# APPENDIX C

# HISTORICAL RESOURCES EVALUATION

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# Gilman Gateway
# Historic Resource Evaluation



**May 2023**

**Prepared for Spur Capital, LLC**

**By**
**Bridget Maley, architecture + history, llc**
**Caitlin Hibma, Left Coast Architectural History**

LEFT COAST ARCHITECTURAL HISTORY

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## INTRODUCTION

The Gilman Gateway Historic Resource Evaluation was prepared for Spur Capital, LLC by Bridget Maley of architecture + history, llc and Caitlin Hibma of Left Coast Architectural History (Authors). Please see *Authors' Qualifications* section, page 11, for further information.

### *Purpose*

The content of this report, and the California Department of Parks and Recreation (DPR) 523 forms appended to it, are based on the requirements of the Berkeley Planning Department. Properties that are greater than 45 years of age and are proposed for either major alteration or demolition require research to determine whether they meet the California Register criteria and qualify as "historical resources" under the California Environmental Quality Act (CEQA). Therefore, this report provides historic context for the subject properties, and evaluates their historic significance according to California Register of Historical Places significance and integrity criteria, and City of Berkeley Landmark and Structure of Merit criteria. The study culminates in property-specific determinations of historic significance and assigns associated historic status codes for the purposes of CEQA.

### *Project Location/ Description of Study Area*

The Gilman Gateway Study Area is in the City of Berkeley, Alameda County, California. It is situated in the neighborhood of West Berkeley and consists of approximately four blocks (2340, 2341, 2344, and 2345) bounded by Gilman Street on the north, Third Street/railroad right-of-way on the east, Page Street on the south, and Eastshore Highway/Interstate 80 on the west. Second Street bisects the Study Area north to south, while Camelia Street bisects the eastern portion, running east to west between Second and Third streets. One outlying parcel is included at the southern edge of the described area, specifically at the northeast corner of Page and Third Street (on block 2323). Meanwhile, the southernmost parcel on block 2341, at the northwest corner of Second and Page streets is excluded. The project area includes a total of eighteen parcels.

The area, located near the bay shore to the west, and influenced heavily by the adjacent Interstate and the major thoroughfare of Gilman Street, is densely developed and almost entirely composed of industrial uses, with only one instance of live/work residential development within the Study Area.

The Study Area is illustrated by maps 1-3 in Appendix 1.

## METHODOLOGY

### *Site Visits/Photography*

Bridget Maley and Caitlin Hibma conducted two site visits to the Study Area to visually assess and photograph the subject properties. The first site visit was conducted on 15 September 2022, with a follow-up visit on 5 October 2022. Visual observation and photographs were taken from the public right of way and did not include access to the properties or interiors of buildings.

### *Research*

Research of City of Berkeley Planning & Development Department records was performed by Rhoades Planning Group staff and provided to the Authors. Research of Berkeley Architectural Heritage

Association (BAHA) archives – including Sanborn Fire Insurance maps, building permits, and the Ormsby Donough collection – was performed by City of Berkeley Planning & Development Department staff and provided to the Authors. The Authors performed additional archival research, including newspaper archives, aerial photographs, historic maps, city directories, and other sources of property-specific information that are identified on each of the DPR 523 Forms provided.

### *Documentation & Analysis*

Property-specific documentation and analysis tasks were shared between the Authors, who used the sources named above to formulate contextual and property-specific histories.

The "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project," authored by JRP Consulting and Garcia & Associates for Caltrans in July 2018 (Caltrans Report) was referenced by the Authors. The Caltrans Report included DPR 523 Forms for two large properties within the Gilman Gateway Study Area, historically associated with the Pacific Steel Casting Company and the Berkeley Steel Construction Company. (Copies of these forms are included in the appendix.) The DPR 523 Forms for these properties concluded that they are not eligible for the National Register of Historic Places, nor the California Register of Historical Resources. They did not provide analysis according to City of Berkeley Landmark or Structure of Merit criteria. Consequently, this study provides DPR 523 Continuation Sheets with updates for those two properties, which include additional historical information gathered and analysis according to City of Berkeley local level criteria.

For those properties within the Gilman Gateway Study Area that were not previously recorded, this study provides a full set of DPR 523 Forms for each property, containing physical descriptions, contextual and property-specific information, and evaluation according to the California Register of Historical Resources (CRHR) and City of Berkeley Landmark and Structure of Merit criteria, both applicable to the purposes of CEQA.

The DPR 523 Forms, including the updates to the previously recorded resources, are appended to this report, which provides a brief historic context of the West Berkeley neighborhood in which the Study Area is located, and a summary of the findings related to each property-specific analysis.

## HISTORIC CONTEXT

### *Pre-History & Early Settlement*

The area of West Berkeley where the project site is located was originally inhabited by the indigenous Ohlone people, who maintained villages, hunted and gathered, and created shell mounds along the bay shore and inland from approximately 500 CE until the coming of European settlers in 1776.[1]

The European settlers were Spanish soldiers and missionaries, who established their nearest footholds in present-day San Francisco and Fremont. In alignment with the missionaries' goals to evangelize their religion and indoctrinate the native people into the Catholic Church, the Ohlone of the East Bay were relocated to Mission San Francisco de Asis (Mission Dolores) and Mission San Jose and forced to adopt a European way of life and religion.
In 1820, the Spanish government granted 48,000 acres of East Bay land that had been cleared of its

1 Wikipedia, "Chochenyo," https://en.wikipedia.org/wiki/Chochenyo (accessed 1 November 2022)

native inhabitants to Luis Maria Peralta, a soldier and leading citizen of the pueblo of San Jose. This grant, known as Rancho San Antonio, included present-day Berkeley, and was used primarily for grazing cattle. Luis Maria Peralta never actually lived on his Rancho and, instead, divided it among his four sons, with the northern area, centering on Berkeley, claimed by Domingo Peralta. In 1841, Domingo Peralta built a house for his family just north of the current Berkeley-Albany line, near the present-day location of St. Mary's College High School, almost directly east of the Study Area along the line of Gilman Street.[2]

Although Mexico, and thus California, gained independence from Spain in 1821 and Mexico secularized the Missions, the displaced Ohlone people had already experienced dramatic attrition in population and never reclaimed their East Bay territories or traditional way of life. The Peralta family ensured their claim to Rancho San Antonio by having it re-granted by the Mexican government and went on to hold it until 1849 when their control eroded with the events of the Gold Rush and an influx of American squatters.[3]

The Gold Rush brought a massive population influx to the Bay Area and while San Francisco was the epicenter of arrival, much of the eventual settlement, often by disappointed gold-seekers, was absorbed by surrounding areas. In the 1850s, Domingo Peralta's land was commandeered by American squatters Francis Kittredge Shattuck, George Blake, William Hillegass, James Leonard, and Michael Curtis. From 1852 until 1877, the Peraltas fought among themselves and in U.S. federal courts to define and secure their land holdings. Ultimately, although the Peralta grant was confirmed, the costs and efforts were so great that Domingo Peralta was forced to sell his share of the family rancho, clinging to just three hundred acres around his homestead. That, too, was eventually lost to debt about seven years after his death in 1865.[4]

### *Early Development of West Berkeley*

The area along the bay shore had the obvious advantage of transportation connections to San Francisco and markets around the bay. In Berkeley, the small community of Oceanview (a name given to the area's stage stop) developed at the waterfront. Initially, a wharf, known as Jacobs's Landing, was built at the foot of Delaware Street in 1853, just south of the Study Area. Associated development grew up around it, including an inn and stage stop, trading post, grist mill, and lumberyard. The grist mill, known as the Pioneer Starch & Grist Mill was built in 1855 at present-day Second Street and Hearst Avenue, just south of the wharf. It was Berkeley's first factory, processing grain grown locally and easily shipping it from the wharf to growing communities around the bay. It was quickly followed by the likes of Z.B. Heywood's lumberyard, used for storage and distribution of lumber that was harvested and milled on the Sonoma coast and transported to Berkeley, through the Golden Gate, by ship.[5]

The industries that developed around the wharf demanded numerous workers, which generated an early center of population. The workers had families, which resulted in the establishment of additional community services, like churches and a school. Oceanview was characterized by a diverse demographic mix that included both white-collar factory owners and blue-collar laborers, both immigrants and second-generation Americans.
The completion of the transcontinental railroad in 1869 resulted in a boom of population and

2 Charles Wollenberg, *Berkeley: A City in History* (Berkeley: University of California Press, 2008), 6-11.
3 Ibid., 10-11.
4 Ibid., 11-14.
5 Ibid., 15-18. Berkeley Architectural Heritage Association, “41 Berkeley Walking Tours” (Berkeley: Berkeley Architectural Heritage Association, 2009).

productivity in West Berkeley, although no rail line came directly to the area. Eight years later, however; the railroad stimulated the area again more directly. After almost a quarter-decade of being linked to the surrounding region by only water (including a ferry from Jacobs' Landing) and small-scale ground transport (including a horsecar to Oakland), Berkeley gained direct access to rail transport, which linked it to the rest of the nation. In 1877, Southern Pacific Railroad established its transcontinental mainline along the route of Third Street, skirting the eastern edge of the Study Area. This encouraged even more industrial growth around Oceanview that included the establishment of the Niehaus & Schuster Planing Mill, the Cornell Watch Company, the Wentworth Shoe Company, and the Standard Soap Company.[6] It also brought more people, of increasingly diverse demographics, to live in Oceanview.

In addition to factory workers, other working-class people came to live in Oceanview, though they tended to work in the businesses and households of of eastern Berkeley. In this way, the more affluent community in eastern Berkeley was dependent on West Berkeley for the daily orchestration of commerce and living. At this time, Oceanview was becoming more commonly referred to as West Berkeley and the Berkeley Land & Town Improvement Association (Improvement Association) was formed by local businessmen to promote and further develop the western part of the city. The Improvement Association was responsible for laying out the West Berkeley street grid and advertising to bring additional commerce and industry to the area.[7]

Growing quickly and providing such support to eastern Berkeley, Oceanview and the community around the newly established University of California, Berkeley (University), were combined and incorporated as a unified City of Berkeley in 1878, with a population of about 2,000.[8] Despite forming a single municipality, the two communities struggled through growing pains, creating conflicts. West Berkeley often felt the affront of paying taxes that the tax-exempt University benefited from and dealing with the pollution that eastern Berkeley sent downstream to West Berkeley. Nevertheless, the combined influence of the two areas of Berkeley did result in benefits to West Berkeley, such as the installation of gas street lights in 1879, a telephone exchange in 1882, and electric service in the 1890s.[9]

In 1885 and into the 1890s, West Berkeley's industry boasted such heavy manufacturing as a planning mill and lumber yard, soap factory, cement works, mine reduction works, lubricating oil and kerosene works, gunpowder factory, acid works, and paraffin paint works. Lighter industry included cigar manufacturing, blacksmithing, brewing, and the sale of raw building materials like plaster, cement, brick, and hardware.[10]

### *Early 20th Century*

As the 20th century arrived and progressed, West Berkeley continued to develop as both an industrial district and a residential neighborhood; workers and their jobs existing side-by-side. It remained primarily working class (in contrast to the more erudite middle- and upper-class neighborhoods around the University to the east) and was dominated by immigrant and Catholic demographics.

The 1906 earthquake that shook the entire Bay Area resulted in relatively little damage in Berkeley

6 Ibid., 20.
7 Wollenberg, 19.
8 Berkeley Architectural Heritage Association.
9 Karen Jorgensen-Esmaili and Stephanie Manning, *Victorian Berkeley: The Community of Oceanview* (1982).
10 Ibid.

compared to San Francisco. Thus, Berkeley was in a prime position to receive the throngs of refugees fleeing the ruined city. Thousands took the ferry across the bay and arrived in West Berkeley. Many remained permanently and, as a result, a residential building boom filled in the open land between West Berkeley and the University. This also resulted in many of the businesses displaced from the commercial and industrial areas of San Francisco relocating to Berkeley, primarily in the already-industrial district of West Berkeley. In the four months following April 1906, 37 new factories were built in Berkeley, with 84 reported by the Census of Manufacturers in 1909.[11]

With such exponential and ongoing growth, the City of Berkeley was faced with the need to regulate and formally plan the expanding city. In 1916, it was the second city in the state to establish a Planning Commission and enact zoning codes. Initial zoning established West Berkeley as an industrial district, embracing its dominant character. However, as the area was no longer zoned for residential use, existing West Berkeley housing declined in value and much of it was vacated. Residential properties were then either redeveloped with new industrial uses or left derelict. The community and culture of West Berkeley, embodied in its worker-resident population was dispersed, leaving a strictly industry-oriented district.[12]

Between 1910 and 1930, West Berkeley boomed, eventually boasting 173 manufacturing businesses and 3,400 workers (though few resided in the neighborhood). Local companies were joined by larger national enterprises, like Colgate, Heinz, and Durkee Foods, which established their west coast branches in Berkeley. With a need to transport products, many new factories were built on remaining vacant land close to the waterfront and adjacent to the rail line.[13]

The Great Depression of the 1930s brought a downturn in Berkeley's economy and slowed the city's productivity. West Berkeley, as a center of that productivity, experienced substantial job losses. Presumably, many unemployed West Berkeley factory workers found relief by participating in WPA and CCC projects, like building Aquatic Park, and participating in infrastructure upgrades to regional parks, which had lasting effects on the Berkeley landscape.

### *World War II*

In 1941, the United States' entry into World War II quickly reversed the effects of the Great Depression. Workers were in high demand and poured in from out of state to fill positions at shipyards and other local industrial enterprises. Manufacturing and production skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, situated on a shoreline almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like Pacific Steel Casting and the Berkeley Steel Construction Company – secured government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

In part due to Camp Ashby, at Ninth Street and Ashby Avenue, which was a training site for Black military units, and a general influx of Black war workers from the South, the war influenced the development of Berkeley's first substantial Black community. Prior to the war, West Berkeley's Black

11 Ibid., 50. City of Berkeley, "West Berkeley Plan," 1993; 119.
12 Wollenberg, 82.
13 City of Berkeley, 119.

population had been a small 2%, but after the war it had grown to 30%. Many Blacks found housing and community around the wartime housing development called Codornices Village (no longer extant) located near today's Park Way, almost immediately northeast of the Study Area.[14]

### *Post-WWII*

With the war years spent in industrial overdrive, Berkeley's industrial activity naturally waned with the peace that followed. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories cut back their workforce and slowed production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, causing neighborhood decline.

In 1956, the City of Berkeley made more zoning refinements, with the land west of Sixth Street zoned as "special industrial." This was intended to concentrate heavy industry toward the highway and waterfront, while lighter industry and mixed-uses created a buffer for the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme never materialized.[15]

In 1970, the West Berkeley Redevelopment Project was initiated to revitalize the area. As with Redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses – mostly those that still lingered from the time before zoning codes removed residential uses from the area – were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were identified. This was particularly relevant to the 800 block of Delaware Street (between Fifth and Sixth streets), where a cluster of residential buildings dating from 1875 to 1910 were slated for demolition, but were instead preserved and eventually designated locally as the Delaware Street Historic District.[16]

Through the 1970s and 1980s, Berkeley citizens continued to express a desire for less development and redevelopment along the bay shore. The city responded by rejecting proposed plans for shopping malls and mixed-use developments in the area. Meanwhile, a housing project and existing houses that were rehabilitated for first-time, low-income buyers reinvigorated the concept of residential uses within the industrial district. Remaining industrial facilities have, in many cases, been repurposed for lighter uses like office space, research and development labs, specialized retail, restaurants, and even live-work space.[17] In the present day, a few small clusters of truly heavy industrial uses, like those within the Study Area, remain.

14 City of Berkeley, 121.
15 Jorgensen-Esmaili and Manning.
16 Berkeley Architectural Heritage Association.
17 Jorgensen-Esmaili and Manning.

## CATALOG OF RESOURCES

| Address(es) | APN(s) | Historic Name | CRHR Status Code | COB Landmark (L) or Structure of Merit (SoM)? |
|---|---|---|---|---|
| 1331, 1441 Eastshore Hwy; 1330 Second St. | 59-2344-7<br>59-2344-4<br>59-2344-5-1 | Berkeley Steel Construction Co./Berkeley Forge & Tool | 6Z* | No |
| 1305 Eastshore Hwy; 1314, 1320, 1420 Second St.; 600 Gilman St. | 59-2344-3-1<br>59-2344-4-1<br>59-2341-5<br>59-2344-1-2<br>59-2344-2-1 | Pacific Steel Casting Co. | 6Z* | No |
| 1421 Second St. | 59-2340-8-2 | Pacific Steel Casting Co. | 6Z | No |
| 1333 Second St. | 59-2345-9 | | 6Z | No |
| 1337 Second St. | 59-2345-8-1 | | 6Z | No |
| 1310 Third St. | 59-2345-2-2 | | 6Z | No |
| 1306 Third St. | 59-2345-2-1 | | 3CS | Yes |
| 631 Camelia St. | 59-2345-7 | | 6Z | No |
| 635 Camelia St. | 59-2345-6-1 | | 6Z | No |
| 643 Camelia St. | 59-2345-4 | | 6Z | No |
| 640 Gilman St. | 59-2345-1 | Gilmore Oil Co./General Petroleum Co., Pacific Steel Casting Co. | 6Z | No |
| 648 Page St. | 59-2323-1 | | 6Z | No |

*Determination made by the "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project." Local level determination made by the Gilman Gateway Historic Resource Evaluation via DPR 523 Update Forms.

## FINDINGS & CONCLUSIONS

According to the analysis summarized in the preceding chart, the Gilman Gateway Study Area contains only one property – 1306 Third Street – that meets the criteria for listing in the California Register and as a City of Berkeley Landmark. This property meets the definition of an historical resource for the purposes of CEQA, while the remainder of the properties in the Study Area do not.

A number of the properties in the Study Area share common early owners (prior and in addition to the dominant Pacific Steel Casting Co. and Berkeley Steel Construction Co.), such as Ray W. Van Deusen and the Chemical Packaging Company. Many buildings present, often those with common ownership, also have common designers and builders, such as architect Alben Froberg and contractors Christiensen

& Lyons. However, analysis indicates that none of these owners constitute significant historical figures and none of the designers or builders constitute important creative individuals. The fact that they were associated with multiple properties within the Study Area does not appear to indicate any significant overarching theme that would unify the properties as a district, nor raise them to a level of significance that would constitute an eligible historic district.

It is beyond the scope of this study to survey or evaluate industrial properties outside of the Study Area boundaries to determine whether a larger historic district may exist in West Berkeley and whether the properties in the Study Area would contribute to it or not.

**SOURCES/BIBLIOGRAPHY**

(Bibliographic sources for property-specific information are included on individual DPR 523 Forms, appended.)

Berkeley Architectural Heritage Association, "41 Berkeley Walking Tours," Berkeley: Berkeley Architectural Heritage Association, 2009.

_____. Building permit archives.

_____. Ormsby Donough Collection.

_____. Sanborn Fire Insurance Company maps.

City of Berkeley. Building permit records.

___. "West Berkeley Plan." 1993.

Jorgensen-Esmaili, Karen, and Stephanie Manning. "Victorian Berkeley: The Community of Oceanview." 1982.

JRP Consulting and Garcia & Associates for Caltrans. "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project." 2018.

Wikipedia. "Chochenyo." Internet: https://en.wikipedia.org/wiki/Chochenyo, accessed 1 November 2022.

Wollenberg, Charles. *Berkeley: A City in History.* Berkeley: University of California Press, 2008.

