

State of California X 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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P1. Other Identifier: None

P2. Location: Not for Publication Unrestricted

*a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ of ___ of Sec ___; ___ B.M.

c. Address 1835 San Pablo Avenue City: Berkeley CA Zip 94702

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

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

The APN for the property is 057-2086-025-01. It is located on the east side of San Pablo Avenue at the northeast corner of the intersection with Hearst Avenue, one block north of University Avenue. As are all frontage properties along San Pablo Avenue, it is within the City's Environmental Management Area. The property is zoned C-W (West Berkeley Commercial) and is within Sub-Area 2 of the University Avenue Strategic Plan.

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

The corner property site area is approximately 19,352 square feet with almost equal street frontage (approximately 149.2 feet along San Pablo Avenue and 125.5 feet along Hearst Avenue. The slight alignment of Hearst Avenue results in an easterly property line of approximately 160.43 feet and a northerly property line of approximately 125.0 feet).

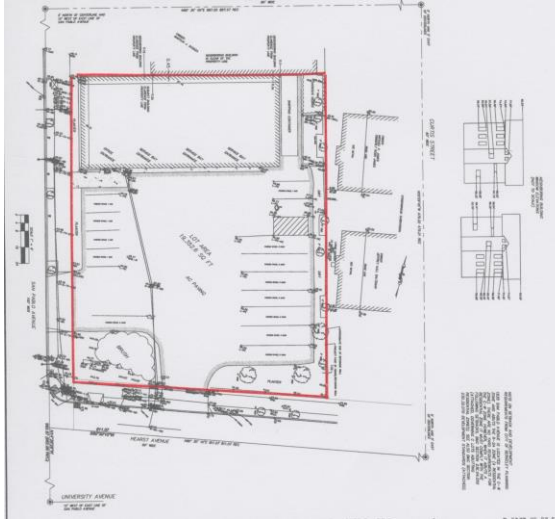
City permit records document that prior to the construction of the existing auto repair building, the property was a largely vacant, paved lot used for automobile and truck sales and rentals. In the 1960s, a small, 150 sf structure had been created at the corner of San Pablo and Hearst Avenues for use as a rental office, which was removed in April 1979 as part of the construction of the existing facilities.

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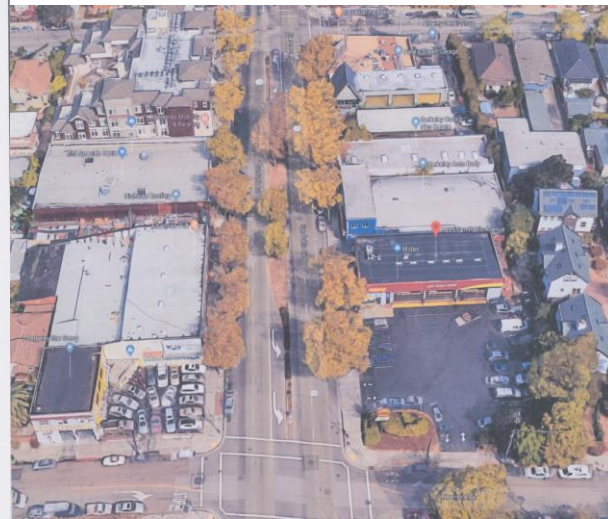
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1835 San Pablo Site



Google Map Aerial

At present, the configuration of the corner lot on San Pablo and Hearst Avenues remains as designed for the sites previous use as a automotive repair shop. It consists of a paved parking area for approximately 14 vehicles and a service building of approximately 4,365 sf located along the northern property line. The building width along the San Pablo frontage is approximately 45 feet. A pole sign is located in a landscaped area of the corner portion of the site adjacent to San Pablo and Hearst Avenues. The adjacent building to the north of the site on San Pablo Avenue is another auto convenience shop for bodywork and vehicle maintenance. Adjacent development on the eastern portion of the site is a courtyard complex of residential townhomes.

