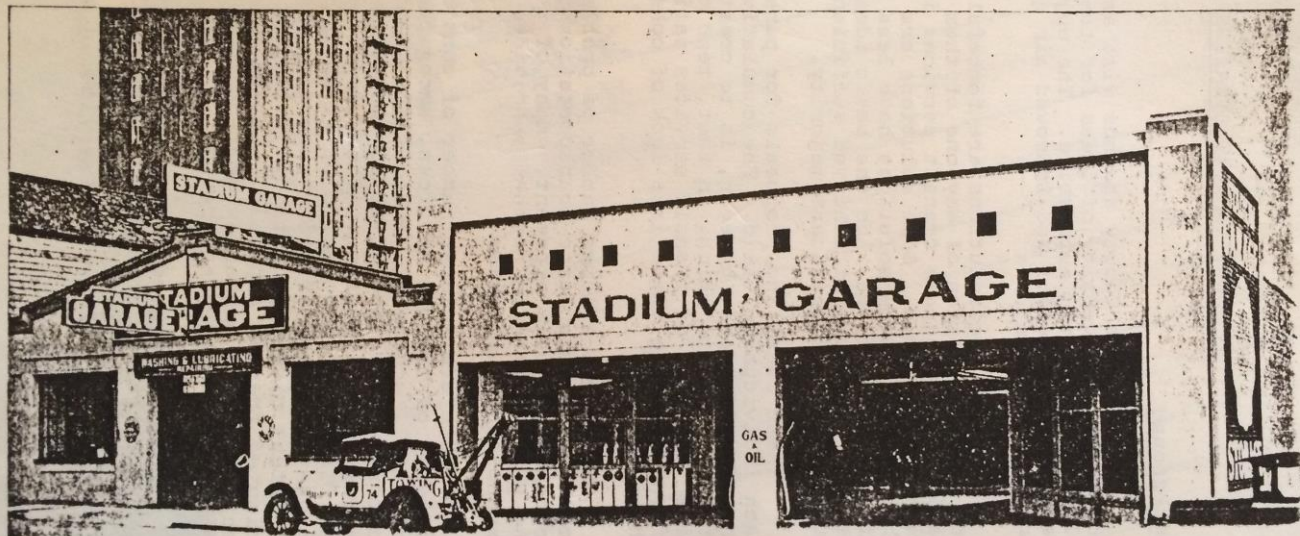
Although Wright's original business was auto repair, Stadium Garage served a larger purpose by providing secure, covered parking space for workers and visitors in the downtown. By the late 1920s, the facility provided parking for up to 130 cars, while providing secondary services such as car-washing, lubrication, battery-charging, and in the adjacent Center Street facility, auto repair. It is possible that the garage also provided weekend parking for sports fans at Memorial Stadium, which was built in 1923, the same year as Stadium Garage.

Stadium Garage was owned and operated by the same family for over 50 years. Robert Wright attributed the garage's success to the level of service customers could expect, as well as "being at all times ready to satisfy a customer, which included day and night emergency service to stranded motorists." With the revival of Berkeley's downtown in the 1990s and early 2000s, the subject block along Addison Street underwent a change in use from services to arts and offices, and the 2000 block of Addison between Shattuck Avenue and Milvia Street is now known as the Berkeley Arts District, anchored by the Berkeley Repertory Theater across the street from this property.

The Freight & Salvage Coffeehouse and music club was a well-known and popular local music venue before relocating to the subject building. Originally located on San Pablo Avenue, and then later at 1111 Addison St., the organization purchased the Stadium Garage building at 2020 Addison St. with the city's financial assistance. In the early 2000s, Freight & Salvage remodeled the building to adapt it to their use. The Capoeira Arts Cafe and Brazilian dance studio already occupied part of the building at that time.

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Picture Showing the Addison Street Frontage of the Stadium Garage; New Addition and Remodeled Older Building



1928 photo

Image of the remodeled Stadium Garage in 1928, Courtesy of Berkeley Architectural Heritage

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**Prior Surveys**

Stadium Garage was previously surveyed in 1978, but has not been evaluated individually for significance under local, state, or federal historic significance criteria.

**Integrity**

Integrity: The merged Stadium Garage buildings have integrity of location and setting in Downtown Berkeley, design integrity of the outer layers of the façades and integrity and creative reuse of much of the historic materials. The Freight & Salvage Coffeehouse continues to have visual associations with commercial Berkeley from the 1920s and remains identifiable as an historic building within the greater downtown core.

**Evaluation**

The building is historically significant due to its association with important patterns of development in the downtown core. The building was built to address the growing needs of the workers and visitors to the downtown core in the 1920s, and likely also is directly related to the construction of Memorial Stadium, which was built in 1923. The property is not individually eligible for the National Register of Historic Places or California Register of Historical Resources, due to the substantial modifications to the structure.

The property is a contributor to the establishment of a commercial 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 1923-1958. The form of detailing of the façade maintains an important link to the past of downtown Berkeley.