## AUTHORS' QUALIFICATIONS

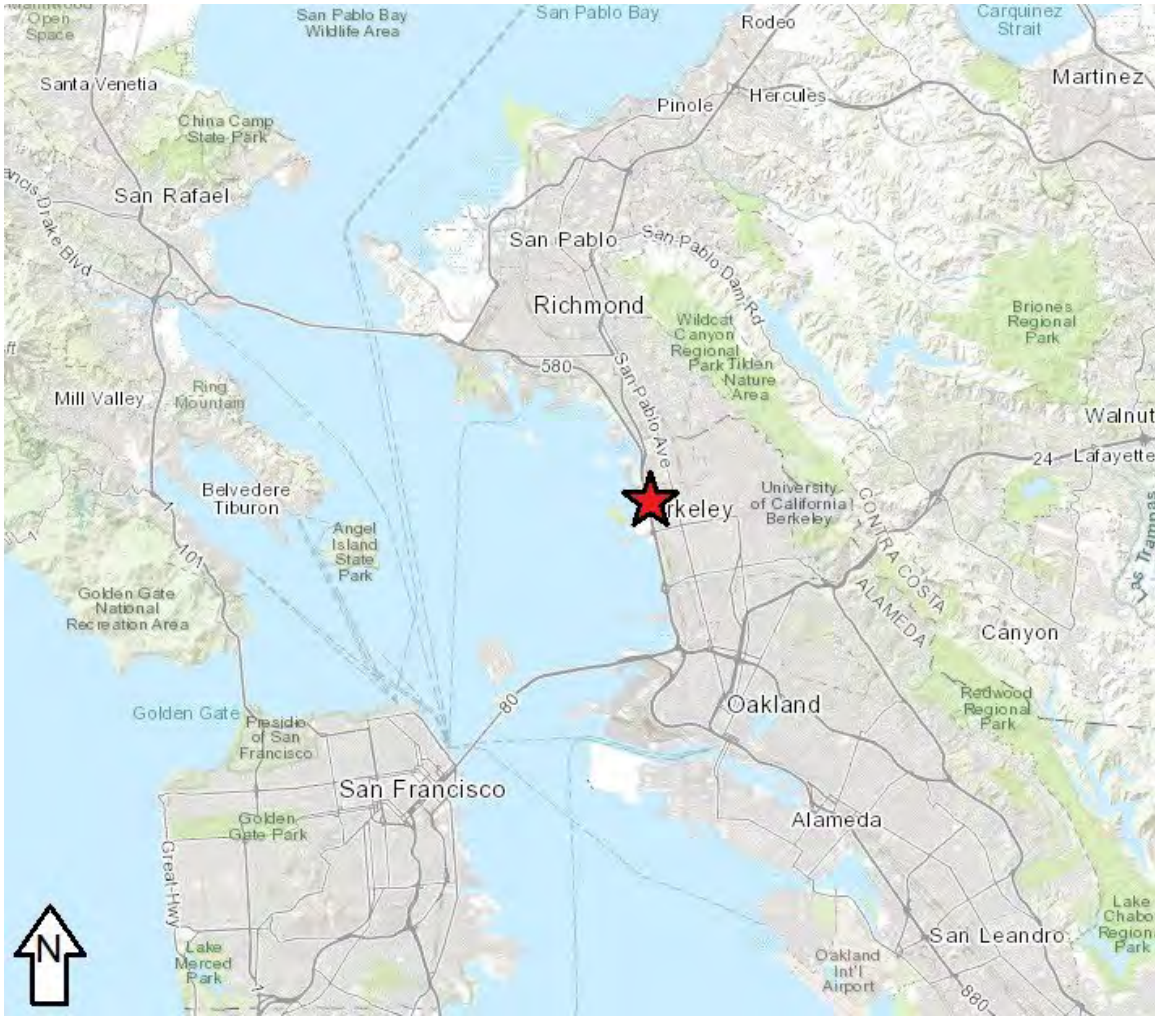
**Bridget Maley, architecture + history, llc**
Bridget Maley is a co-author of this Historic Resource Evaluation. She is the sole proprietor of architecture + history, llc (a + h) and is qualified under *the Secretary of the Interior's Professional Qualifications Standards* for Architectural History. a + h is a San Francisco-based architectural history and historic preservation consulting firm. Bridget Maley has 30 years of experience in architectural history, historic preservation, and urban planning in municipalities throughout California. She has also completed projects in National, State, and local parks throughout the west. She has a Master of Arts in architectural history from the School of Architecture at the University of Virginia. Bridget has contributed to numerous projects involving historic resources in Berkeley including a historic resources assessment of buildings in Berkeley's downtown for the 2012 Berkeley Downtown Area Plan process and more recently completed historic structure reports for important buildings in Berkeley's Civic Center for the Civic Center Visioning Project. On two previous occasions, Bridget has provided training sessions for the City of Berkeley Landmarks Preservation Commission. In the summer of 2022 Bridget completed the Victorian Society in America summer school in Newport, Rhode Island.

**Caitlin Hibma, Left Coast Architectural History**
Caitlin Hibma is a co-author of this Historic Resource Evaluation. She is the sole proprietor of Left Coast Architectural History and is qualified under the *Secretary of the Interior's Professional Qualifications Standards* for Architectural History. She has a background in historical research and writing, as well as practical preservation and conservation methods. Caitlin holds a Masters of Science in Historic Preservation from the University of Oregon (2004) and has over eighteen years of experience leading a wide variety of project undertakings, including historic resources surveys and historic context statements, National Register nominations, State and local landmark designations, and numerous Historic American Building Survey projects, Federal and State-level tax credit applications, and historic resource evaluations. Caitlin has been affiliated with two of the Bay Area's leading preservation architecture firms and, in 2010, established Left Coast Architectural History. She focuses on providing quality historic resources consulting in Northern California. Left Coast Architectural History serves private clients and provides project support for larger environmental, architecture, and historic resources consulting firms.

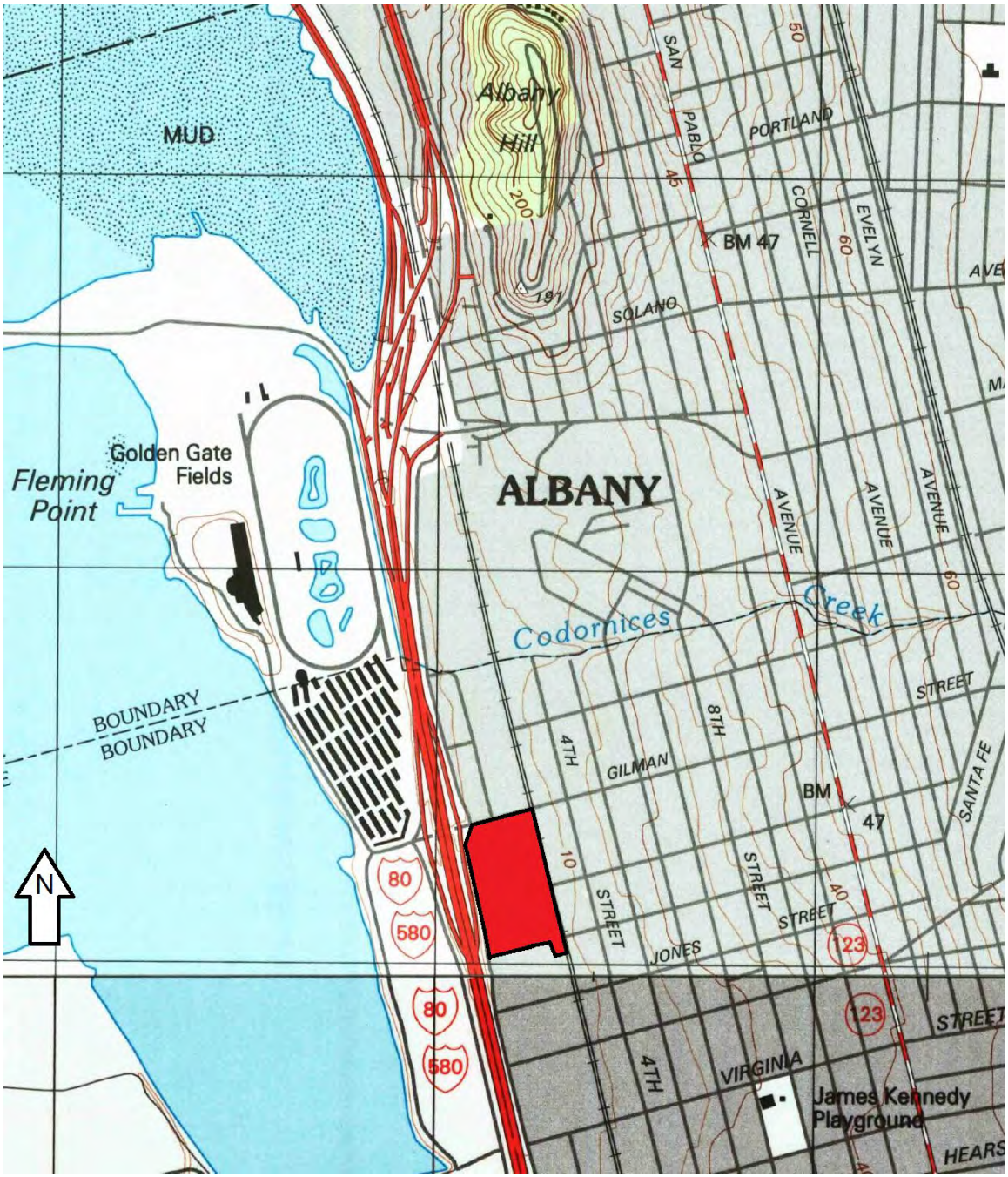
# APPENDIX ONE

## Study Area Maps

Map 1 – Vicinity Map
Map 2 – Location Map
Map 3 – Study Area Parcel Map




**Map 1: Vicinity Map**
Star indicates Study Area location. (USGS, altered by author)




**Map 2: Location Map**
Red shape represents Study Area.
(USGS 7.5' Quad: Richmond (1993) and Oakland West (1993), altered by author)




**Map 3: Study Area Parcel Map**
(City of Berkeley GIS, altered by author)

# APPENDIX TWO

## Sanborn Fire Insurance Maps

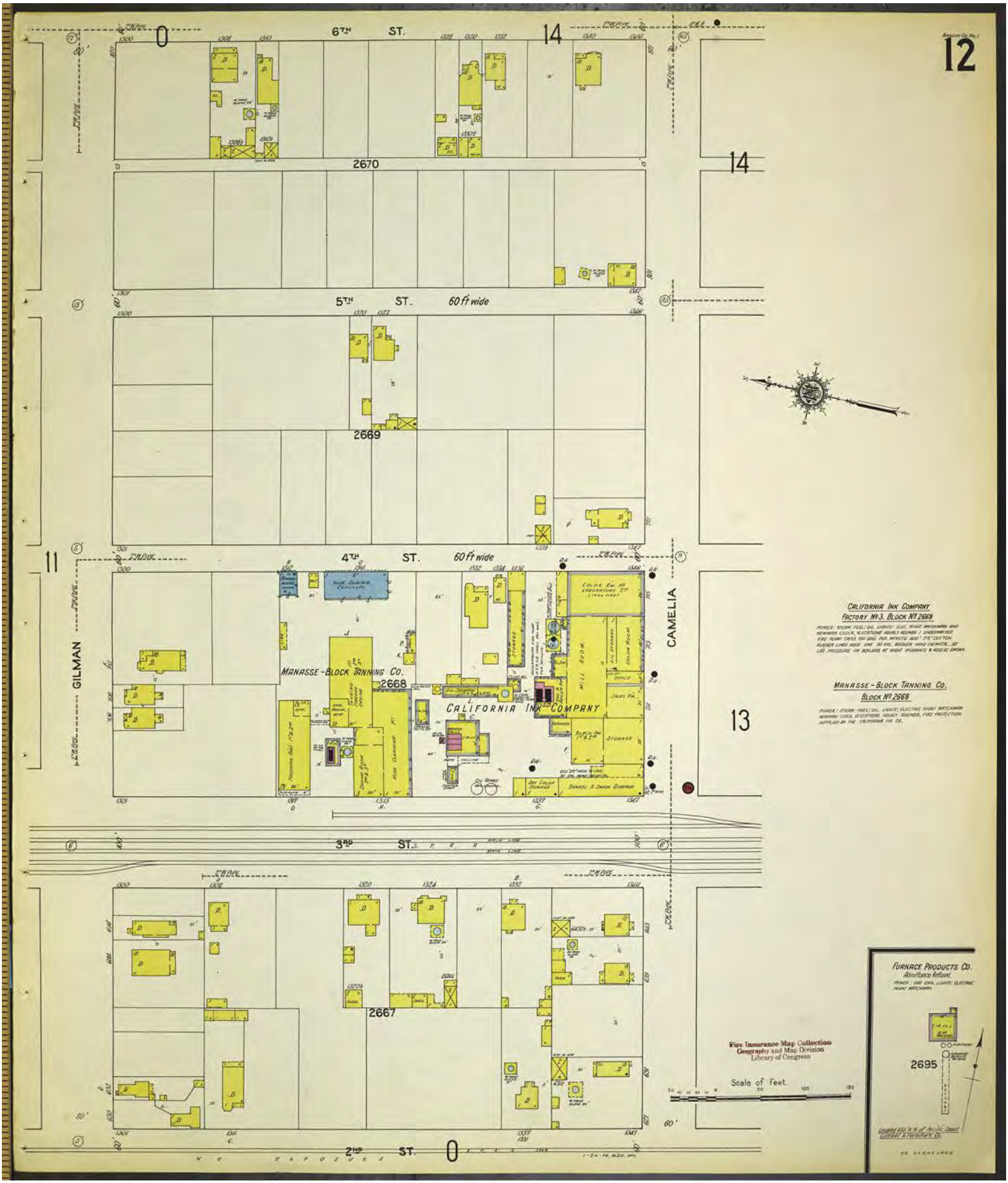
**1911**
Volume 1, Sheet 12
Volume 1, Sheet 13

**1929**
Volume 3, Sheet 321
Volume 3, Sheet 322

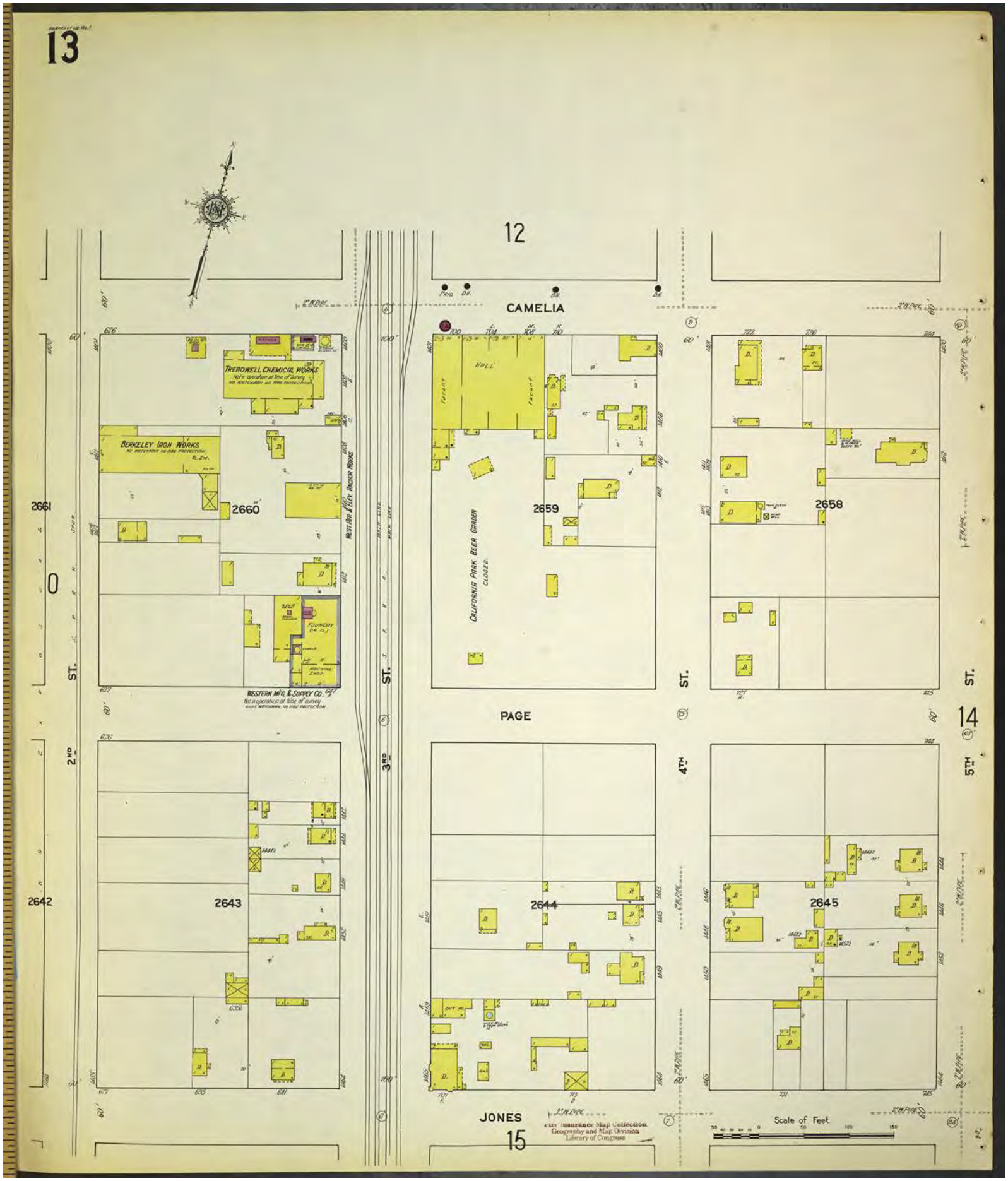
**1950**
Volume 3, Sheet 321
Volume 3, Sheet 322