The use permit for construction of the muffler shop facility was granted 11/29/1976 by the Board of Adjustments. However, construction does not appear to have taken place until a few years later. A building permit application (#515797504) for excavation and grading was approved 01/04/1979. The construction use permit (#8559) was issued 02/06/1979. Over the following months, other construction permits, such as for plumbing and electrical system installations were issued. In summary, the building as a completed structure is entering approximately 40 years of age. The building was surveyed as part of the City's earthquake safety study of comparable timber & masonry buildings and was removed from the list in October 1991. A signage permit was issued 12/10/2000 for the current pole sign.

There are no records indicating that any archaeological artifacts have been found at this location.

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***P3b. Resource Attributes:** (List attributes and codes)

HP6 (1-3 story commercial building);
AH1 (unknown, no characteristics listed on the site record);
AP1 (unknown, no characteristics listed on the site record).

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



***P5b. Description of Photo 1:** View of the northeast corner of San Pablo and Hearst Avenues. Date: 01/10/2019

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P5b. Description of Photo 2: The concrete block muffler building frontage on San Pablo at the northwest corner of the site. Date: 01/10/2019

***P6. Date Constructed/Age: 1979/40 yrs. and Source: City Records** Historic: NA Prehistoric: NA

***P7. Owner and Address:**

San Pablo Investors One LLC
505 Sansome Street #400
San Francisco, CA 94111

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

Jay W Claiborne, Historic Resources Consultant
70 Twain Avenue, Berkeley CA 94708

***P9. Date Recorded:** January 2019

***P10. Survey Type:** (Describe)

City and County records search and site visits. The purpose of the survey is to determine if there is sufficient basis for consideration of landmark status for the property.

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

Report follows instructions and requirements of the State Office of Historic Preservation for evaluation of resources and properties, including specified use of Attribute Codes and categorization language.

***Attachments:** None Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #: 1835 San Pablo Avenue

B1. Historic Name: NA

B2. Common Name: Midas

B3. Original Use: Paved lot for auto and truck rentals and for used auto sales

The grant deed for the property, on file with the City as well as the Alameda County Recorder's Office, shows that the property at 1835 San Pablo Avenue is part of lots 6, 7 and 8 of Block B of the Rooney Tract Map filed May 5, 1884. A sample search of reverse phone records provides the following documentation of uses/owners from February 1950, as follows:

- Richard Howell, Midway Motors (Feb. 1950)
- Bank Auto Sales (Feb 1964) Owner: W.A. Mariani, et.al. SFCA; Lessee: Philip S. Snyder
- Hertz & Bank Auto Sales (Feb 1967)
- Budget Rent-A-Car; California Motor Rental (Feb 1977-1979) Owner: William Granger, Berkeley
- Midas Muffler (Feb 1980-1996) Owner: Shane Corp.
- Midas (Dec. 1996-2018) Owner: Mosel Family Trust; Lessee: Jose Luis Gonzalez
- Midas (Apr. 2018-current) Owner: San Pablo Investors One, LLC.

B4. Present Use: Automotive repair; recently closed. Midas ceased operation on 11/21/2018

B5. Architectural Style: generic masonry & timber auto service building

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

Building permits provide a sense of the actual construction date for the existing building at 1835 San Pablo Avenue. A series of building permits for various aspects of the building are on file, beginning in early 1979. Other data, such as phone records, confirm that the building was constructed and in use by mid to late 1979, making it 40 years of age in 2019.

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

B8. Related Features: free standing pole sign

B9a. Architect: Unknown

B9b. Builder: Unknown

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

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B10. Significance:

Theme: highway located vehicular rentals and service

Area: part the City's University Avenue Strategic Plan, Sub-Area 2 and part of a growing transit hub

Period of Significance: 1950s East Bay Highway service commercial

Property Type: corner commercial

Applicable Criteria: None, generic building type; retains integrity of original construction with minor alterations

The existing building located at 1835 San Pablo is a generic type auto service structure of a slightly upscale character. Signage is limited to the roof edge with a pole sign at the southwest corner of the site. Given the generally higher density, mixed-use residential/commercial character of the immediate area, the building and use has become increasingly out of touch with the growing transit oriented dynamic of the San Pablo corridor. The convenient distance to the regional North Berkeley BART Transit Station at Delaware and Sacramento is another aspect of the changing, transit adjacent character of the site area.