**1980s**
Volume 3, Sheet 321
Volume 3, Sheet 322

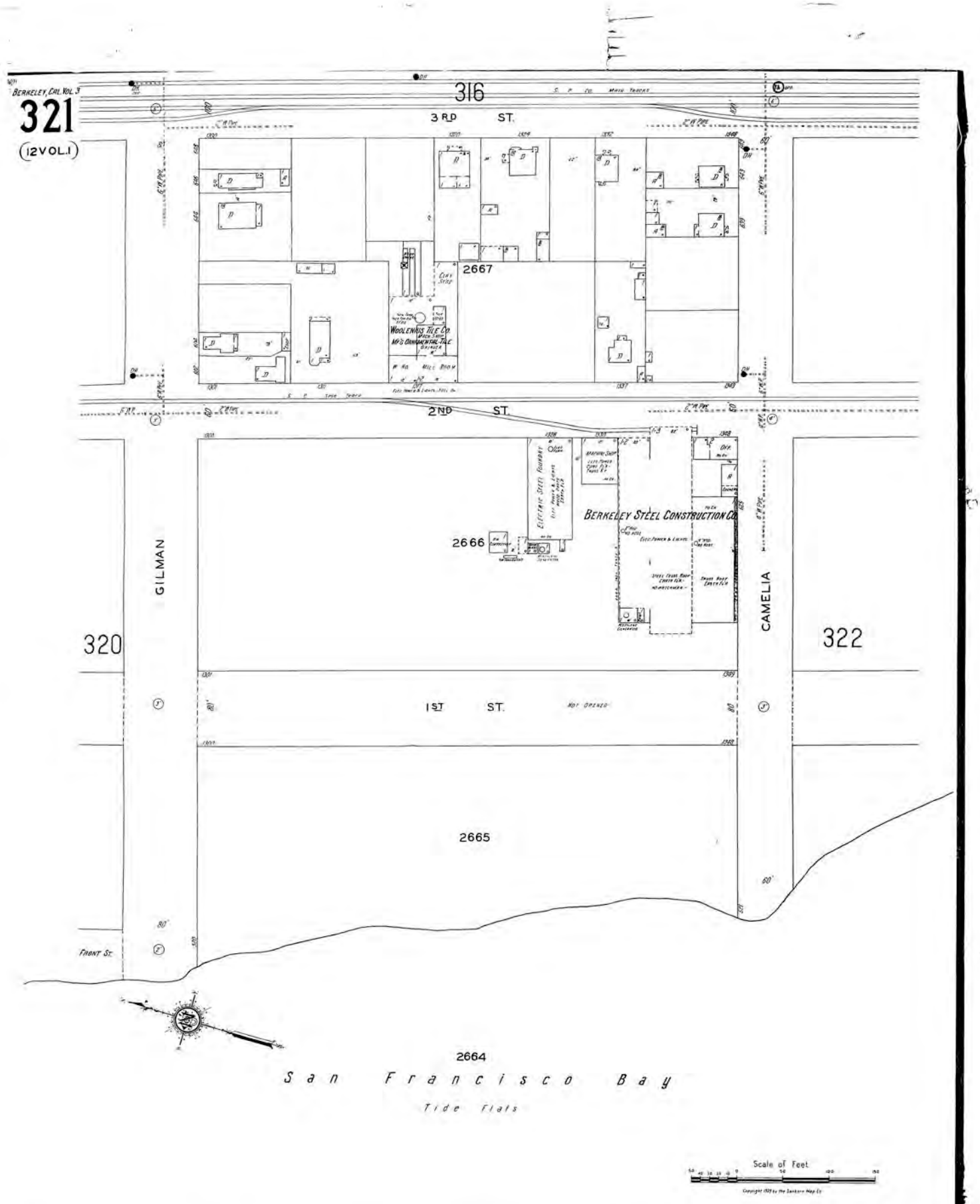
1911 Sanborn Map Sheet 12



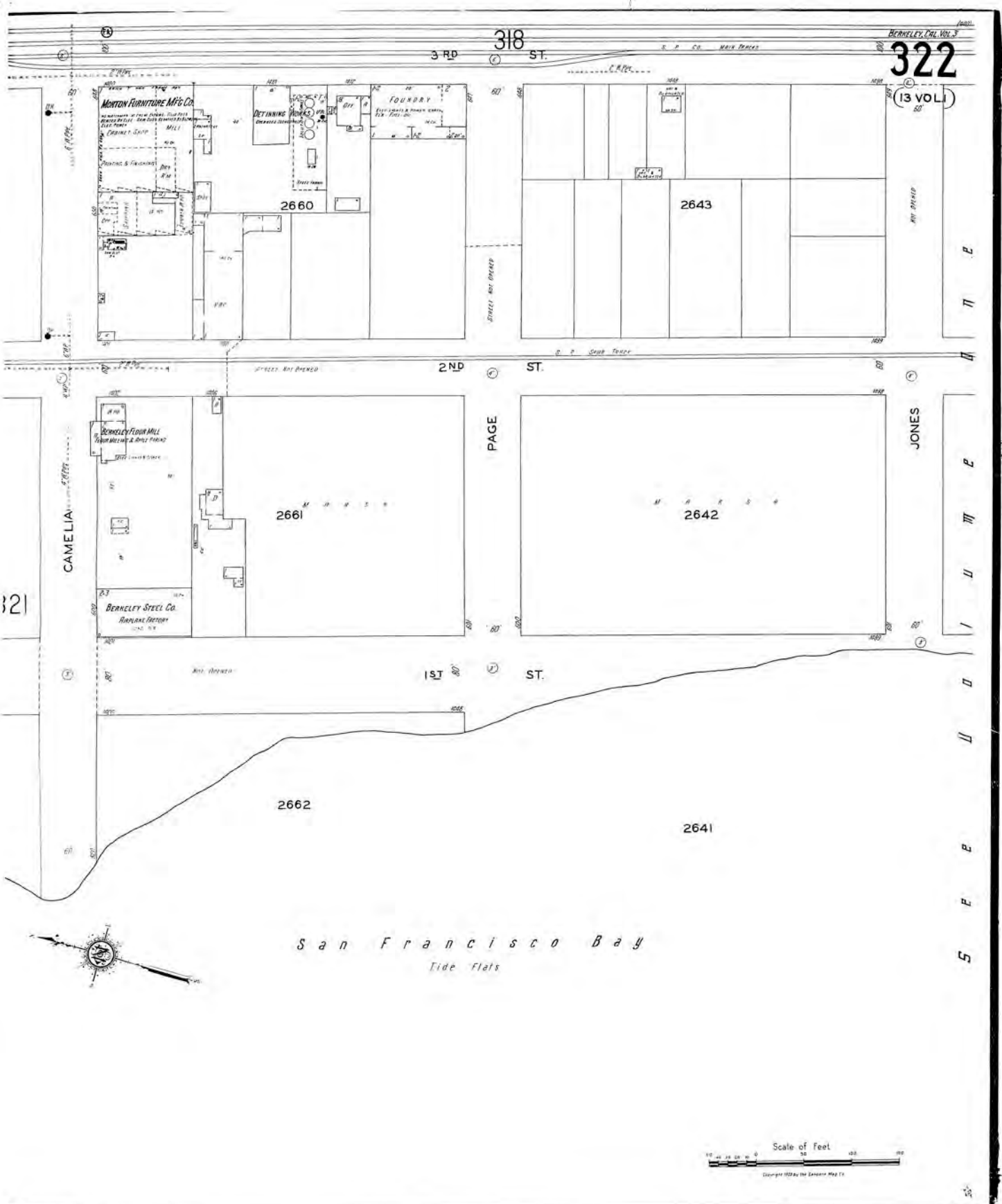
1911 Sanborn Map Sheet 13



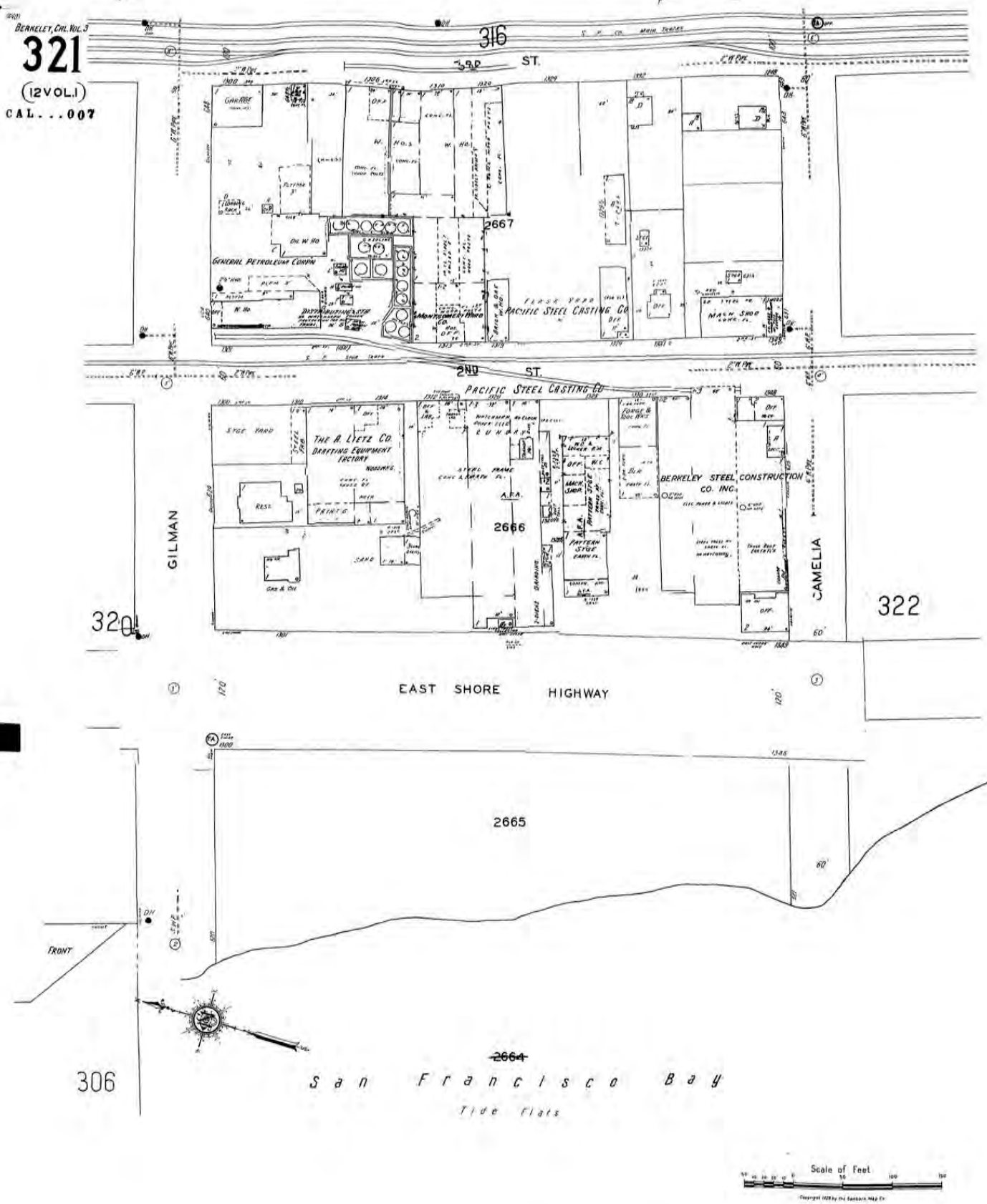
1929 Sanborn Map Sheet 321



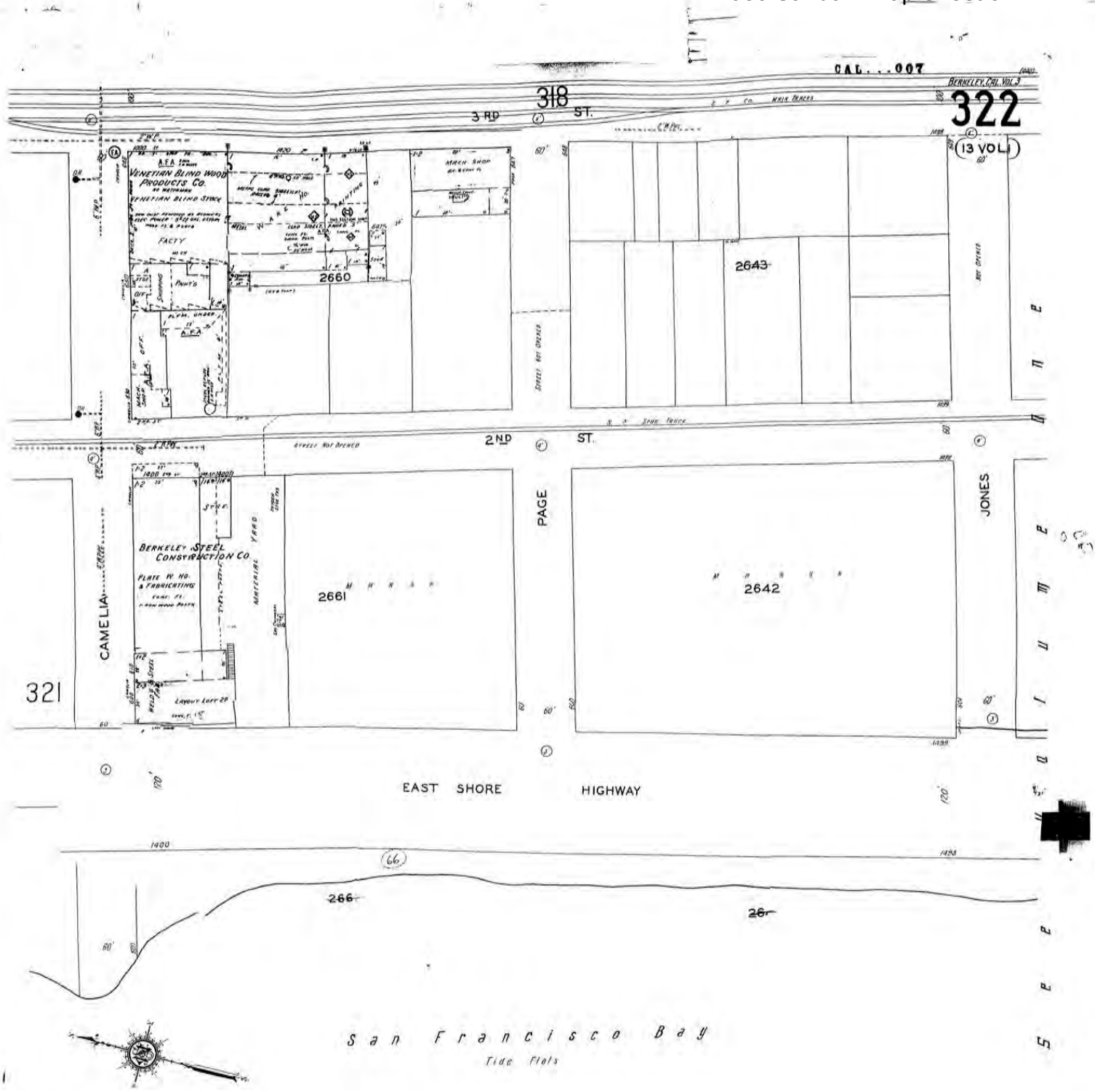
1929 Sanborn Map Sheet 322



1950 Sanborn Map Sheet 321

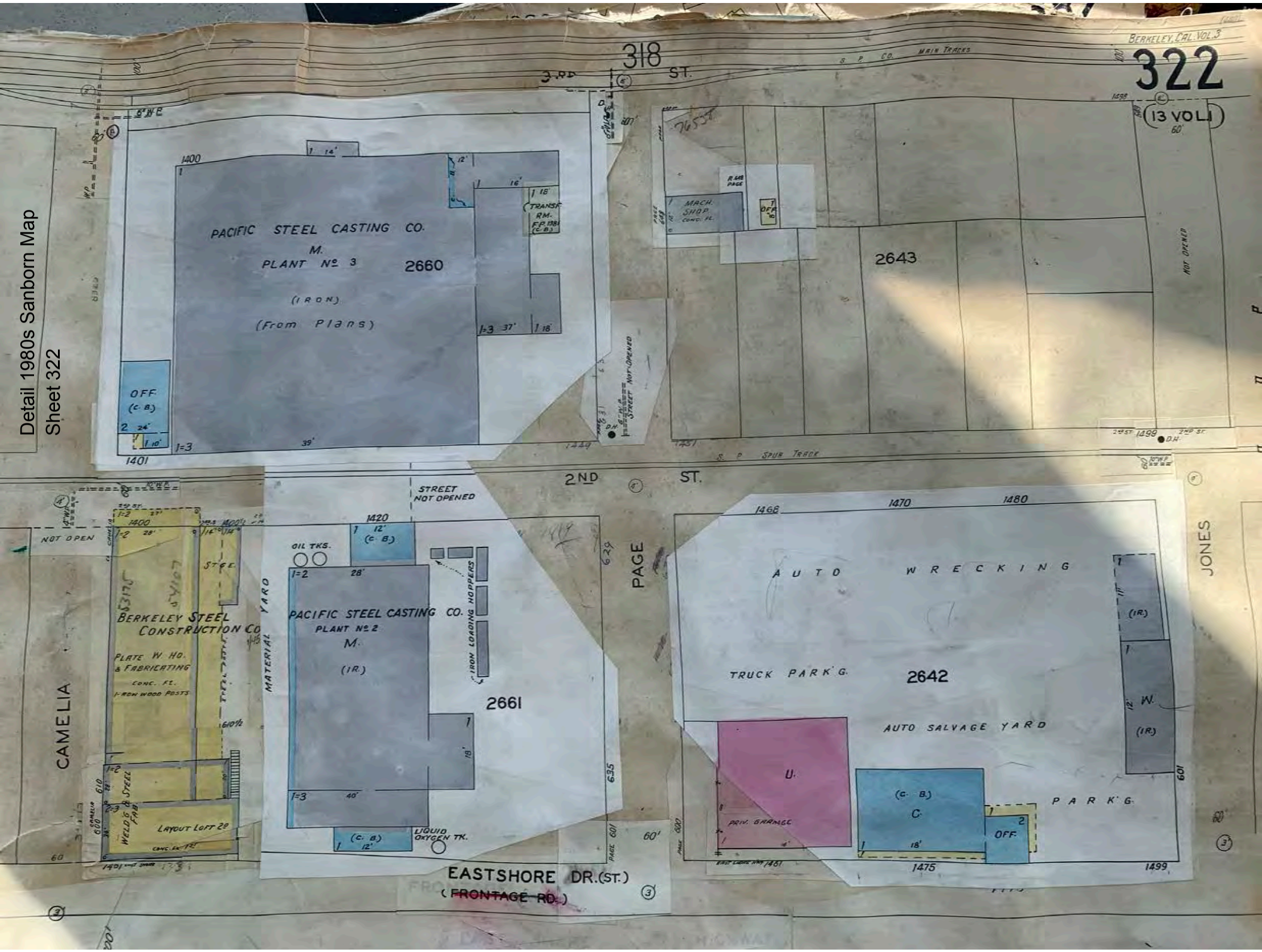


1950 Sanborn Map Sheet 322






Detail 1980s Sanborn Map
Sheet 321


Detail 1980s Sanborn Map
Sheet 322
BERKELEY, CAL. VOL. 3
322
318
3RD ST.
2ND ST.
EASTSHORE DR. (ST.)
(FRONTAGE RD.)
PACIFIC STEEL CASTING CO.
PLANT Nº 3
2660
(IRON)
(From Plans)
2643
MACH. SHOP
OFF.
(C. B.)
STREET NOT OPENED
PACIFIC STEEL CASTING CO.
PLANT Nº 2
M.
(IR.)
2661
OIL TKS.
IRON LOADING HOPPERS
LIQUID OXYGEN TK.
BERKELEY STEEL CONSTRUCTION CO.
PLATE W. HD. & FABRICATING
CONC. FL.
I-BEAM WOOD POSTS
LAYOUT LOFT 2ª
WELDING & STEEL FAB.
MATERIAL YARD
NOT OPEN
CAMELIA
PAGE
JONES
AUTO WRECKING
TRUCK PARK'G.
2642
AUTO SALVAGE YARD
PRIV. GARAGE
PARK'G.
S. P. SPUR TRACK
S. P. CO. MAIN TRACKS
NOT OPENED

# APPENDIX THREE

## Original Building Permits Located for Project Area Properties

See following summary table of information, followed by building permits in order, as presented in table.

| APN | Address | Date | Permit Number | Names / Addresses | Description / Cost | Company / Person Affiliation |
|---|---|---|---|---|---|---|
| | | | | | | |
| 59-2344-1-2 | 1305 Eastshore Hwy | [1990, 2005-2006] | No permit found | n/a | Carbon absorption equipment, shed | Pacific Steel Casting Co. |
| 59-2344-2-1 | 600 Gilman St | 8/8/1956 | 80336 | Union Oil Co., owner; Union Oil Co., designer and builder; John Hunter, engineer. | $12,000.00; single story, 2-room service station; 21 x 41'-8", with canopy over driveway. | Pacific Steel Casting Co. |
| 59-2344-3-1 | 1314 Second St | 8/27/1965 | 104130 | Pacific Steel Casting Co., owner; Blymer & Sons, consulting engineers; CSB Construction, Inc., builder. | $70,000.00; 102 x 121 all-metal steel fabrication mill building adjacent to other facilities. | Pacific Steel Casting Co. |
| 59-2344-4-1 | 1320 Second St | [1929-1931] | No permit found | n/a | Pacific Steel Casting Co., oldest building of facilities extant (per Caltrans) | Pacific Steel Casting Co. |
| 59-2341-5 | 1420 Second St | 11/20/`974 | 112174858 | Pacific Steel Casting Co., owner; Blymer & Sons, designer/engineer. | $300,000.00; masonry and steel shell foundry. | Pacific Steel Casting Co. |
| 59-2341-3-2 | 1433 Second St. | [2004-2005] | No permit found | n/a | Canopies | Pacific Steel Casting Co. |
| 59-2340-8-2 | 1421 Second St | [1981] | No permit found | n/a | Pacific Steel Casting Co. Plant #3 | Pacific Steel Casting Co. |
| 59-2345-9 | 1333 Second St | 6/29/1943 | 54371 | Pacific Steel Casting Co., owner; Alben Froberg, architect; Christensen & Lyons, builders. | $300.00; 50 x 100 shed for storage, clad with (used) galvanized iron. [First building on parcel, followed by others.] | Pacific Steel Casting Co. |
| 59-2345-2-2 | 1310 Third St | 1/30/1946 | 58508 | Ray W. Van Deusen, owner; Alben Froberg, architect; W.E. Gould, builder. | $1,400.00; warehouse and office for Chemical Packaging Co. | Pacific Steel Casting Co. |
| 59-2345-1 | 640 Gilman St | 3/26/1930 | 34223, 34224, 34225, 34226 | Gilmore Oil Co., owner; Wm. H. Carr & Co.., designer; Gilmore Oil Co., builder. | $2,700.00; warehouse [Building B]; 36 x 68, corrugated iron walls and roof. $1,000.00 wood frame and corrugated iron garage. $150; 18 x 20; corrugated iron truck loading dock. $450; 8 x 12; wood frame and corrugated iron pump house. [First buildings on parcel, followed by others.] | Pacific Steel Casting Co. |
| 59-2344-5-1 | 1330 Second St | 6/21/1921 | 10221 | Greene-Schaw Co, owner; A. E. Greene 1418 Scenic Ave; C. F. Seammon (hard to read), builder, 2070 University. | $1,800.00; factory; 40 x 50; east section 1921; west section addition facing East Shore Highway is later. 1950s? | Berkeley Steel Construction / Berkeley Forge & Tool |
| 59-2344-7 | 1331 and 1349 Eastshore Hwy / 1348 Second St | 3/20/1942 | 52478 | Berkeley Steel Construction; owner; Architect or designer Reede Hardman office 2068 Allston Way | $7,500.00; offices 2 story, 49 x 40 stucco finish | Berkeley Steel Construction / Berkeley Forge & Tool |

| APN | Address | Date | Permit Number | Names / Addresses | Description / Cost | Company / Person Affiliation |
|---|---|---|---|---|---|---|
| | | | | | | |
| 59-2341-4 | 1401 Eastshore Hwy / 1400 Second Street | 9/8/1942 | 53125 | Berkeley Steel Construction; owner 2nd and Camelia; B. F. Woolby (?) builder | $6,000.00; 34 x 168 redwood covered with corrugated iron | Berkeley Steel Construction / Berkeley Forge & Tool |
| 59-2345-8-1 | 1337 Second St | 9/2/1959 | 88081 | Address on original building permit listed as 1332 Third; lot faces both Second and Third | $7,800.00; Butler Building; 40 x 42 | Berkeley Steel Construction / Berkeley Forge & Tool |
| 59-2345-7 | 631 Camelia St | 2/18/1947 | 60722 | George A. Plummer, owner and builder; 1330 2nd Street (Berkeley Steel Corp) | $10,000.00; Machine shop; 40 x 80 | Berkeley Steel Construction / Berkeley Forge & Tool |
| 59-2345-6-1 | 635 Camelia St | 4/28/1959 | 87096 | George A. Plummer, owner, 631 Camelia; Vincent A. Arena, architect or engineer, San Jose Steel, builder | $9,175.00; shop building; steel building | Berkeley Steel Construction / Berkeley Forge & Tool |
| 59-2345-4 | 643 Camelia St | no buildings | | gantry cranes | | Berkeley Steel Construction / Berkeley Forge & Tool |
| 59-2323-1 | 648 Page St | 11/30/1954 | 76538 | George A. Scott; 3075 Telegraph, owner and builder; Architect or designer Soule Steel | $6,000.00; warehouse; 32 x 60 | George A. Scott |
| 59-2345-2-1 | 1306 Third St | 10/24/1944 | 56438 | Chemical Packaging Company, owner; Alben Froberg, architect; Christiansen & Lyons, builder | $5,000.00; one-story bldg; 40 x 130 | Peter Voulkos Art Studio |

LOT NO. 6-7-8-9-10

BLOCK NO. 30 —

# CITY OF BERKELEY
## Building Department

Plan checking fee NO 20 50

Building permit fee 41 —

Temporary pole fee _____

Privy fee _____

TOTAL FEE _____

# APPLICATION FOR A BUILDING PERMIT FOR A TYPE IV OR V BUILDING

Application is hereby made to the Building Department of the City of Berkeley for permission to build a group F type IV single story, 2 room building to be occupied as a service station. SW corner Gilman & 2nd.

The building number is 600 Gilman The estimated cost of the building is $ 12,000.

which includes all materials and labor for the finished building, according to plans and specifications herewith submitted. All provisions of the Building Code will be complied with in the erection of said building whether specified herein or not. Size of lot: 93 feet by 125 feet. Size of proposed building: 24 feet by 41'-8" feet. Extreme height of building: 14 feet.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE:

Construction of a gasoline service station building with canopy over driveways extended to Property Line.

BE SURE TO SIGN STATEMENT ON OTHER SIDE

Name of owner Union Oil Co., Address 425-1st, San Francisco Phone Sutter 1-1400

Name of architect or designer Union Oil Co. & Endurance Mfg. Prod. Address 146 So. Maple St.

Name of engineer John Hunter (Union Oil Co.) Address 50. San. St. / S.F. , Phone _____

Name of builder Same as above

State license no. 6848 Workmen's Compensation Insurance Policy or Certification filed. Yes _____ No _____

City of Berkeley license no. _____, expires _____

(We) (I) hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and ordinances of the City of Berkeley.

Fire Zone 1( ), 2( ), 3(X)

Union Oil Co. by W. J. Schultz
Signature of owner, agent or builder

*For Department Use Only*

600 Gilman
Number Street

Block Book No. 3

Page 321

Permit No. 80336

Date issued 6-8-1956

ISSUED BY Don Delaney

FORM 254-172

Pd 6 8

Plan checking fee _____
Building permit fee 136.00
Temporary pole fee _____
Privy fee _____

TOTAL FEE _____

# CITY OF BERKELEY

DEPARTMENT OF PUBLIC WORKS
Building Inspection Division

## APPLICATION FOR A BUILDING PERMIT FOR A TYPE IV OR V BUILDING

Application is hereby made to the Building Department of the City of Berkeley for permission to build a group U type IV-1 story, 1 room building to be occupied as a STEEL FAB. The building number is 1314-2nd The estimated cost of the building is $ 70,000.00 which includes all materials and labor for the finished building, according to plans and specifications herewith submitted. All provisions of the Building Code will be complied with in the erection of said building whether specified herein or not. Size of lot: 112 feet by 125 feet. Size of proposed building: 102 feet by 121 feet. Extreme height of building: 33 feet.

Lot No. PORTION 6 THRU 10 11 THRU 14 Block No. 30

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE:

CONSTRUCT ALL METAL MILL BUILDING ADJACENT ~~ADDITION~~ TO EXISTING FACILITIES

BE SURE TO SIGN STATEMENT ON OTHER SIDE

Name of owner PACIFIC STEEL CASTING CO., Address 1333 SECOND STREET, Phone 525-9200

Name of architect or designer _____, Address _____

Name of engineer BLYMYER & SONS (CONSULT. ENGR'S) Address 991 WILLIAMS ST. SAN LEANDRO

Name of builder CSB CONST., INC., Address 800 - 77TH AVE OAKLAND, Phone 562-9200

State license no. 148617 Workmen's Compensation Insurance Policy or Certification filed. Yes ____ No ____

City of Berkeley license no. C-1572, expires _____

(We) (I) hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and ordinances of the City of Berkeley.

Fire Zone 1( ), 2( ), 3(V)

CSB CONST., INC.
Signature of owner, agent or builder

For Department Use Only

1314 - 2nd
Number Street

Block Book No. _____

Page _____

Permit No. 104130

Date issued AUG 27 1965

ISSUED BY _____

FORM 254-172

BUILDING - ZONING PERMIT APPLICATION 1420

# CITY OF BERKELEY

INSPECTION SERVICES DEPT.

FIELD COPY

IDENTIFICATION NUMBER U2174858 USE FOUNDRY USE ZONE

JOB ADDRESS 1420 1333 SECOND BLDG. AREA LOT AREA

## BUILDING-PLAN REVIEW

NEW X ADDITION REPAIR

ALTER MOVE DEMOLITION

REROOFING EXCAVAT.

PLAN REVIEW ONLY:

DESCRIPTION OF WORK

NEW STEEL FOUNDRY EXCLUDING MECHANICAL & ELECTRICAL & LOCKER BLDG.

CONSTRUCTION LENDER

NAME PACIFIC STEEL CASTING CO

ADDRESS 1333 SECOND/STILLT

FIRE ZONE 1. 2. (3.)

OCCUPANCY GROUP

A B C D E F (G) H I J

1 2 3 4 5

TYPE OF CONSTRUCTION

W.F. (MASONRY) CONCRETE (STEEL)

I II III-1-HR III-H.T. III-N-

IV-1-HR (IV-N-) V-1-HR V-N

BUILDING HEIGHT: STORIES: ONE FEET

VALUATION $ 300,000.00

## ZONING

PERMIT FOR:

DWELLING UNITS: EXISTING: PROPOSED:

YARD CLEARANCES FRONT DEPTH LEFT WIDTH REAR DEPTH RIGHT WIDTH

LOT COVERAGE %

BUILDING HEIGHT STORIES FEET

PARKING: NO. OF SPACES SIZE X

DRIVEWAY WIDTH LENGTH

OFF-STREET LOADING:

OTHER REQUIREMENTS:

U.P./VARIANCE: (P)L NO 7338

## SIGNS

BUILDING OWNER:

ADDRESS TELE.

STREET FRONTAGE 1. 2. 3.

BUILDING SIZE: LENGTH: HEIGHT: AREA:

LENGTH WIDTH AREA

TYPE:

VALUATION $

OWNER PACIFIC STEEL CASTING TELE. 532-9200

ADDRESS 1333 SECOND ST. BERKELEY

CONTRACTOR TELE

ADDRESS

STATE LIC. CITY LIC.

DESIGNER R.L. MYERS & SONS TELE. 521-3773

ADDRESS 1629 CLEMENT ST. ALAMEDA

STATE LIC. C-5 6822. CITY LIC.

WE/I HEREBY AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF BERKELEY AND/OR ITS EMPLOYEES, AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WISE ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT. ALL OF THE ABOVE SPECIFIED WORK CAN BE LEGALLY DONE AND WILL BE PERFORMED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BERKELEY AND ALL OTHER LAWS APPLICABLE THERETO.

R.L. MYERS & SONS

SIGNATURE OF APPLICANT: Harold Lewis

FEES

| | |
|---|---|
| BUILDING | P/N 01874307 $425.00 |
| PLAN REVIEW | |
| ZONING | |
| SIGN | |
| TOTAL | |

ISSUED BY: Carter DATE 11.20.74

| | INITIAL | DATE |
|---|---|---|
| SITE OBSTRUCTION | | |
| FOUNDATION FORMS | | |
| STEEL TRENCH PART MASONRY WALL | WTM | 12-13-74 |
| HEARTH | | |
| MASONRY CHIMNEY | | |

↓ VALIDATE HERE ↓

| | INITIAL | DATE |
|---|---|---|
| WALL STEEL | | |
| SHEATH FL. W.R. PART FRAME INSPECTION | WTM | 12-13-74 |
| LATH INT. EXT. | | |
| SCRATCH COAT | | |
| DRY WALL | | |

| | INITIAL | DATE |
|---|---|---|
| SH. PAN BATH BACKING | | |
| ROOF WATER | | |
| PARKING | | |
| FINAL BLDG. | WTM | 5-10-76 |
| ZONING | | |
| | | |

39

414

FORM NO. 254-34

# Building Department

## APPLICATION FOR BUILDING PERMIT FOR A Group J Building

Application is hereby made to the Building Department of the City of Berkeley for Permission to build a Type V building to be occupied as a Group J occupancy for: shed for storage

Located at 1333 - 2nd Street

Value 500.00

**SIZE, LOCATION AND CONSTRUCTION TO BE AS FOLLOWS:**
**(See Over For Plans)**

Size: 30 x 100 Height: average 8'

Floor: none

Outside Walls: galv. iron (used)

Roof: " " "

Distance from nearest building on the lot: 20'

Distance from side lot line: 4'

Distance from rear lot line: 100'

Walls closer than 3 feet to the side and/or rear lot lines will be fireproofed as follows:

WARNING! This construction may be in violation of War Production Board General Limitation Order No. L-41. You are cautioned to consult with your local War Production Board Office before commencing the work authorized in this permit.

Name of Owner Pacific Steel Casting Co Address 1333 - 2nd St

Name of Architect or Designer Alben Fraberg Address Oakland

Name of Engineer Address

Name of Builder Chastensen & Lyons Address 3454 Harlan St

State License No.

I We Hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. Ordinance No. Alben Fraberg
Signature of Owner, Agent or Builder.

Fire Zone No. Address

**FOR DEPARTMENT USE ONLY**

1333 - 2nd 321
Number Street Page

Permit No. 5437

Filed Ready Checked by

Date Issued 6-29-43

# CITY OF BERKELEY
## Building Department

### APPLICATION FOR BUILDING PERMIT
### Additions, Alterations and Repairs

Application is hereby made to the Building Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a

group G ; Type V ; 1 Story; ..... Room Building

Located at 1310 3rd st Berkeley

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Estimated Cost $ $1400 total $ (1200 new work 200 new office)

Building to be occupied as warehouse by Chemical Packaging Co

**WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE**
Small sketches may be drawn on the back of this sheet

Extension present tar + gravel roof 24' R. wall

See plans

Add office 10'x20' N. Plans

Name of Owner H W Van Deusen Address 1310 3rd Berkeley

Name of Architect or Designer A Ackley Address Oakland

Name of Engineer ..... Address .....

Name of Builder A-E Jones Address No 7 Solano ave Berkeley

State License No 290 Pest Control License No .....

We
I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Use District Class ..... Ordinance No. .....

H W Van Deusen
Signature of Owner, Agent or Builder.

Fire Zone No. 4 Address 1315 2nd st.

**FOR DEPARTMENT USE ONLY**

1310 - 3rd St.
Number Street Page

Permit No. 58508

Date Issued JAN 30 1940

# APPLICATION FOR BUILDING PERMIT
# FRAME BUILDING

**WRITE IN INK**

**Permits expire one year from date of issue unless sooner revoked by the City Council. It is unlawful to commence or proceed with any work requiring a building permit until such permit has been issued.**

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a 1 story ..... room frame building to be occupied as Warehouse ..... by (No.) 1 ..... Families Stores Capacity

Lot located on the S.E. Corner side of 2nd & Gilman ..... street ..... feet ..... of ..... street,

Being Lot No. [illegible] Block ..... Tract

Estimated entire cost of building $ 2700 ..... (Includes all materials and labor for finished building.) According to plans and specifications herewith submitted. All provisions of the Building Law will be complied with in the erection of said building whether specified herein or not.

Size of lot 205 by 133 feet. Size of proposed building 36 feet by 68 feet.

Extreme height of building ..... 16 ..... feet

Ceiling heights in clear to be as follows:

Cellar ..... ft. ..... in.
First story ..... 10 ..... ft. ..... in.
Second story ..... ft. ..... in.
Third story ..... ft. ..... in.

Foundation to be of (material) .....

Walls
- Width at top ..... inches.
- Width at bottom ..... inches
- Least height ..... inches.
- Greatest height ..... inches.

Piers
- Size at top 12 x 12 inches.
- Size at bottom 21 x 21 inches.
- 6 - 7 - 8 ft. on centers
- Height 12 inches

Mud sills ..... X .....
Main sills (plates) ..... X .....
Post on piers ..... 6 x 6 .....
Girders ..... 6 x 12 ..... Max. span 6 - 8 ft.
Underpinning ..... X ..... inches ..... inches O. C

Size of studs in outside walls to be as follows:

First story 2 X 6 inches 40 inches O. C.
Second story X inches inches O. C.
Third story X inches inches O. C.

Bearing partitions to be same as outside walls of each story. Exterior wall coverings to be of ..... All outside walls covered with shingles or plaster will be close boarded.

Roof
- Covered with [illegible]
- Sheathing [illegible] x 6 inches 36 inches O. C.
- Pitch 1/4

First floor joists 2 x 8 inches 18 inches on centers. Longest span between supports 8 ft.
Second floor joists X inches inches on centers. Longest span between supports ft.
Third floor joists X inches inches on centers. Longest span between supports ft.
Ceiling joists X inches inches on centers. Longest span between supports ft.
Rafters 2 x 6 X 8 inches 14½ inches on centers. Longest span between supports ft.

Chimneys
- Brick: Number ..... lined with terra cotta.
- Patent: Number ..... size ..... Number of inlets per flue ..... Size of inlets .....

Instantaneous water heaters (number) ..... not to be connected with smoke flues.

Furnace, to burn .....

Name of Owner of Ground [illegible] Residence Address [illegible]
Name of Owner of Building ..... Residence Address .....
Name of Lessee of Building ..... Residence Address .....
Name of Architect or Designer [illegible] Residence Address [illegible]
Name of Builder [illegible] Residence Address [illegible]

We
I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. III Ordinance No. .....

[illegible]
Signature of Owner, Architect or Builder.

Address [illegible]

604
640 Gilman
Number Street

FOR DEPARTMENT USE ONLY

Page .....

Permit No. .....

Filed ..... Ready ..... Checked by .....

Date Issued MAR 26 1930

WRITE IN INK

# Application for Building Permit

## Private Garage

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a ~~frame~~ masonry garage to house 4 machines.

Located Second and Gilman Sts. (SE Corner) Berkeley

Value $ 1000

SIZE, LOCATION AND CONSTRUCTION TO BE AS FOLLOWS:

Size: 20 X 40

Floor: Gravel and concrete

Outside Walls: Wood frame - corrugated iron

Roof: Composition felt

Distance from furthest projection of dwelling:

Distance from side lot line: 3 feet

Distance from rear lot line: 174 ft

Walls closer than 3 feet to the side and/or rear lot lines will be fireproof as follows:

Name of Owner Wilmer Oil Co Residence Address 2423 - 32nd Ave

Name of Builder Wilmer Oil Co Residence Address

I/We hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. III Ordinance No. 662 Signature of Owner, Architect or Builder

Address 1724 - 7 Victoria Ave Berkeley

604 — 0

FOR DEPARTMENT USE ONLY

Number Street Page Permit No. 2422

Filed Ready Checked by Date Issued MAR 26 1930

WRITE IN INK

# Application for Building Permit

## Private Garage

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a ~~frame masonry~~ ~~garage to house~~ Truck Loading Ramp machines.

Located 12th and Hearst Ave

Value $150

SIZE, LOCATION AND CONSTRUCTION TO BE AS FOLLOWS:

Size: 18 X 20

Floor: Wood

Outside Walls: none

Roof: Corrugated Iron

Distance from furthest projection of dwelling:

Distance from side lot line:

Distance from rear lot line:

Walls closer than 3 feet to the side and/or rear lot lines will be fireproof as follows:

Name of Owner [illegible] Residence Address [illegible]

Name of Builder [illegible] Residence Address [illegible]

I/We hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. [illegible] Ordinance No. [illegible] [illegible]
Signature of Owner, Architect or Builder

Address

~~804~~ 2110

**FOR DEPARTMENT USE ONLY**

[illegible] Permit No. [illegible]
Number Street Page

Filed Ready Checked by Date Issued MAR 26 1930

WRITE IN INK

# Application for Building Permit

## ~~Private Garage~~ Pump House

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a ~~frame~~ masonry ~~garage~~ Pump House to house ..... machines.

Located ..... Alameda Ave. ..... 7

Value $450

SIZE, LOCATION AND CONSTRUCTION TO BE AS FOLLOWS:

Size: 5' X 12'

Floor: Concrete

Outside Walls: Wood Frame - Corrugated Iron

Roof: Corrugated Iron

Distance from furthest projection of dwelling: .....

Distance from side lot line: .....

Distance from rear lot line: .....

Walls closer than 3 feet to the side and/or rear lot lines will be fireproof as follows: .....

Name of Owner [illegible] Residence Address [illegible]

Name of Builder [illegible] Residence Address .....

I/We hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. [illegible] Ordinance No. [illegible]

[illegible]
Signature of Owner, Architect or Builder.

Address [illegible]

---

## FOR DEPARTMENT USE ONLY

607 [illegible]
Number Street Page

Permit No. [illegible]

Filed ..... Ready ..... Checked by ..... Date Issued MAR 26 1930

WRITE IN INK

# Application for Building Permit

## ALTERATION AND REPAIRS

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to

Build, Alter or Add to a ..... story ..... room frame .....

Located West Side 2nd Street North 180 feet of Camelia Street.

All provisions of the Building Law will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Value 1800.00

Building to be occupied as a Factory ..... by (No.) ..... families.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Building 40' x 50' Concrete Foundation.
Concrete Floor. Wood Frame 12 feet Posts. Walls and Roof covered with Corrugated Sheet Metal

Name of Owner GREENE-SCHAN CO. Residence Address A.E. GREENE 1411 SEMINARY AVE. BERKELEY

Name of Builder C.F. Seammon Business Address 2070 University Ave.

I/We hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

I do solemnly swear that the above is a true and full statement of all work to be done and of the cost thereof.

1330 Second St. Greene-Schan Co - By A.E. Greene

Signature of Owner, ~~Architect or~~ Builder.

Address .....

This permit expires one year from date unless sooner revoked by the City Council.

Date JUN 21 1921

Permit No. 10221

Gilbek Print

172 5M 12-40

A3C

# CITY OF BERKELEY
## Building Department

## APPLICATION FOR BUILDING PERMIT FOR A
## Type IV or V Building

Application is hereby made to the Building Department of the City of Berkeley for permission to build a Group F, Type corner X, 2 Story, 10 Room, Building, to be occupied as Offices

Lot located on the E side of EAST SHORE Hi street CORNER feet of A CAMELIA street,

Being Lot No. 34-35 Block 30 BERKLAND & TOWN IMPROV ASSN Tract

Estimated entire cost of building $ 7500 (Includes all materials and labor for finished building.)
According to plans and specifications herewith submitted. All provisions of the Building Code will be complied with in the erection of said building whether specified herein or not.

Size of lot 50' by 46 feet. Size of proposed building 49-6 feet by 40-0 feet

Extreme height of building 20' feet

Ceiling heights in clear to be as follows:

Cellar ft. in.
First Story 8 ft. 4 in.
Second Story 8 ft. 4 in.
Third Story ft. in.

Foundation to be of (material) CONCRETE

Walls: Width at top 8" ~~EXT STUDS~~ inches. Width at bottom 16" & 24" inches. Least height 18" inches. Greatest height 36" inches.

Piers: Size at top 8 x 8 inches. Size at bottom 20 x 20 inches. 6-6 ft. on centers. Height 1-6 inches.

Mud sills 2 x 6 RED.
Main sills (plates) 2 x 4
Post on piers 4 x 4
Girders 4 x 6 Max. span 6-3 ft.
Underpinning X inches inches O. C.

Size of studs in outside walls to be as follows:

First story 2 x 4 inches 16 inches O. C.
Second story 2 x 4 inches 16 inches O. C.
Third story X inches inches O. C.

Bearing partitions to be same as outside walls of each story.

Exterior wall coverings to be of STUCCO All outside walls covered with shingles or plaster will be close boarded.

Roof: Covered with COMPO ROOFING. Sheating 1 x 8 inches 8 inches O. C. Pitch 6" IN 17'-0"

First floor joists 2 x 8 inches 16 inches on centers. Longest span between supports 8 ft.
Second floor joists 2 x 12 inches 16 inches on centers. Longest span between supports 17 ft.
Third floor joists X inches inches on centers. Longest span between supports ft.
Ceiling joists 2 x 10 & 12 inches 16 inches on centers. Longest span between supports 17 ft.
Rafters 2 x 4 inches 16 inches on centers. Longest span between supports 7 ft.