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

HP6 (1-3 story commercial building)

HP39 (no other code applies)

AH1 (unknown: no characteristics listed on the site record)

AP1 (unknown: no characteristics listed on the site record)

B12. References:

City and County files

B13. Remarks:

The site is not associated with any identified events of historic significance. None of the identified owners or operators are figures of historic significance at the local, state or national level. No archaeological or prehistoric resources have been identified but if discovered will be addressed at the time by the City's permitting process.

B14. Evaluator:

Jay W. Claiborne, historic consultant
70 Twain Avenue
Berkeley, CA 94708

Date of Evaluation: January 2019

(This space reserved for official comments.)

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*NRHP Status Code

Resource Name or # (Assigned by recorder)

1835 San Pablo

D1.

Historic Name: NA

D2.

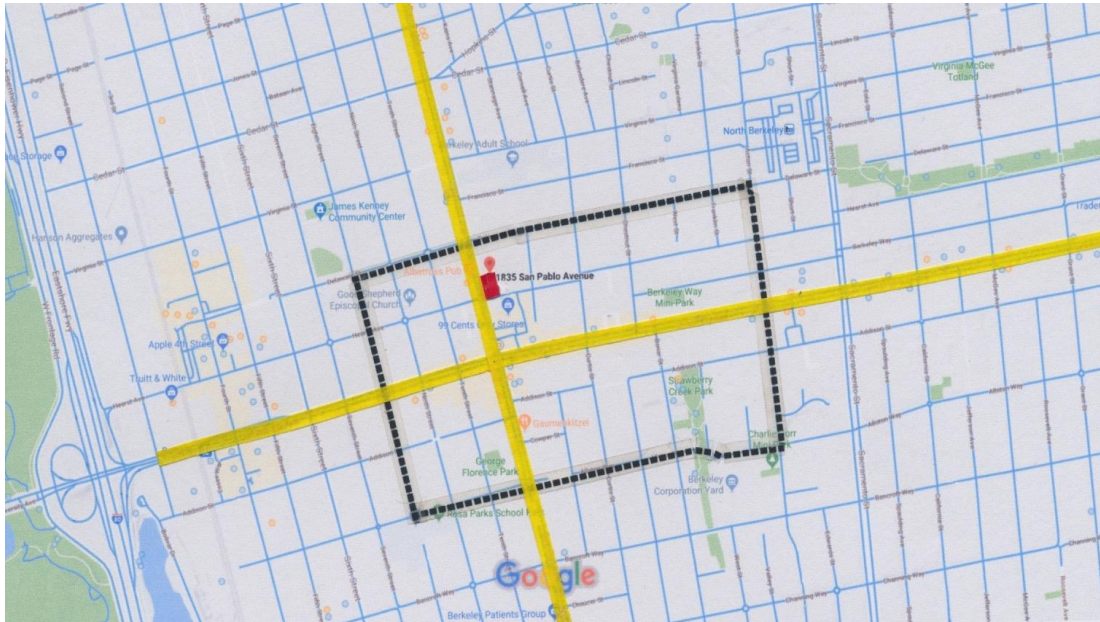
Common Name: Midas

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The commercial, mixed-use node at University and San Pablo Avenues is a central component of Sub-Area Two of the University Avenue Strategic Plan (see Map 1 on the following page). At present, the two blocks of San Pablo north of University Avenue to Delaware Street, which is the northern boundary of Sub-Area 2, are fronted by several businesses and buildings that help define this distinctive portion of West Berkeley. The relatively new, four story mixed-use Delaware Apartment building at the northwest corner of Delaware and San Pablo, is a distinctive addition to the corridor and creates a visual flag for the cross street that, in the eastern direction, is a six-block distance to the North Berkeley BART Station Area. One other mixed-use, residential development has been approved on the northwest corner of the Delaware Street and San Pablo Avenue corridor intersection.