Chimneys: Brick: Number lined with terra cotta. Patent: Number size Number of inlets per flue Size of inlets

**Be Sure to Sign Statement on Other Side**

Furnace, to burn

Name of Owner of Ground Berk. Steel Constr. Co. Address

Name of Owner of Building Address

Name of Lessee of Building Address

Name of Architect or Designer B. Reed Hardaway Address

Name of Engineer Address

Name of Builder Owner. Address

State License No.

We
I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. Ordinance No.

Fire Zone No. 4

B. Reed Hardaway
Signature of Owner, Agent or Builder.

Address 2068 Allston Way

**FOR DEPARTMENT USE ONLY**

1331 Eastshore 321
Number Street Page

Permit No. 52478

Filed Ready Checked by

Date Issued 3-20-42

# CITY OF BERKELEY
## Building Department

## APPLICATION FOR BUILDING PERMIT FOR A Type IV or V Building

Application is hereby made to the Building Department of the City of Berkeley for permission to build a Group G, Type V, 1 Story, 1 Room, Building, to be occupied as Shop

Lot located on the S-W corner side of Second street and feet Camelia street,

Being Lot No. Block 6500 Tract

Estimated entire cost of building $ (Includes all materials and labor for finished building.)
According to plans and specifications herewith submitted. All provisions of the Building Code will be complied with in the erection of said building whether specified herein or not.

Size of lot 100 by 168 feet. Size of proposed building 94 feet by 168 feet. 5712 D

Extreme height of building 32 feet

Ceiling heights in clear to be as follows:

Cellar ft. in.
First Story 25 ft. 0 in.
Second Story ft. in.
Third Story ft. in.

Foundation to be of (material) Concrete

Walls
- Width at top 8" inches.
- Width at bottom 8" inches.
- Least height 2' 6" inches
- Greatest height 2' 6" inches.

Piers
- Size at top 1'4" X 2'0" inches.
- Size at bottom 4'0" X 6'0" inches.
- 16' 4" ft. on centers
- Height 2' 6" inches.

Mud sills Red Wood 2 X 6
Main sills (plates) None X
Post on piers 8 X 8
Girders X Max. span ft.
Underpinning X inches inches O. C.

Size of studs in outside walls to be as follows:

First story X inches inches O. C.
Second story X inches inches O. C.
Third story X inches inches O. C.

Bearing partitions to be same as outside walls of each story.
Exterior wall coverings to be of Corrugated Iron All outside walls covered with shingles or plaster will be close boarded.

Roof
- Covered with Corrugated Iron
- Sheating X inches inches O. C.
- Pitch 6" & 12"

First floor joists X inches inches on centers. Longest span between supports ft.
Second floor joists X inches inches on centers. Longest span between supports ft.
Third floor joists X inches inches on centers. Longest span between supports ft.
Ceiling joists X inches inches on centers. Longest span between supports ft.
Rafters X inches inches on centers. Longest span between supports ft.

Chimneys
- Brick: Number lined with terra cotta.
- Patent: Number size Number of inlets per flue Size of inlets

**Be Sure to Sign Statement on Other Side**

Furnace, to burn

Name of Owner of Ground Pac. Steel Const. Address 2nd & Camelia
Name of Owner of Building Address
Name of Lessee of Building Address
Name of Architect or Designer " Address "
Name of Engineer Address
Name of Builder R F Woolley Address 2933 - Fourteenth
State License No. 2232

We
I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. 1 Ordinance No. 2180

R F Woolley
Signature of Owner, Agent or Builder.

Fire Zone No. Address 2933 - Fourteenth

**FOR DEPARTMENT USE ONLY**

1400 Second 322
Number Street Page

Permit No. 53175

Filed Ready Checked by Date Issued 9/8/52

COMMERCIAL

CITY OF BERKELEY

Address 1332 - Third St. Book 10 Par. No. 9-1 Block 2345

Surveyed by ..... Date ..... Remarks ..... 2 of 2

| Date | Imp. R.C. | % Gd | Table | N.R.C.L.D. | Obs. etc. | Adj. R.C.L.D. |
|---|---|---|---|---|---|---|
| 1959 | 3864 | 90 | | | | 3478 |
| 59 | 5460 | 90 | 50 | | | 4914 |

**Assessment Record**

| | | | |
|---|---|---|---|
| 1960-61 | 1990 / V | | |

Remarks, Reappraisals, etc.

**Building Department Records**

| | | | |
|---|---|---|---|
| Permit for | St. Bldg. | | |
| Permit No. | 880841 | | |
| Year Built | 9-2-59 | | |
| Amount | $7,800 | | |

2-18-60. Complete. Additions, Alterations, etc.

Form 238-841 7½M 3-47

Build
Block 2345
Parcel 6

# CITY OF BERKELEY
## Building Department

Plan checking fee paid 12.50
Building permit fee 35
Temporary pole fee _____
Privy fee _____

TOTAL FEE _____

# APPLICATION FOR A BUILDING PERMIT FOR A TYPE IV OR V BUILDING

Application is hereby made to the Building Department of the City of Berkeley for permission to build a group M Gr. type IV story, 1 room building to be occupied as a SHOP.

The building number is _____ The estimated cost of the building is $ 5175.00

which includes all materials and labor for the finished building, according to plans and specifications herewith submitted. All provisions of the Building Code will be complied with in the erection of said building whether specified herein or not. Size of lot: 110 feet by 220 feet. Size of proposed building: 40 feet by 60 feet. Extreme height of building: 22'-8" feet.

Lot No. 30-31-32 Block No. 29 Map of Tract B U.T.E. Assn

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE: (10-2345-6)

STEEL BLDG ERECTED ON 6" CONC. SLAB. - TOILETS ROUGHED IN

BE SURE TO SIGN STATEMENT ON OTHER SIDE

Name of owner GEO. A. PLUMMER, Address 631 CAMELIA ST., Phone LA 5-1700

Name of architect or designer _____, Address _____

Name of engineer VINCENT A. ARENA., Address 414 QUEENS LN. SAN JOSE

Name of builder SAN JOSE STEEL, Address 195 N. 3RD S.J., Phone CY 5-0553

State license no. 193194 Workmen's Compensation Insurance Policy or Certification filed. Yes ✓ No ____

City of Berkeley license no. 548, expires 12/31/59

(We) (I) hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and ordinances of the City of Berkeley.

Fire Zone 1( ), 2( ), 3(X) Leigh Chisholm
Signature of owner, agent or builder

*For Department Use Only*

635 Camelia
Number Street

Block Book No. 3

Page 321

Permit No. 87096

Date issued APR 28, 1959

ISSUED BY Don Sekany

FORM 254-172

23
11 50

# CITY OF BERKELEY
## Building Department

## APPLICATION FOR BUILDING PERMIT FOR A TYPE IV OR V BUILDING

Application is hereby made to the Building Department of the City of Berkeley for permission to build a Group C (corner), Type IV, one Story, one Room Building, to be occupied as warehouse

Lot located on the side of Third street 100 feet 107 of Page street,

Being Lot No. 7 & 8 Block 49 - Berk Land & Town Impvt Assoc. Tract

Estimated entire cost of building $ 6000 00 (Includes all materials and labor for finished building.)
According to plans and specifications herewith submitted. All provisions of the Building Code will be complied with in the erection of said building whether specified herein or not.

Size of lot 100 by 107 feet. Size of proposed building 32' 0" feet by 60' 0" feet.

Extreme height of building ..... feet

Ceiling heights in clear to be as follows:

Cellar ..... ft. ..... in.
First Story 12 ft. 11 in.
Second Story ..... ft. ..... in.
Third Story ..... ft. ..... in.

Foundation to be of (material) concrete

Walls: Width at top galvanized Inches. Width at bottom Iron Inches. Least height ~~12' 0"~~ Inches. Greatest height 13' 11 5/8" Inches.

Piers: Size at top ..... X ..... Inches. Size at bottom ..... X ..... Inches. ..... ft. on centers. Height ..... Inches.

Mud sills ..... X .....
Main sills (plates) See X .....
Post on piers Plans X .....
Girders ..... X ..... Max. span ..... ft.
Underpinning ..... X ..... inches ..... inches O. C.

Size of studs in outside walls to be as follows:

First story ..... X ..... inches ..... inches O. C.
Second story ..... X ..... inches ..... inches O. C.
Third story ..... X ..... inches ..... inches O. C.

Bearing partitions to be same as outside walls of each story.

Exterior wall coverings to be of Steel. All outside walls covered with shingles or plaster will be close boarded.

Roof: Covered with Steel ..... Sheating ..... X ..... inches ..... inches O. C. Pitch .....

First floor joists ..... X ..... inches ..... inches on centers. Longest span between supports ..... ft.
Second floor joists ..... X ..... inches ..... inches on centers. Longest span between supports ..... ft.
Third floor joists See ..... X ..... inches ..... inches on centers. Longest span between supports ..... ft.
Ceiling joists ..... Plans ..... X ..... inches ..... inches on centers. Longest span between supports ..... ft.
Rafters ..... X ..... inches ..... inches on centers. Longest span between supports ..... ft.

Chimneys: Brick: Number ..... lined with terra cotta. Patent: Number ..... size ..... Number of inlets per flue ..... Size of inlets .....

**Be Sure to Sign Statement on Other Side**

Furnace, to burn .....

Name of Owner of Ground George A Scott Address 3075 Telegraph Ave Berk.
Name of Owner of Building Same Address .....
Name of Lessee of Building ..... Address .....
Name of Architect or Designer Soule Steel Address 1750 Army St. - S.F.
Name of Engineer ..... Address .....
Name of Builder Geo A Scott Address .....
State License No. .....

We
I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employes, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. ..... Ordinance No. .....

Fire Zone No. .....

George A Scott
Signature of Owner, Agent or Builder.
Address 3075 Telegraph Ave

**FOR DEPARTMENT USE ONLY**

677 Page
Number Street Page

Permit No. 76537

Filed ..... Ready ..... Checked by ..... Date Issued 30 Nov 1950

254-172

Nov 30 1950

# Bureau of Building and Inspections

## APPLICATION FOR BUILDING PERMIT

### Type I, II, or III Building

WRITE IN INK

Application is hereby made to the Bureau of Building and Inspections of the City of Berkeley for permission to

Build a Group G Type III / Story, / Room Building.

on the west side of 3rd Street 200 feet S of Gilman street.

Being Lot No. Block 1306 - 3rd St Tract.

According to plans and Specifications herewith submitted. All provisions of the Building Code will be complied with in the erection, of said building whether specified herein or not.

Estimated entire cost of building $ 5000 00 Extreme height of building 20 ft.

Size of Lot 200 by 120 feet. Size of proposed building 40 ft. by 120 ft.

Building to be occupied as a Group G Building, by owner

| | WALLS | | | | PIERS OR COLUMNS | | JOISTS | | | GIRDERS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | HEIGHT | MATERIAL | Thickness Side | Thickness Front | MATERIAL | SIZE | MATERIAL | SIZE | LONGEST SPAN | MATERIAL | SIZE | LONGEST SPAN |
| Footings | see plans | | | | & detail | drawings | | | attached | | | |
| Foundations | | | | | | | | | | | | |
| Basement | See Council Resolution # 27402 | | | | | | | | U.S. | | | |
| 1st Story | | | | | | | | | | | | |
| 2nd Story | | | | | | | | | | | | |
| 3rd Story | | | | | | | | | | | | |
| 4th Story | | | | | | | | | | | | |
| 5th Story | | | | | | | | | | | | |
| 6th Story | | | | | | | | | | | | |
| 7th Story | | | | | | | | | | | | |
| 8th Story | | | | | | | | | | | | |

Light shaft wall covering to be of none

Roof covered with Tar Pitch none

Chimneys of none lined with Patent Flues

Gas flues to be patent chimney or brick none

Dumb waiters or chutes Elevator (freight or passenger) none

Cove brackets will be solid.

Name of Owner of Ground Chemical Packaging Co Address 1306 - 3rd St

Name of Owner of Building same Address same

Name of Lessee of Building none Address

Name of Architect or Designer Albert Farr Address 2454 Parker St

Name of Engineer none Address

Name of Builder Christensen & Evans Bus Address 2454 Parker St

State License No. 5822

I

We Hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

Use District Class Ordinance No. Albert Farr

Signature of Owner, Agent or Builder.

Fire Zone No. 4 Address

FOR DEPARTMENT USE ONLY

1306 Number - 3rd St Street Page

Permit No. 56438

Filed Ready Checked by Date Issued OCT 24 1944

# APPENDIX FOUR

## California Department of Parks & Recreation 523 Forms

## Pacific Steel Casting Company

Pacific Steel Casting Co. 2018 Caltrans DPRs
Pacific Steel Casting Co. 2022 Update
640 Gilman Street
1310 Third Street
1333 Second Street
1421 Second Street




**Pacific Steel Casting Co. & Associated Properties**
DPR 523 Forms follow
(Pacific Steel parcels in dark blue, associated properties in light blue)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

**Page 1 of 23** ***Resource Name or #** (Assigned by recorder) Map Reference 7

**P1. Other Identifier:** Pacific Steel Casting Co., Complex

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

***b. USGS 7.5′ Quad** Richmond, Calif. **Date** 1993 **T** __; **R** __; __ ¼ **of Sec** __; __ **B.M.**

c. Address 1314 and 1320 2nd Street and 1305 Eastshore Highway City Berkeley Zip 94710

d. UTM: (give more than one for large and/or linear resources) Zone 10; _____mE/ _____mN

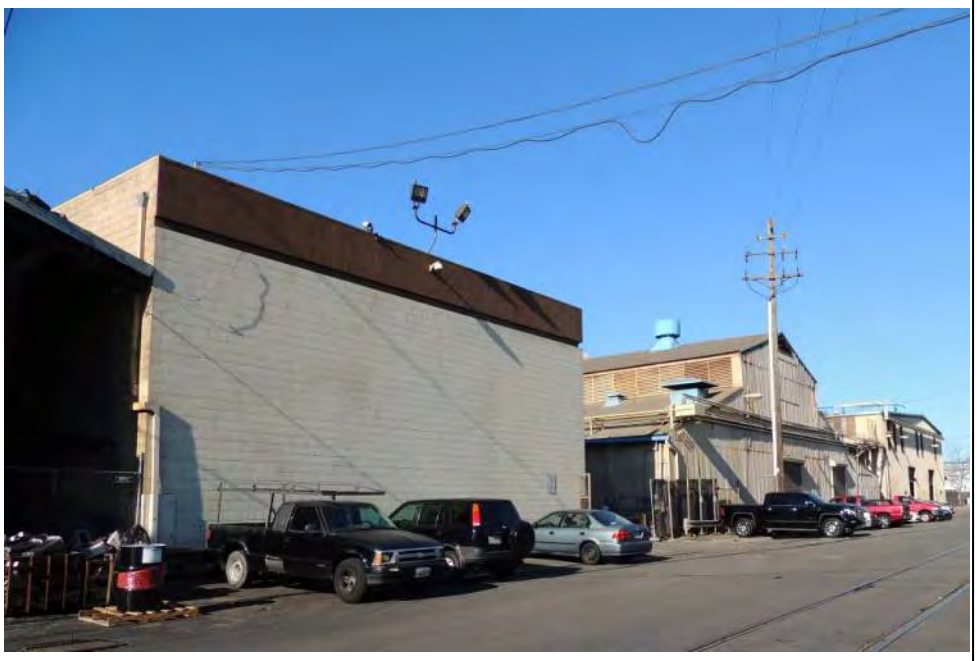
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor Parcel Numbers (APN): 59-2344-2-1, -2344-3-1, and -2344-4-1; Elevation: 10 feet amsl

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

This resource is a single property consisting of the buildings associated with the Pacific Steel Casting Company, which has operated at this location since 1934 (**Photograph 1**). The property has two sites at either end of one city block in West Berkeley. At full build out in 1956, the company's facility at this location was composed of a total of seven buildings. For descriptive purposes for this form, these buildings are designated Buildings A through G (see **Site Map** and **Table 1**; see Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP8-Industrial building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #) **Photograph 1:** Left to right, buildings F, A, and B facing northwest from 2nd St., December 7, 2017.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1930; *Oakland Tribune*

***P7. Owner and Address:**
Speyside Equity LLC
24 Frank Lloyd Wright Drive
Ann Arbor, MI 48015

***P8. Recorded by:** (Name, affiliation, address)
Cheryl Brookshear & Shelby Kendrick
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

Edward Yarbrough & Michael Ciani
Garcia and Associates
1 Saunders Ave.
San Anselmo, CA 94960

***P9. Date Recorded:** May 6, 2016 and December 7, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Siskin, B., et al., 2018. Historical Resources Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project. Prepared by Garcia and Associates, JRP Historical Consulting, LLC, and InContext for Caltrans District 4.

***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)

B1. Historic Name: Pacific Steel Casting Company
B2. Common Name: Pacific Steel Casting Company
B3. Original Use: Steel foundry B4. Present Use: Vacant
***B5. Architectural Style:** Industrial
***B6. Construction History:** (Construction date, alteration, and date of alterations) The Pacific Steel complex was developed in phases, with construction occurring between ca. 1930 and 1993 and alterations occurring through 2005; see Continuation Sheet for building history itemized by building.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None.

B9. Architect: Various (see Continuation Sheets) b. Builder: Various (see Continuation Sheets)
***B10. Significance: Theme** Manufacturing **Area** Berkeley, California
**Period of Significance** N/A **Property Type** Manufacturing **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1314 and 1320 2nd Street and 1305 Eastshore Highway does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it is not significant within the context of the metal-working industry at the local, state, or national level. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not an historical resource for the purposes of the California Environmental Quality Act (CEQA), (see Continuation Sheets).

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

***B12. References:** County Assessor records, newspaper articles, County building permit files, and historic aerials; see Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** E. Yarbrough; Cheryl Brookshear, and Samuel Skow

***Date of Evaluation:** December 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## P3a. Description (continued):

**Table 1: Building Naming Conventions[1]**

| JRP Assigned Building Identifier | Built Date | Address | Function |
|---|---|---|---|
| A | 1929-1931 | 1320 Second Street | Central Forge |
| B | 1965-1968 | 1314 Second Street | Ancillary Warehouse |
| C | 1990-1993 | 1305 Eastshore Highway | Carbon Absorption Equipment |
| D | 1943-1965 | 1320 Second Street | External Equipment and Central Forge Additions |
| E | 2005-2006 | 1305 Eastshore Highway | Ancillary Warehouse |
| F | 1939-1947 | 1320 Second Street | Compression room, Pattern Storage, Industrial Crane |
| G | 1956 | 600 Gilman Street | Budget Rent-A-Car |
| H | 1974-1980 | 1420 Second Street | Sand Recycling/Shell Mold Steel Casting Plant |

Building A is the largest and oldest extant building on the Pacific Steel Casting Company property. It is approximately 120 feet wide by 200 feet long and entirely made of corrugated metal walls. It has a monitor roof with large vents, three shed-roofed, one-story additions on the south side of the two-story, gable-central building unit, and another shed-roof addition with a shallow slope on the north side. Two roll-up doors provide access from the Second Street frontage to the central and northern bays **(Photograph 3).** Extensive networks of pipes and ducting cross and intersect the top of the structure. At the southeast corner of Building A is a cluster of large external equipment **(Photograph 4).** Buildings A and B are connected by a covered walkway on the eastern half of the north wall of Building A **(Photograph 5).** The northern wall has at least two sets of high ribbon sliding glass windows, a ladder, and steel support beams that are visible from the right of way **(Photograph 6).** There are several additions attached to the western wall and the western half of the northern wall that are grouped together and described under the identifier of Building D.

Building B is a large industrial warehouse fronting on Second Street. The building is two stories tall and has an almost-square floor plan measuring approximately 121 feet wide by 102 feet long. The east façade has two large roll-up doors and six large louvered vents as fenestration on the upper portion of the façade. The north side contains steel-framed, clerestory, multi-light windows to take advantage of natural light and ventilation. The south wall also connects to Building A with a covered walkway and duct work that is described under Building A **(Photograph 7).** The structure is sided in standing seam metal **(Photograph 8).** It currently serves as a cleaning building to neutralize byproducts of the steel casting process.

Building C consists of industrial equipment on a raised metal frame platform. The platform is supported on four steel columns. The equipment is a sheet metal structure with spaced hatches on the north side that provide internal access. The structure has metal railings at the top and at the platform level. Extending from the flat roof of the structure is a smoke stack and two large sets of pipes that connect to Buildings A and B **(Photograph 9).**

Building D is a grouping of additions to Building A and large, external equipment. The first piece of equipment is a set of dust collectors adjacent to the west façade of the group of additions to Building A (**Photograph 10**). The second piece of equipment is a metal cylindrical tank with a shallow, coned roof south and centered of Building B (**Photograph 11**). All additions to Building A appear to be flat or shed-roofed corrugated metal structures, except one addition in the middle, just near the southeastern corner of Building B has a gabled roof. The only addition visible from the public right-of-way is a single-story, shed-roof warehouse that runs along Eastshore Highway. The exposed west façade is unadorned (**Photograph 12**).

Building E is a long and narrow corrugated metal shed along the west fence line that is largely obscured by a fence from the public right-of-way.

[1] Built dates obtained from County Assessor records, newspaper articles, County building permit files, and historic aerials.

Building F consists of four sections that run east to west. The section furthest east, facing Second Street is a rectangular steel-frame building with an opening facing north that contains no wall. All other walls are made of concrete block that are largely unadorned save for a stucco cornice and parapet on the east and west walls. This structure holds an industrial crane **(Photographs 1, 13,** and **14).** The eastern, center section is the oldest section that is largely obscured from the public right of way. The building is constructed of brick and has evenly spaced solid doors. Twelve-light industrial windows sit to either side of each door with a six-light industrial window above. The 1950 Sanborn Map indicates it has a trussed roof and a concrete floor. The western, center section is also not visible from the public right-of-way except for part of the west-facing façade, which indicates a concrete block building with a flat, parapet roof. A second-floor doorway with external staircase is located on the west end. The smallest section faces Eastshore Highway and is a gabled, prefabricated corrugated metal building with an industrial window in the gable end and tall windows at the lower portion covered open screens. Building F also has a lean-to with a corrugated metal roof on the left side and a detached open shed on the left side of the western façade **(Photograph 15).**

Building G is a former gas station that now operates as a rental car service. The building has a rectangular foot print and a detached canopy on two square metal poles. The building is clad in concrete with a high parapet on the north façade. The north façade also has three multi-frame glass door entrances with floor-to-ceiling windows between them. The eastern side has a set of two large fixed windows and two restroom entrances with transom windows above each. The south side of the building contains a prefabricated canopy **(Photograph 16).** The parcel containing this building also contains a portion of Building A. While currently under separate ownership, the legal parcels at this end of the block have historically been a part of Pacific Steel and are addressed as part of the complex.

Building H is a large factory that has several additions, external equipment, a storage yard, and two prefabricated canopies that were all constructed or placed in 1974 or later. It is separate from, but on the same block as, Buildings A-G, and is located south of the Berkeley Steel Construction Company complex, facing on Page Street (**Photographs 17, 18,** and **19**).

## *B6. Construction History (continued):

**Table 2: Building Construction History**

| JRP Assigned Building Identifier | Built Date[2] | Historic Building Use | Alterations |
|---|---|---|---|
| A | 1929-1931 | Foundry | Construction of detached office and shed-roof lab addition on north wall in 1937; cluster of additions on west wall, see Building D; removal of large multi-light windows and main doorway, replaced with modern overhead industrial doors at an unknown date |
| B | 1965-1968 | Factory | No known alterations |
| C | 1990-1993 | External Carbon Absorption Equipment Platform | No known alterations |
| D | 1943-1965 | Water tower, set of dust collectors, additions | First addition constructed in 1943; other additions constructed at unknown dates; water tower added 1950-1958; dust collectors installed 1959-1965; foundation replaced for dust collector in 2007 |
| E | 2005-2006 | Shed | No known alterations |
| F | 1939-1947 | Pattern storage, compressor Room, machine shop, office, | One-story storage shed demolished in 1974; east addition constructed 1965-1980 |

[2] Built dates obtained from County Assessor records, newspaper articles, County building permit files, and historic aerials.

| JRP Assigned Building Identifier | Built Date[2] | Historic Building Use | Alterations |
|---|---|---|---|
| | | locker room, water closets | |
| G | 1956 | Storage Yard for Pacific Steel, then gas station | Remodeled by Budget Rent-a-Car in 1989; awning demolished ca. 2004, replaced 2005 |
| H | 1974-1980 | Shell Mold Steel Casting Foundry | Additions to east wall constructed 1987-1988; additions to north wall constructed 1996-2001; canopies erected between 2004 and 2005 |

## *B9. Architect / Builder (continued):[3]

**Table 3: Builders**

| JRP Assigned Building Identifier | Architect | Builder |
|---|---|---|
| A | Unknown | unknown |
| B | Unknown | Pacific Steel |
| C | Unknown | Pacific Steel |
| D | Unknown | Pacific Steel |
| E | Unknown | Pacific Steel |
| F | Unknown | Pacific Steel |
| G | Union Oil Company | unknown |
| H | Blymyer Engineers, Inc. | IVDOCO/Pacific Steel |

## B10. Significance (continued):

Historic Context

The earliest buildings in the Pacific Steel Casting Company (Pacific Steel) complex were constructed in the northwest part of Berkeley in the mid-1930s near the main Southern Pacific Railroad line and the bay shore. Like most of the shorefront property in Berkeley, accessible transportation led to industrial development and the city of Berkeley continued to fill the salt flats west of Front and Second streets where Pacific Steel is located to accommodate the continued demand for manufacturing sites in the first decades of the twentieth century (Martin 2000). Initially, much of the fill was dumped informally and flats filled with household and business waste (*San Francisco Call* 1908 Mar 26; Sorensen n.d.). By 1931, the area between Codornices Creek and the foot of Gilman Street (and where the Golden Gate Fields stables are located) was filled. The short-lived Berkeley Municipal Airport was established in the first of these filled areas, but was gone by the mid-1930s and replaced by the racing facilities of the Golden Gate Turf Club – later known as Golden Gate Fields (*San Francisco Chronicle* 1928 July 31; *Oakland Tribune*, 1939 Aug 1 and 1939 Nov 20).

There were 173 manufacturers in the City of Berkeley by this time, employing about 29 percent of the working population, a statistic similar to Oakland and San Francisco (City of Berkeley 1993). These Berkeley businesses produced a wide variety of products with no single industry monopolizing production. National brands with production facilities in Berkeley included Heinz, Colgate-Palmolive, and Cutter Laboratories, and all were located along the railroad, south of University Avenue and outside the area studied (see P11). Scattered additions to the West Berkeley area during this time included the Woolenius Tile Company, the Berkeley Flour and Apple Paring Mill, the Commercial Acetylene Supply Company, the

[3] Architect and builder information obtained from newspaper articles and city building permit files.

Tuttle Manufacturing Company, the Pacific Steel Casting Company, and the A. Lietz Company (WPA 1941: 118; and see DPR 523 form "Pacific Steel Casting Company" attached to report cited in P11). Pacific Steel (recorded on this form) selected the East Bay for its foundry location as it was already one of the larger foundry centers on the Pacific Coast and relatively close to the deep-water ports of Richmond and Oakland. Because of the limited capacity of the wharf in Berkeley, and the contemporaneous expansion of the Port of Oakland, many companies in West Berkeley, including several metal related industries located along Gilman and 2nd streets, relied heavily on access to the Southern Pacific Railroad line to send products to the Oakland and Richmond ports. This local use of rail to access local deepwater ports continued until the Eastshore Highway (later known as I-80) was completed in 1937 (Walker 2005; *Oakland Tribune* 1934 May 22).

Companies in Berkeley, such as Pacific Steel recorded on this form, were shipping and receiving globally, transporting huge volumes of raw goods, as well as tanks, pipes, mining equipment, and other steel components via the Southern Pacific Railroad and Port of Oakland by the 1930s. The raw steel for many of these products came from the cities of Pittsburg and Baltimore via the Southern Pacific Railroad spur running along Second Street *Oakland Tribune* 1931 Apr 12 and 1924 May 4). After manufacture, the finished products were loaded onto the train for overland delivery or for transshipment via the Port of Oakland, to Mexico, Russia, Hawaii, Seattle, and Portland (*Oakland Tribune* 1924, 1927, and 1928).

The 1930s saw significant developments in the infrastructure of West Berkeley. In 1937, the Works Progress Administration (WPA) constructed a breakwater along the East Bay shoreline as part of the East Shore Highway (later known as I-80) (Chavez and Hupman 2000). South of Gilman Street, near University Avenue, the WPA also constructed the Berkeley Aquatic Park and Berkeley Marina (Bradley and Corbett 1999). California Division of Highways completed the East Shore Highway, the precursor of I-80 in 1937, which increased commercial distribution opportunities for manufacturers in West Berkeley. Completion of the Oakland Bay Bridge in 1936 further connected West Berkeley with the rest of the Bay Area; however, the railroad remained the primary mode of product distribution. Through the 1920s, the Southern Pacific railroad installed new spurs extending from the main line east along Harrison Street, with spurs to individual blocks and parcels along 5th, 8th, and 10th streets opening more area to industrial development in the 1930s (Fairchild Aerial Surveys 1931; USGS 1946).

Thanks in part to the zoning implemented in 1916, West Berkeley development in and around the Area of Potential Effects (APE) for the project cited in P11 largely confined factories to the area along the railroad and waterfront west of Fourth Street and north and south from Harrison to the Emeryville border. Residences and community buildings were found a bit farther inland, east from Fourth Street to Tenth Street; and a commercial district situated north and south on both sides of San Pablo Avenue (Chavez and Hupman 2000; Sanborn Vol 1, 1911: 12-13; Sanborn Vol. 3, 1929:320). The area west of Second Street near Gilman Street gained a single industrial plant between 1911 and 1929: the Berkeley Steel Construction Company. While metalworking industries that produced machinery for packaging, road grading, clothes washing, canning, and chemicals, as well as boilers, engines, turbines, and cast parts centered around the Port of Oakland, some steel producers located in Emeryville and West Berkeley (Walker 2005; *Oakland Tribune*, 1934 May 22). These early foundries were followed by other steel producers that included galvanizing and tinning shops, and welding and supply warehouses.

World War II spurred rapid growth in all sectors of the economy in the San Francisco Bay area. Before and during the war, the War Department established military facilities throughout the Bay Area including Naval Air Station Alameda; Oakland Naval Supply Center; Oakland Army Base; San Francisco Naval Shipyard; and Treasure Island Naval Shipyard, to name just a few. In Berkeley, the US Navy took over the Golden Gate Fields property and used it as Naval Force Equipment Depot No. 3 (*Oakland Tribune* 31 December 1946). The leading industry in the Bay Area during World War II was shipbuilding. Would War I had launched the industry in Oakland, but World War II outpaced previous production, supported in part by the Merchant Marine Act of 1936 that provided federal funding for construction of American ships, as well as wartime Lend Lease policy providing ships to Britain and "the Bay Area had become the greatest shipbuilding center the world has ever seen, before or since" (Wollenberg 2008: 112). The Moore Dry Dock Company of Oakland was joined by other shipbuilders in Oakland, as well as new "instant shipyards" in Alameda and Richmond. Shipyard employment ballooned from 5,000 workers in 1939, to 240,000 workers in 1944. The massive shipbuilding effort had a direct and immediate impact upon workers in the trades associated with ship construction. The Kaiser shipyard in Richmond did not exist at the beginning of the war and by 1943 employed 100,000 workers (Wollenberg 2008: 110-112; Johnson 1993: 32-33, 62; Bagwell 1982: 236).

Other related defense industries grew along with the rapid growth of the shipyards. Berkeley's factories associated with national companies, such as Colgate-Palmolive, Heinz, and Cutter Laboratories, were not associated with shipbuilding and contributed to other facets of wartime production, while some companies in Alameda County in general had five million dollars' worth of prime non-shipbuilding contracts and two million dollars of non-shipbuilding subcontracts. Food packing and production was the second largest industry in the area by value, with 60 percent of production coming from Oakland canneries. Smaller manufacturing companies, like those located in the APE for the project cited in P11, produced various parts and pieces needed for munitions, equipment, troops, and offices (Bagwell 1982: 236). Otherwise, Berkeley was only tangentially associated with the major shipbuilding industries. Most of Berkeley's contribution to the war effort was housing (in areas near, but outside the APE) many of the workers who arrived in the Bay Area to work in the shipyards and other industries. The streetcar systems in Berkeley linked the residential areas with the large shipyards in Oakland and Richmond. The lack of a deep-water port reduced Berkeley's ability to participate in shipbuilding efforts. (Wollenberg 2008: 112; *Berkeley Daily Gazette* 1942 Jan 7).

Physical growth of industry in Berkeley was limited because the site was confined by the shoreline and existing highway and rail corridors, and then by burgeoning war housing projects. During the war the city made no concerted effort to fill in the salt marshes along the shore, and without filling the salt marshes there was little room for manufacturing plants to grow. Existing industries producing goods needed for the war effort were able to add to their existing facilities and generally expanded within their parcels during this period. As a result of these limitations, industry remained distributed among other uses along Berkeley's shoreline. Within the APE for the project cited in P11, Pacific Steel was able to add to its existing facilities, but land to the south and north remained salt marsh (Sunderland, 1947).

Following World War II, East Bay industries, including those in Berkeley, needed to reconfigure for peacetime. Berkeley also faced increased competition from Oakland and Richmond, both of which were able to establish new industrial parks by the early 1960s. These parks were zoned to allow for very large, one-story plants that reduced material handling and increased productivity. The available lots were large and unencumbered by previous development and allowed Oakland and Richmond to "poach" industry from Berkeley, which could not offer such spacious sites. Berkeley's shore line industrial area still included a mixture of industry and worker housing in a layout that dated from the late nineteenth and early twentieth century. While some small lots were available, they rarely included sufficient room for the new model of industry. The Berkeley master plan of the 1950s anticipated filling additional tidal marsh and receiving new areas granted to the city from the state, but environmental concerns nullified this plan. New industry was then faced with trying to cobble together parcels amid previously existing development. Consequently, industry in Berkeley declined and by the turn of the twenty-first century many industrial buildings began to be adaptively reused for commercial retail and residential purposes (Wollenberg 2008: 130; Sullivan 1963: 2-3; Fultz 1962: 1-2).

Beginning in the 1980s and continuing into the present, commercial enterprises, residential conversions, and mixed-use projects have adaptively reused several industrial buildings to the east of the APE for the project cited in P11. During the past 30 years, Public Storage, the Woodbank, and the Berkeley Recycling Center have built or significantly altered large warehouses north of Gilman Street along the railroad. Pacific Steel and other similar businesses continue to face increasing pressure from surrounding residents, as well as changes to neighboring business through and the adaptive reuse of surrounding industrial buildings. Complaints about odors and other environmental concerns have resulted in the replacement of equipment and installation of protective measures, and ultimately, Pacific Steel closed at the end of 2017.

*Pacific Steel Casting Company*

The Pacific Steel Casting Company (Pacific Steel) was founded in 1934 on Second Street in West Berkeley by longtime steelworkers, Ivan Johnson, J. D. Genger, and E. S. Shonk. While Johnson had worked with the Best Steel Casting Company, based in East Oakland, for 22 years prior to cofounding the Pacific Steel, Genger and Shonk originally hailed from the eastern U.S., where they worked for decades in that region's steel industry. Assuming ownership of the former Electric Steel Foundry plant and equipment (no longer extant), the company began operations with a small crew of five workers. The foundry was successful and its prime location near the Southern Pacific Railroad allowed it to grow quickly. Within two years, the crew had grown to 50 employees, the plant expanded to include the sand-casting building recorded on

this form (Building A; **Plate 1**), and the company manufactured grate bars, automobile, airplane, and ship parts, mining, well-drilling, and agricultural equipment, and other steel products. The company initially acquired virtually all of its materials locally, with alloys originating from the Oakland metropolitan area and sand transported from the Brentwood area of Contra Costa County (*Oakland Tribune* 1936 Nov 20 and 1934 May 22). In 1936, the *Oakland Tribune* applauded the foundry's rapid growth to become "one of the largest steel foundry buildings in California" and "one of the most important steel casting plants on the Pacific Coast," although no comparisons were provided, and the publication did not qualify its criteria for importance (*Oakland Tribune* 1936 Nov 20). It is known that there were other similar businesses in Oakland and the southern Bay Area, and the newspaper's hyperbole is typical of local boosterism in news accounts of the time.




**Plate 1.** Pacific Steel Casting Company Green Sand Casting building (Building A, left) and no longer extant office building (right), 1938. Note the presence of windows and absence of metal roll-up doors on the casting building. (*Oakland Tribune* 1938 Sep 25).

In the years leading up to World War II, Pacific Steel, like other Bay Area foundries, manufactured increasing volumes for the war effort. The firm produced a variety of steel castings for the military (principally gears), which were used in ships and tanks. By the end of the war, the firm had grown substantially, with peak employment ranging up to 600 employees. Some expansions of the plant include the acquisition of the Leitz warehouse in 1965 and the construction of $140,000 smog control equipment in 1958. In 1974 they began construction of "Plant #2" the shell mold steel casting foundry south of their neighbor Berkeley Steel Casting Company facing on Page Street (Building H). In 1981 Pacific Steel built a third plant across Second Street between Camelia and Page streets (outside the APE for the project cited in P11 and no longer part of the plant described on this form). Pacific Steel was ultimately acquired by Speyside Equity in 2014 before the plant shut its doors in 2017 (*Berkeley Daily Gazette* 1941 Nov 15; Dinkelspiel 2017; *Oakland Tribune* 1958 Dec 14; Pacific Steel Casting Company, LLC 2017).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the Pacific Steel complex does not have significant associations with important historic events or trends at the local, state, or national level. Pacific Steel is generally associated with the metal-working industry within West Berkeley, but it did not play a demonstrably important role within this industry. Since its mid-nineteenth-century beginnings, Berkeley has maintained a diverse industrial base, with the local steel industry supporting shipbuilding and other large industrial companies in the neighboring, deep-port cities of Richmond, Oakland, and Alameda. Pacific Steel was established in the early 1930s, well after the advent of the East Bay metal-working industry, and historical evidence does not indicate that the company played an important role in the development of that industry in the region, state, or nation. Pacific Steel was a moderately successful metal-working company, and, along with industrial sectors throughout the nation, it received a major economic boost in the years leading up to and during World War II. However, its success and participation in wartime production was a common occurrence for businesses such as Pacific Steel, and its experience does

not elevate it to the level of historically significant. As a result, the Pacific Steel complex is not eligible for listing in the NRHP or the CRHR under Criterion A/1. In addition, the gas station that is part of this property is a property type that had become commonplace by the 1940s and 1950s. Building G (originally constructed as a service station in 1956) did not play an important role in the development of such stations, nor a specific role in the development of the surrounding area. Therefore, it is not eligible for listing under these criteria.

The property does not have significant association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). None of the individuals associated with Pacific Steel's establishment or growth were significant in local, regional, or national history. While Ivan Johnson, J. D. Genger, and E. S. Shonk operated a successful business with the establishment of Pacific Steel, there is no evidence that their roles as businessmen rise to the level of historically significant. Therefore, the Pacific Steel complex does not meet NRHP or CRHR Criterion B/2.

The buildings that comprise the Pacific Steel complex are not significant as important examples of a type, period, or method of construction, nor are they known to be the work of a master architect or builder (NRHP Criterion C or CRHR Criterion 3). The overall design is utilitarian and possesses neither individual nor collective distinction. The buildings do not represent the work of a master or possess high artistic values. None of the buildings or parts thereof were designed and/or constructed by notable architects/engineers and/or builders. Additionally, the buildings do not form a significant and distinguishable entity, and their components lack individual distinction. As a result, the Pacific Steel complex does not meet NRHP or the CRHR Criterion C/3.

The property is not significant as a source (or likely source) of important information regarding history (NRHP Criterion D or CRHR Criterion 4). The property types present have been thoroughly documented in the historical record; therefore, the property does not appear to have any likelihood of yielding important information about historic construction materials or technology.

In addition to lacking significance under the criteria discussed above, the Pacific Steel complex has diminished historic integrity. Buildings A, D, F, G, and H have all been modified through the construction of additions, the replacement of doors and windows, and various renovations to the exteriors. The complex as a whole has likewise been altered by the construction of additional prefabricated metal buildings. As a result of these modifications, the Pacific Steel complex has diminished integrity of design, materials, workmanship, setting, and feeling. It does, however, retain integrity of location and association.

Looking at West Berkeley more broadly in and around the subject property, there is not a historically significant industrial historic district present. The available transportation modes, marine, rail, and roadways, as well as local zoning have long encouraged industrial growth along the Berkeley shore, but the development of industry has been piece meal, depending upon the slow filling of the salt marshes, a process that began in the nineteenth century and continued into the 1980s. While there is a concentration of industrial buildings in the area, they are not temporally linked to a specific important period of development and none are associated with historically significant contributions to their various industries. None of the businesses evaluated in the surrounding area date to the pioneering period of metal-working industries and none were demonstrably important individually, which does not support identification of a historic district. Moreover, the diverse businesses and construction types now present obscure a visual linkage among the current industries in the surrounding area, which was once populated by lumber, tanning, stock-raising, and ink production, and now represent a wide variety of other businesses, including recycling, storage, equipment and vehicle rentals, recreation facilities, and retail outlets.