Numerous business locations along the blocks on the west side of San Pablo Avenue immediately north of the University Avenue intersection contribute to the livability of the immediate vicinity of the 1835 San Pablo Avenue site. They include Spanish Table at 1814 San Pablo Avenue, offering food and cooking supplies; the vintage Albatross pub at 1814 San Pablo Avenue; and the Indus Village café and the Halal Food Market at 1920-1964 San Pablo Avenue which are adjacent to the Wells Fargo Bank located at 1095 University Avenue on the northwest corner of University and San Pablo Avenues. The businesses along the two blocks on the east side of San Pablo have a few breaks in the frontage for driveways or parking areas but are distinguished by the old movie theatre at 1941 San Pablo Avenue, which has been converted into a 99 Cents Only store and by a former drive-in at the 1955 San Pablo Avenue, which has been converted into the highly popular Everett & Jones BBQ café and carryout. Other stand-out businesses include the Brasarte/Casa de Cultura, which preserves traditional dancing and music of Brazil, at 1901 San Pablo Avenue, the Berkeley Chung Nhu Karate studio at 1819 San Pablo Avenue and the Casa Latina Bakery at 1805 San Pablo Avenue.

The two blocks south of University Avenue are, at present, the more intensive pedestrian portion of the San Pablo corridor, marked predominately by a very popular bar, several popular ethnic restaurants including German, Indian, Middle Eastern, and Italian as well as two Latino grocery markets, a cheese store and an artisan coffee shop that provides both indoor and outdoor rear terrace with seating and tables. There is a fencing club on the eastern portion of Addison Street located a half block east of San Pablo Avenue, a fitness gym on the east side of San Pablo just South of the University Avenue intersection, and a Kung-Fu/Karate/Boxing studio in the property on the west side of San Pablo between Addison Street and Allston Way. The US Post Office at 2111 San Pablo Avenue at the Addison Street provides an additional dimension of convenience to the neighborhood.



Map 1: Sub-Area 2 of the University Avenue Strategic Plan showing the project site (1835 San Pablo Avenue) on the northeast corner of the intersection of San Pablo and Hearst Avenues. Note the North Berkeley BART Station location at the northeast corner of the Sub-Area.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

As described above, the 1835 San Pablo Avenue property is part of an increasingly dynamic node along the important North/South transportation corridor for the City as well as the region (State Highway 123). The dynamic of the intersection with University Avenue, perhaps the City's most iconic East/West corridor, extends from Allston Way on the South to Delaware Avenue on the North, as shown on map 1 on the preceding page..

D5. Boundary Justification:

The 1835 San Pablo Avenue property is located within Sub-Area Two of the University Avenue Strategic Plan, which is bounded by Eighth Street along University Avenue to the west, Acton Street to the east, Allston Way to the south and Delaware Street to the north. San Pablo Avenue is an important component of the Strategic Plan in part for its long history as a major north-south state highway (Route 123) along the flats of the East Bay. Parallel to Interstate 580 to the south and Interstate 80 to the north, it remains a major street connection between the cities of the northern portion of the East Bay.

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D6. Significance: Theme NA Area NA Period of Significance NA

Applicable Criteria (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

No historic district evaluation appears to have been prepared for the University Avenue Strategic Plan Area as a whole or for any of the Sub-Areas. There are a number of identified historic resources within the Plan Area, but none in the vicinity of the 1835 San Pablo Avenue property, with the exception of a Structure of Merit located at 2001 San Pablo Avenue (the northeast corner of University and San Pablo Avenues). In general, the University Avenue corridor is an integral part of the history of the City as a major concept of the original University Campus Plan and in terms of a major East/West access corridor to the downtown. San Pablo Avenue is the major North/South transportation corridor for the East Bay, prior to the I-80 freeway, and an early part of the East Bay portion of the historic El Camino Royale.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Evaluation research has been focused on City Records and on materials available at Berkeley Architectural Heritage and the Berkeley Historical Society.

D8. Evaluator:

Jay W. Claiborne, Historic Resource Consultant

Affiliation and Address:

Project Consultant
70 Twain Avenue
Berkeley, CA 94708