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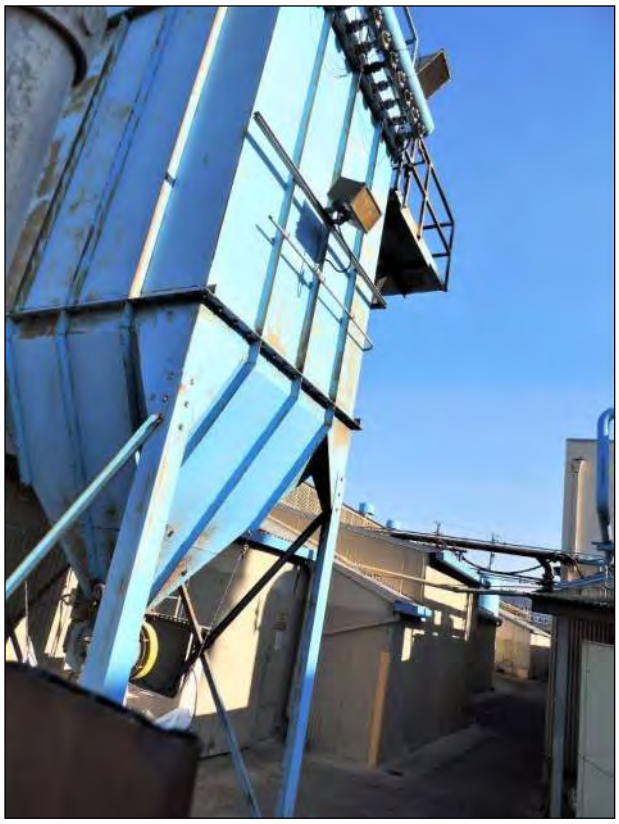
## Photographs (continued):



**Photograph 2:** Buildings G, B, C, D, and E, from left to right respectively, facing south from Gilman Street, December 7, 2017.



**Photograph 3:** Building A, facing west from 2nd Street. October 25, 2017.



**Photograph 4**: Building A, facing east from Eastshore Hwy, December 7, 2017.



**Photograph 5:** Walkway between Buildings A and B, facing west from 2nd Street, December 7, 2017.



**Photograph 6:** North wall of Building A from walkway, facing southwest from 2nd Street, December 7, 2017.



**Photograph 7:** South wall of Building B from walkway, facing northwest from 2nd Street, December 7, 2017.



**Photograph 8:** Cleaning Building, view southwest.



**Photograph 9:** Buildings G and C from left to right, respectively, facing south from Gilman Street, December 7, 2017.



**Photograph 10:** Northern half of Building D, facing southeast from Eastshore Hwy, December 7, 2017.



**Photograph 11:** Western extension of Building B, northern half of Building D, and southern edge of Building E on left, facing east from Eastshore Hwy, December 7, 2017.



**Photograph 12:** Southern half of Building D, facing southeast from Eastshore Hwy, December 7, 2017.



**Photograph 13:** Buildings F and A, from left to right respectively, facing northwest from 2nd Street, December 7, 2017.



**Photograph 14:** Northeast corner of Building F, facing southeast from 2nd Street, December 7, 2017.



**Photograph 15:** West side of Building F, facing east from Eastshore Hwy, December 7, 2017.



**Photograph 16:** Building G with Building B and C in background, facing southwest from corner of Gilman and 2nd Streets, December 7, 2017.



**Photograph 17:** Building H from 2nd Street, facing northwest, December 7, 2017.



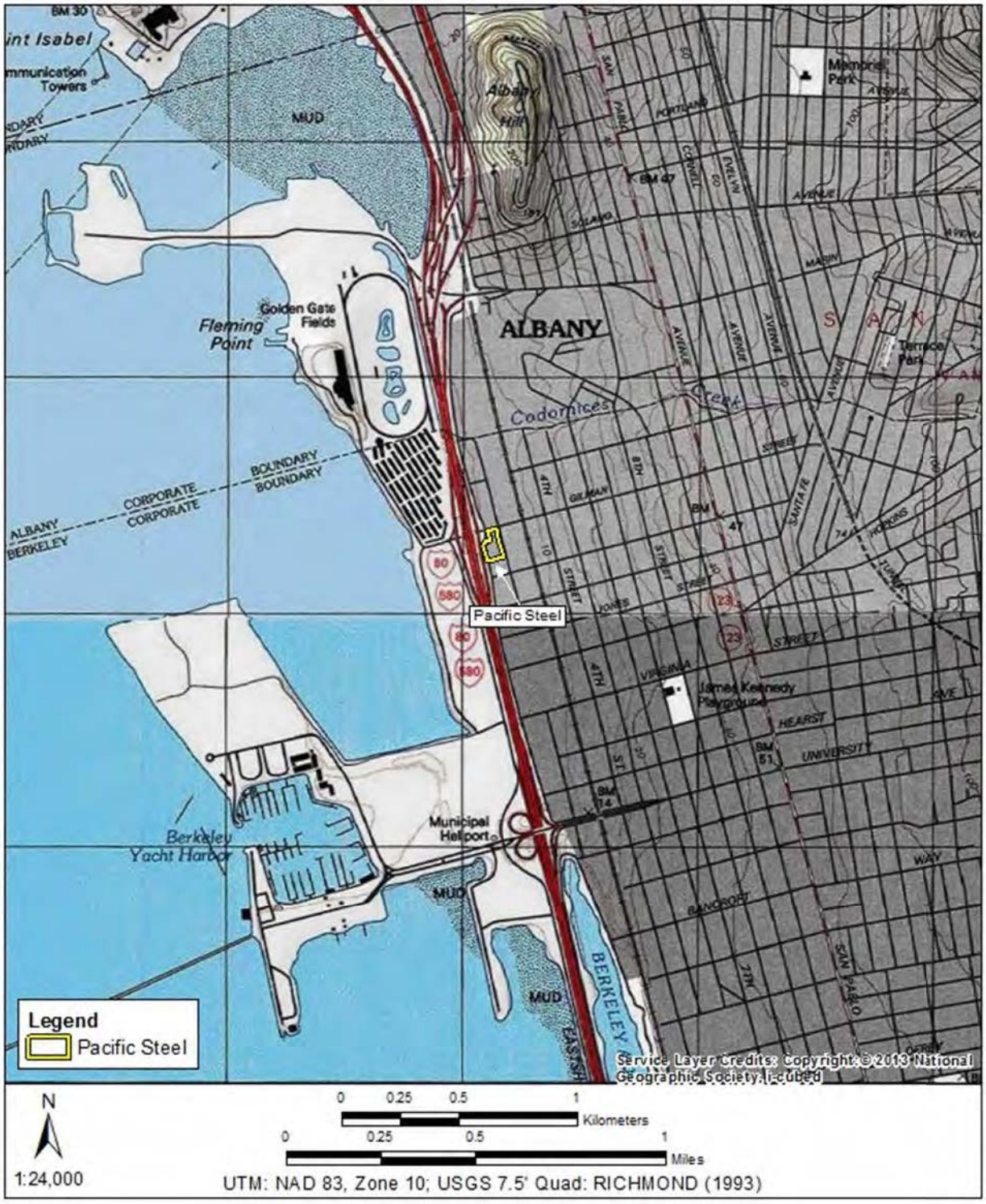
**Photograph 18:** Building H on right, building from Berkeley Steel Construction Company on left, from Eastshore Hwy facing southeast, December 7, 2017.



**Photograph 19:** Building H from Eastshore Hwy, facing northeast, December 7, 2017.

## Site Map:


APN: 59-2344-2-1
APN: 59-2344-1-2
G
G
C
E
B
APN: 59-2344-3-1
D
A
APN: 59-2344-4-1
F
H
APN: 59-2341-5
H
APN: 59-2341-3-2
H
0
140
280
420
Feet
NORTH
Basemaps: IRP (2017); Northrop Grumman Corporation and U.S. Geological Survey (2015)


BM 30
int Isabel
mmunication Towers
MUD
Albany Hill
Memorial Park
BM 47
ALBANY
Golden Gate Fields
Fleming Point
Codornices Creek
Terrace Park
BOUNDARY
CORPORATE
ALBANY
BERKELEY
Pacific Steel
James Kennedy Playground
Municipal Heliport
Berkeley Yacht Harbor
MUD
BERKELEY
Legend
Pacific Steel
Service Layer Credits: Copyright © 2013 National Geographic Society, i-cubed
N
0 0.25 0.5 1 Kilometers
0 0.25 0.5 1 Miles
1:24,000
UTM: NAD 83, Zone 10; USGS 7.5' Quad: RICHMOND (1993)

The Pacific Steel Casting Co. complex, consisting of five parcels (discontiguous) at 1305 Eastshore Highway; 1314, 1320, 1420, and 1433 Second Street; and 600 Gilman Street, was documented and evaluated according to National Register of Historic Places and California Register of Historical Resource significance criteria in May 2016 and December 2017 by JRP Historical Consulting, LLC and Garcia & Associates for a report entitled "Historical Resources Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project" (Siskin, B., et al., 2018. Historical Resources Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project. Prepared by Garcia and Associates, JRP Historical Consulting, LLC, and InContext for Caltrans District 4). That study assigned the resource name Map Reference 7.

Subsequently, in December 2022, the property is included within the Study Area of, and assessed by, the "Gilman Gateway Historic Resource Evaluation" authored by architecture + history, llc and Left Coast Architectural History. This study concurs with the documentation and findings of the earlier study, but provides the following additional information, as well as evaluation according to local City of Berkeley Landmark and Structure of Merit criteria.

***Additional Building Permits***

The 2017 JRP/Garcia & Assoc. report referenced building permits obtained from the City of Berkeley Planning & Development Department. This study also reviewed those records and researched additional building permit records in the archives of Berkeley Architectural Heritage Association (BAHA). Only permits that pre-date the current buildings were found in BAHA files, while Planning & Development Department permits included no instances of permits issued since the 2017 study.

***Pacific Steel Casting Co. Context Summary & Additional Information***

Pacific Steel Casting was founded in 1935 by steelworkers Ivan Johnson, J. D. Genger, and E. S. Shonk. The three bought out the small factory and equipment of the Electric Steel Foundry located at 1328 Second Street (no longer extant) and initially employed just five workers, which grew to 50 just two years later. In 1936, the *Oakland Tribune* called the Pacific Steel Casting foundry "one of the largest steel foundry buildings in California" and "one of the most important steel casting plants on the Pacific Coast." (Yarbrough, Brookshear, & Kendrick, 2017.) The foundry served Northern California and the western states. It was established in West Berkeley because of the presence of already-established foundry activities there and the area's easy access to transportation; particularly the Southern Pacific rail line running along Third Street and the nearby deep-water ports of Oakland and Richmond. In 1937, the completion of the Eastshore Highway added an option for transporting products to market.

Pacific Steel Casting used the sand casting method to produce automobile, airplane, and ship parts; mining, well-drilling, and agricultural equipment; and other steel parts. Although many foundries like Pacific Steel Casting received raw steel from the eastern United States via railroad, Pacific Steel Casting initially sourced both raw steel and sand locally, from Oakland and Contra Costa County. (Yarbrough, Brookshear, & Kendrick, 2017.)

Like many foundries, during World War II Pacific Steel Casting increased production to serve military needs; specifically producing parts, like gears, for military vehicles like ships and tanks. The company employed nearly 600 people during the war, contributing as so many businesses did to the Bay Area's ample employment opportunities and related population boom. (Yarbrough, Brookshear, & Kendrick, 2017.) In 1943, the company acquired the property at 1333 Second Street (see separate DPR forms), which later became its shell mold casting foundry.

Production naturally declined to more normal levels once peace was reinstated, but Pacific Steel Casting continued to experience success and growth in the post-war years. In 1958, the property at 640 Gilman Street (see separate DPR forms) was added to the company's holdings and appears to have been used for activities secondary to metal casting. In 1960, the company introduced a new process known as "shell casting" in conjunction with normal foundry operations. This new method produced castings of higher quality at higher production rates, increasing output volume. The main facility on the west side of Second Street was expanded with the acquisition of the adjacent A. Leitz Company factory to the north (at current 1314 Second Street), which had previously manufactured drafting equipment, but became Pacific Steel Casting's cleaning department. Smog control equipment was installed at the foundry in 1968, along with side bay molding facilities. (Yarbrough, Brookshear, & Kendrick, 2017. Blymer & Sons, 1974.)

Around 1974, Pacific Steel Casting was one of four steel foundries in Northern California and produced the majority of the region's steel products. (Blymer & Sons, 1974.) That year, the company expanded to a site south of their original location, at Second and Page streets, now 1420 Second Street. Known as Plant #2, that property became the new shell mold casting foundry. It did not remain so for long, however; as in 1981, the whole-block property now addressed 1421 Second Street (see separate DPR forms) became the shell mold casting foundry, known as Plant #3. Around 1988, the property at 1310 Second Street was acquired for Pacific Steel Casting's use (see separate DPR forms).

Pacific Steel Casting operated until 2014, when it was acquired by Speyside Equity, then closed in 2017. (Yarbrough, Brookshear, & Kendrick, 2017.) The property at 1433 Second Street was zone for recycled materials processing by Universal

***Berkeley Landmark Evaluation***

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of the Pacific Steel Casting Co. complex according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The buildings of the Pacific Steel Casting Co. complex are of common and unremarkable utilitarian construction. All were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures, they are common and unremarkable within their context with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. None of the buildings are the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. None of the buildings were designed and/or constructed by notable architects, engineers, or builders. They provide no exceptional architectural value to the neighborhood, thus, the complex does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City*

Neither the construction of the Pacific Steel Casting Co. complex, nor its ownership and use history, were influenced by religious, cultural, governmental, social, or economic events or developments in the area. The Pacific Steel Casting Co. was associated with the metalworking industry in West Berkeley, but was not the first such company, nor exceptionally important or influential within the local industry, which supported many steel and metalworking plants. Its participation in World War II-era production was common to many industries in Berkeley and the surrounding region. Therefore, the property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The Pacific Steel Casting Co. complex does not appear to have any use as an educational tool, as it is not associated with important events or people, and is not outstanding as an example of industry in Berkeley. Numerous other properties could illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The Pacific Steel Casting Co. complex does not provide an outstanding example of the economic growth of Berkeley. The company's founding in the 1930s and organic growth over time is common to many industrial plants in the area and is not outstanding in expressing the city's industrial or commercial history. The company's owners and occupants do not appear to have been historically significant or claim any noteworthy accomplishments and no specific events of significance occurred at the property. It does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The Pacific Steel Casting Co. complex is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***Berkeley Structure of Merit***

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, the Pacific Steel Casting Co. complex is not of great architectural merit or

cultural, educational, or historic value. It is an unremarkable later element of West Berkeley's industrial development. Study of buildings around the property does not indicate any cohesive or thematically representative grouping for which the complex would play a meaningful role. The city has numerous older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject complex is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. The property does not appear to qualify as a Structure of Merit under the General Criteria.

**Specific Criteria**

*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.*

Within a quarter-mile radius of the "Gilman Gateway Historic Resource Evaluation" Study Area there are five City of Berkeley Landmarks or Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

Some of the buildings associated with the Mannasse-Block Tanning Co. and California Ink Co., which were also multi-building complexes with a wide range of construction dates, are roughly contemporaneous with some of the buildings in the Pacific Steel Casting Co. complex. However, all of these properties include multiple buildings of varying ages and do not present a strong focus on any particular era of development. Other Landmarks in the area are much older. The construction of the Pacific Steel Casting Co. complex, at various points over time, does not appear to coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of the Pacific Steel Casting Co. complex. Three are smaller single buildings, while the two properties that are larger in area consist of multi-building complexes that are comparable to the multi-building complex on the subject property. Those two properties also exhibit somewhat utilitarian industrial design, but have different and more consistent character in terms of materials and the apparent age of their utilitarian design.

*c. The structure is a good example of architectural design.*

The Pacific Steel Casting Co. complex is industrial in use and utilitarian in architectural aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As utilitarian industrial structures, the buildings of the Pacific Steel Casting Co. complex are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. No notable architect or builder were known to be involved with design or construction of buildings in the complex.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The Pacific Steel Casting Co. complex demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a 20th century element of West Berkeley industrial development, but not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the complex would play a meaningful role.

***Integrity***

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The Pacific Steel Casting Co. complex does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***

Based on the above analysis, the Pacific Steel Casting Co. complex does not qualify as a Berkeley Landmark or Structure of Merit.

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

| | |
|---|---|
| **State of California — The Resources Agency** | **Primary #** |
| **DEPARTMENT OF PARKS AND RECREATION** | **HRI #** |
| **PRIMARY RECORD** | **Trinomial** |
| | **NRHP Status Code** |
| **Other Listings** | |
| **Review Code** | **Reviewer** **Date** |

 ***Resource Name or #:** 640 Gilman Street, Berkeley, CA

**P1. Other Identifier:** n/a

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

**and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Oakland West, Calif. **Date:** 2015 **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**

**c.** Address: 640 Gilman Street City: Berkeley Zip: 94710

**d.** UTM: Zone: 10 ; mE/ mN (G.P.S.)

**e.** Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 59-2345-1

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

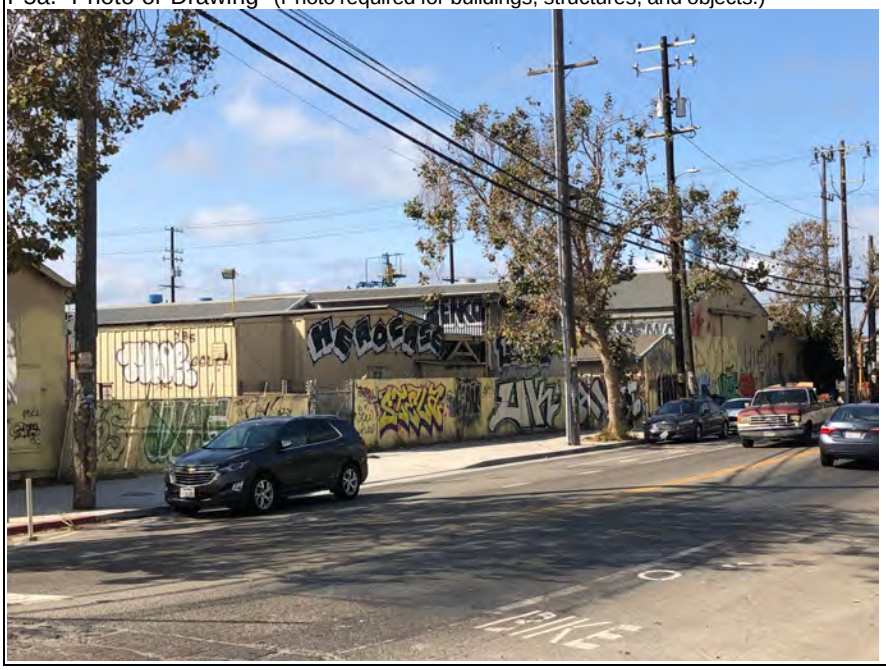
This property is located at the northern end of the block bounded by Gilman Street on the north, Third Street on the east, Camelia Street on the south, and Second Street on the west. It has frontage on Gilman, Second, and Third streets. The property is comprised of nine buildings situated within a utility yard setting. (See page 17 for Building Key diagram.)

*Building A*
Building A is located at the southwestern corner of the property, fronting on Second Street. It is a large one-story, partially-enclosed shed structure. It is enclosed by unfenestrated corrugated metal walls on the east, south, and west sides. The north side is open, but is overhung by the roof, creating a vehicular pass-through. The structure is made of heavy steel beams, including arched trusses that support the gently-arched corrugated metal roof. The north edge of the roof connects to the south ends of Buildings B-D. (Continued)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial buildings, HP4. Ancillary buildings

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)
North facades, looking southwest from Gilman/Third Sts.; November 2022

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1930; BAHA; permits, Donough file

***P7. Owner and Address:**
Berkeley Properties, LLC

***P8. Recorded by:** (Name, affiliation, and address)
Caitlin Hibma/Left Coast Architectural History

***P9. Date Recorded:** Dec. 2022

**P10. Survey Type:** Intensive

***P11. Report Citation:**
Gilman Gateway HRE

***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):

# BUILDING, STRUCTURE, AND OBJECT RECORD



***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 640 Gilman Street, Berkeley, CA

**B1. Historic Name:** Gilmore Petroleum Co.
**B2. Common Name:** None
**B3. Original Use:** Industrial **B4. Present Use:** Industrial
***B5. Architectural Style:** Industrial/utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1930. (See Continuation Sheets for additional construction history.)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** None

**B9a. Architect:** Gilmore Oil/Genl. Petroleum Staff, Robert Stewart **b. Builder:** Fred J. Early Co., Stolte Inc.
***B10. Significance: Theme:** None **Area:** West Berkeley
**Period of Significance:** None **Property Type:** Industrial **Applicable Criteria:** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***

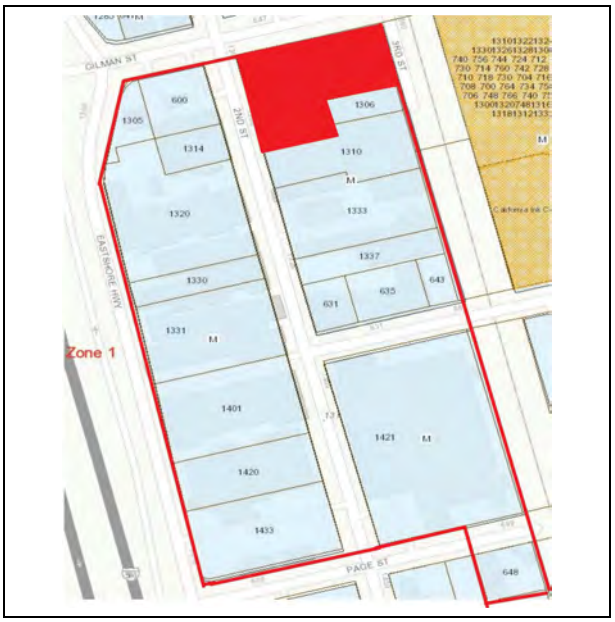
The property at 640 Gilman Street was initially developed circa 1930. Between 1910 and 1930, West Berkeley had boomed, eventually boasting 173 manufacturing businesses and 3,400 workers (though few neighborhood residents). Local companies were joined by larger national enterprises, like Colgate, Heinz, and Durkee Foods, which established their west coast branches in Berkeley. Still responding strongly to the need to transport products, many new factories were built on remaining vacant land close to the waterfront and adjacent to the rail line. (City of Berkeley, 1993)

The Great Depression of the 1930s, of course, brought a downturn in the economy and a slowing in productivity. West Berkeley, as a center of that productivity, experienced drastic effects, including substantial loss of jobs. Presumably, many unemployed West Berkeley factory workers found relief by participating in WPA and CCC projects, like building Aquatic Park and infrastructure in nearby regional parks, that had lasting effects on the Berkeley landscape.

In 1941, the United State's entry into World War II had quickly reversed the effects of the Great Depression. Workers were in high demand and poured in from out of state to fill positions at shipyards and other local industrial plants. Manufacturing and production skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and
(Continued)

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial buildings, HP4. Ancillary buildings




***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:**

***B14. Evaluator:** Caitlin Hibma/Left Coast Architectural History

***Date of Evaluation:** November 2022

(This space reserved for official comments.)

**P3a. Description: (continued)**

*Building B*
Building B is located at the northwest corner of the property with frontage on Second and Gilman streets. It is a long rectangular building, one-story high, with a partially-enclosed loading dock spanning most of the west facade. The building is clad with wood lap siding and has a front-gable roof clad with corrugated metal. The north facade, facing Gilman Street, has two symmetrically placed window openings covered by meal mesh grilles. The gable end above has shallow boxed eaves. The east facade abuts Building C and is not visible. The south facade abuts Building A, but is visible. It is clad with corrugated metal and unfenestrated. The west facade is within the loading dock, which has corrugated metal walls and roof. It features at least one service entrance with a sliding metal panel door.

*Building C*
Building C is located immediately adjacent to the east side of Building B and fronts on Gilman Street. It is a long rectangular building, one-story high, that is clad with corrugated metal and has a front-gable roof, also clad with corrugated metal. The north facade, facing Gilman Street, has a large vehicular entrance with two sliding corrugated metal doors on overhead tracks. A pedestrian entrance with a flush metal door is located on the right. The gable end is eaveless. The east facade abuts Buildings D and E, but between those buildings it has a large vehicular entrance with sliding doors on an overhead track. The south facade abuts Building A, but is visible. It is clad with corrugated metal and unfenestrated. The west facade abuts building B and is not visible.

*Building D*
Building D is located immediately adjacent to the east side of Building C and has no street frontage. It is a short rectangular building, one-story high, that is clad with corrugated metal and has a front-gable roof, also clad with corrugated metal. The north facade has a large vehicular entrance that appears to be partially boarded up with corrugated metal panels. The gable end above has shallow eaves with plain bargeboards. The east facade features a vehicular entrance with a roll-up metal door on the left side. The south and west facades abut Buildings A and C and are not visible.

*Building E*
Building E is located on the north side of the lot, near the center of the Gilman Street frontage. It is a small, square, one-story building, clad with vertical metal panels with standing seams, and is topped by a front-gable roof. The north facade features three regularly spaced, four-lite, steel-sash windows covered with metal mesh grilles. The east facade appears to have two of the same type of windows. The south facade appears to be unfenestrated and the west facade abuts Building C and is not visible.

*Building F*
Building F is located on the north side of the lot, near the center of the Gilman Street frontage. It is a small, square, one-story partially-enclosed shed. It is clad with corrugated metal, and is topped by a shed roof. The north, west, and east facades are all unfenestrated. The south facade is completely open. The eaves of the roof overhang and have exposed rafters.

*Building G*
Building G is located on the north side of the lot, near the center of the Gilman Street frontage. It is a small, rectangular, one-story building that is clad with corrugated metal and vertical metal panels with standing seams. It is topped by a shallow gable roof that is asymmetrical; broader on the east than the west. The north, west, and east facades are all unfenestrated. The south facade features three vehicular entrances. The roof is eaveless.

*Building H*
Building H is located at the northeast corner of the lot with frontage on Gilman and Third streets. It is a rectangular, one-story building that is clad with corrugated metal and topped by a gable roof that has a shed extension on the east side. The north facade features two elevated pedestrian entrances that are boarded up. The east facade is unfenestrated. The south facade features a pedestrian entrance at the left side. The west facade is spanned by vehicular openings with a series of sliding, corrugated metal doors on overhead tracks. The corrugated metal roof has overhanging eaves with exposed rafters and plain barge/fascia boards.

*Building I*
Building I is located on the east side of the lot, with frontage on Third Street. It is a small, rectangular, one-story brick building topped by a gable roof. The north facade appears to feature a pedestrian entrance. The east and south facade appear to be unfenestrated. The east facade may have a shed roof addition. The west facade appears to have a vehicular entrance near the center. The roof has broad overhanging eaves with plain barge/fascia boards.

**B10. Significance: (continued)**

foundries like Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

After the war years spent in industrial overdrive, Berkeley's industrial activity natural waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, bringing the neighborhood down.

In 1956, more zoning refinements were made, with property west of Sixth Street zoned as “special industrial.” This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off. (Jorgensen-Esmaili and Manning, 1982)

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

Actions of the 1970s and 1980s continued to reinforce Berkeley citizens' desire for less development and redevelopment along the bay shore. Proposed plans for shopping malls and mixed-use developments were rejected. Meanwhile, a housing project and existing houses that were rehabilitated for first-time, low-income buyers reinvigorated the concept of residential uses within the industrial district. Remaining industrial facilities were, in many cases, repurposed for lighter uses like office space, research and development labs, specialized retail, restaurants, and even live-work space. (Jorgensen-Esmaili and Manning, 1982) A few small clusters of truly heavy industrial uses, like those at 1421 Second Street, remained.

**Property History**

Prior to 1930, a number of small residences were located on the land that would eventually make up the subject property. (Sanborn maps) About 1930, the smaller properties were bought up and consolidated by the Gilmore Oil Company, which began to develop the site for their use. In 1930, a one-story warehouse (Building B), a garage/machine shed, a truck loading rack and a pump house were built. The following year a hollow clay tile boiler house, oil storage (Building D), a one-story garage, and a paint shed were built. As permits were not explicit about the location of these structures on the parcel, it is unclear whether they still stand (unless otherwise noted). In 1938, Gilmore Oil continued to develop the parcel with an additional one-story warehouse. The same year, a pump shelter and a reinforced concrete dyke for three15,000 gallon lubrication oil tanks were added. Similar improvements eventually increased the facility's capacity from six gas/oil tanks to a dozen. On the later 1950 Sanborn Fire Insurance map, numerous tanks are illustrated at the southwestern corner of the lot, in the area currently covered by Building A. In 1940, an oil pump house and a fire house were removed, but the platform on which they had stood was enclosed, the roof modified, and four sliding doors installed across the front. Based on the description of the modifications, the result may have been the current Building H. Storage space, expansion of warehouse space, and relocation of buildings was undertaken during the 1940s.

Gilmore Oil Company was founded in Southern California in 1903, when Arthur F. Gilmore struck oil on his dairy farm in Los Angeles. He immediately went into the oil and gasoline business, selling gasoline from a horse-drawn tanker. Gilmore died in 1918 and his son, Earl Bell Gilmore, took over the business. He transitioned it from the movable tanker to a fixed gas station and eventually expanded to 3,000 gas stations on the West Coast. Gilmore Oil sold Red Lion brand gasoline and Earl Gilmore was known for his elaborate ad campaigns that included a live lion, as well as airplane and automobile races. The original Gilmore ranch was developed into an amusement park known as Gilmore Island. By the 1940s, the majority of the company was owned by the Socony-Vacuum Oil Company. (Wikipedia) “Socony” stood for Standard Oil Company of New York. Standard Oil also owned the General Petroleum Corporation of California, which it merged with Gilmore Oil in 1946. Subsequently, the subject property came to be owned by the General Petroleum Corporation of California.

General Petroleum continued improving the property with additional office space within an existing warehouse in 1946. By that time, aerial photographs show that current Buildings B, D, H, and I were in place. City of Berkeley records indicate that the property went unused from 1948 to 1957, although the 1950 Sanborn Fire Insurance Map still labels it as General Petroleum Corporation at that time. BAHA's Donough file for the property indicates that in 1950 General Petroleum sold the property to a title, insurance, and guarantee company and that it was quickly deeded to Clarence T. and Marjorie Garrity and Gilbert W. and Catherine L. Myers. The 1940 and 1950 censuses indicate that Clarence Garrity was a real estate broker and that Gilbert W. Myers was the president and owner of a factory that reconditioned barrels. Their purchase of the property was presumably for

**B10. Significance: (continued)**

investment purposes, as it continued to sit unused during their ownership.

From 1957 to about 1968, the property was owned by O.L. King & Co, which also went by King Oil Co., Dacus Oil Co., and later, Far Best Corp. The company manufactured industrial and automotive lubricants and chemicals. The property used as a tank vehicle loading station and later included an office and 100,000 gallon production facility, continuing oil-related uses. (CoB permits. *Oakland Tribune,* 3 Feb. 1959)

Thereafter, 640 Gilman Street was occupied by the Pacific Steel Casting Company. The property was thus added to the collection of multiple properties that the company owned and utilized along Second Street, between Gilman and Camelia streets. Sanborn maps from the 1980s indicate that activities such as industrial oil blending, drum storage, and solvent mixing and storage were taking place on the subject property. Pacific Steel Casting retained the subject property and continued operating until 2014, when it was acquired by Speyside Equity, then closed in 2017. (Yarbrough, Brookshear, & Kendrick, 2017.)

***Architects/Builders***

As was common with the physical plants of many industrial businesses, improvements to the property were mostly made by the Gilmore Oil Company, itself. With the company name listed as designer, engineer, and builder on most building permits for the subject property, the use of in-house expertise is implied. In fact, in a number of the cases where specific names are listed on building permits, such as William H. Carr, Henry A. Gurries, Melvin J. Scholting, and Edward J. Carlson, these individuals are confirmed to be engineers, architects/draftsmen, and construction superintendents employed by either Gilmore Oil or General Petroleum. (*Building & Engineering News*, 1 Nov. 1930, U.S. Federal censuses, )

One name, Robert Stewart, who is listed as an architect on a 1946 permit, yield little to no information. His name does not appear in AIA American Architects Directories or the Pacific Coast Architecture Database.

The Fred J. Early Co. appears as the builder on a 1944 permit, alongside Robert Stewart as architect, for the relocation of some buildings on the subject property. The Fred J. Early Company operated from 1943 to 1978, with offices in San Francisco, Oakland, Los Angeles, and Honolulu, Hawaii. It undertook projects throughout the United States and in some international locations. The company specialized in heavy engineering construction, construction of water filtration, sewage treatment and processing plants, dams, tunnels, mass transit systems, pipe lines, and heavy mechanical installations. In California, the company was involved with construction of the Richmond-San Rafael Bridge, Folsom Dam, Lincoln High School in San Francisco, and three BART stations (12th and 19th street in Oakland and Montgomery Street in San Francisco). (PCAD)

Another builder, Stolte Inc., is listed on a 1946 permit, alongside General Petroleum's engineer Edward Carlson, for the construction of an office inside an existing warehouse. The Pacific Coast Architectural Database notes only that this company was headquartered in Oakland in 1970 and was involved with the construction of the Ontario Motor Speedway in Ontario, California, which is no longer extant. A 1985 newspaper article relates that Fred C. Stolte was a house builder prior to 1932, when he was joined by an engineering partner and Stolte, Inc. was formed. Stolte, Inc. was involved in the construction of Hearst Castle in the 1920s and 30s. (*Los Angeles Times*, 27 Jan. 1985) The company remained in business into the 1990s and had projects domestic and international.

***Alterations***

The following building permits and other records are on file with the City of Berkeley Department of Planning & Development and Berkeley Architectural Heritage Association. They provide documentation of alterations that the property has undergone throughout it's history:

| Date | Permit # | Description of Work |
|---|---|---|
| 26 Mar. 1930 | 34223 | One story warehouse, 36' x 68'. Owner: Gilmore Oil Co., Eng: William H. Carr. |
| 26 Mar. 1930 | 34224 | build frame garage for four machines at Second & Gilman Streets SE corner (604 Gilman), 30x40, gravel and concrete floor, wood frame, corrugated iron cladding. Owner/builder: Gilmore Oil Co. |
| 26 Mar. 1930 | 34225 | Build truck loading rack at 604 Gilman. 18X20, no walls, wood floor, corrugated iron roof. Owner/builder: Gilman Oil Co. |
| 26 Mar. 1930 | 34226 | Build pump house at 604 Gilman, wood frame, corrugated iron walls and roof. Owner/builder: Gilmore Oil Co. |
| 6 Feb. 1931 | 35540 | Build boiler house at 604 Gilman, tile walls, corrugated iron roof. Owner/designer/eng/builder: Gilmore Oil Co. |

**B10. Significance: (continued)**

| | | |
|---|---|---|
| 6 Feb. 1931 | 35541 | Build oil storage at 604 Gilman, corrugate iron walls and roof. Owner/designer/eng/builder: Gilmore Oil Co. |
| 12 May 1931 | 35814 | one story garage at 620 Gilman. Metal lath and plaster both sides of common wall and construct additional garage space 24x19 of wood frame and corrugated galvanized iron. Owner/builder: Gilmore Oil Co. |
| 10 Sept. 1931 | 36279 | Build paint shed at 604 Gilman. Add on paint shed to end of present lube dyke. Owner/builder: Gilmore Oil Co. |
| 13 Nov. 1934 | 38939 | One story warehouse at 604 Gilman. Build additional warehouse space of 24x28 duplicating present construction. Owner/builder: Gilmore |
| 11 Feb. 1938 | 44201 | Build pump shelter at 640 Gilman. Owner/designer/eng/builder: Gilmore Oil Co. |
| 11 Feb. 1938 | 44202 | (Duplicate of above) |
| 11 Feb. 1938 | 44203 | Ton construct a reinforced concrete dyke for three 15,000 gallon lubrication oil tanks at 640 Gilman. Owner/designer/eng/builder: Gilmore Oil Co. |
| 11 Feb. 1938 | 44204 | Add 20x21 dyke (concrete) to present gas tanks, enlarging present 6 tank dike to double capacity, etc. at 640 Gilman. Owner/designer/eng/builder: Gilmore Oil Co. |
| 13 Mar. 1939 | 46387 | Pump houses to be moved from present position to new position at 604 Gilman. Owner/designer/eng/builder: Gilmore Oil Co. |
| 24 Jan. 1940 | 48074 | Fill in platform in space left vacated by removal of one oil pump house 8x12 and one Foamon fire house 8x12. Change pitch of roof and continue pitch over vacated spaces with four sliding doors across front for wind break. 604 Gilman. Owner/designer/builder: Gilmore Oil Co. Eng: H.A Gurries. |
| 17 Sept. 1940 | 49584 | Storage space for tires. Proposed addition to present warehouse building, etc. Owner/Builder: Gilmore Oil Co. Arch/designer: MJ Scholting. Eng: HA Gurries. |
| 5 Oct. 1942 | 53359 | Build loading platform at 2nd and Gilman (1301 Second), 16-8x74, attached to nearest building. Owner/designer/builder: Gilmore Oil Co. [No longer extant] |
| 15 Mar. 1944 | 55489 | 640 Gilman; Move existing wood frame corrugated garage and office building and loading rack to new location on adjacent property. Owner: Gilmore Oil Co. Arch/designer: Robert Stewart. Builder: Fred J. Early Co. |
| 30 Aug. 1946 | 59761 | Additional office space within existing warehouse for General Petroleum Corp. Owner/designer: General Petroleum Corp. Eng: EJ Carlson. Builder: Stolte Inc. |
| 2 Feb. 1953 | 726531 | Fire repairs; rafters and tar and gravel roofing. |
| 20 Aug. 1958 | 85331 | Steel building |
| 29 Oct. 1958 | 85835 | Install locker room and toilets. Repair office floors, install new linoleum. Repair walls of existing buildings. Install wiring in new buildings and repair wiring in existing buildings. Owner/builder: O.L. King & Co. |
| 23 June 1959 | 87465 | 15' x 20' addition to/for oil storage; remove corrugated sheeting on rear wall, add shed roof over concrete slab. Install two 1,000 gallon tanks and add shed roof, no walls. Owner/builder: O.L. King & Co. |
| 31 Aug. 1959 | 88057 | Enlarge boiler house, add 7' x 15' concrete block addition to 15' x 15' brick boiler house. Present roof to be extended over new construction. Owner/builder: O.L. King & Co. |
| 21 Nov. 1961 | 93717 | Erect 20' x 20' steel Butler Building on concrete slab. Owner: O.L. King & Co. Builder: Butler Manufacturing Co. |
| 4 March 1968 | 111211 | Re-side one side and part of front of building with steel siding over present corrugated steel. Owner: Far Best Corp. (O.L. King & Co.) Builder: [illegible] Imp. & Roof. |
| 3 March 1997 | 96-00005002 | Accessory structure: metal construction shelter, staging area for shipping cargo Owner: Pacific Steel Casting Co. |

***California Register Evaluation***

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 640 Gilman Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The property was used by the Gilmore Oil Company and its successor the General Petroleum Corporation throughout most of its history, and Pacific Steel Casting Company later on. The oil companies were regional operations with national connections and their activities at the subject property did not contribute to any broad patterns of history or local development. Use by Pacific Steel Casting occurred late in West Berkeley's industrial history and was not significant to local industrial development patterns. The property was initially developed during the years of the Great Depression, but was not particularly influenced by or influential to that context.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. The Gilmore Oil Company was founded by Arthur F. Gilmore and continued by his son Earl Bell Gilmore; however Arthur Gilmore died well before the establishment of a Gilmore Oil facility at 640 Gilman Street and Earl Bell Gilmore was not directly associated with it. The company was based in Los Angeles and operated throughout the West, so it is unlikely that Earl Bell Gilmore had any meaningful interaction with the Berkeley location. Later owners, Clarence T. and Marjorie Garrity and Gilbert W. and Catherine L. Myers, appear to have purchased the property as an investment and it is not clear whether the Myers' barrel refurbishing business was even based at the property. If so, it was for a very short time and neither the Garritys or the Myers appear to have been influential people. Ivan Johnson, J. D. Genger, and E. S. Shonk were the founders and original operators of the Pacific Steel Casting Company in 1935. They were successful Berkeley businessmen, but were not influential to the steel casting industry or commerce, locally or beyond. When the facility at 640 Gilman Street began to be used by Pacific Steel Casting in 1958, the three men may have still been leading the company, but were probably not directly active in the steel-working activities or the functions of the property, which was outlying to the main plant.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The buildings at 640 Gilman Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction.

Most building permits for the property name a corporate entity (Gilmore Oil or General Petroleum) or its staff designers/engineers, who do not appear to have been prominent or influential creative individuals. The Fred J. Early Company and Stolte, Inc. are named on two permits as outside contractors. Both companies were prominent businesses with projects on the national and international scale, including some noteworthy Bay Area-local projects. In relation, their work at 640 Gilmore Street was minor and unimportant within their portfolios. Additionally, no specific individuals from either large company were named in connection with the work at 640 Gilman Street, and the design and engineering roles for the projects in question are attributed to others on building permits, such that the property would not claim significance for associations with important creative individuals connected with the Fred J. Early Co. or Stolte, Inc.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 640 Gilman Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***Berkeley Landmark Evaluation***

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 640 Gilman Street according to local significance criteria:

1. Architectural Merit:
a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

The majority of the buildings at 640 Gilman Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. None of the buildings are the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. Associated designers, engineers, and builders appear to have primarily been the staff designers/builders for the company that owned the property and do not appear to have been prominent or influential creative individuals. A couple construction companies not connected to the property owner are known, but they appear to have much more substantial portfolios within which their projects at 640 Gilman Street would not rank as noteworthy. No specific individuals from these construction companies are connected to the work at the subject property. The property provides no exceptional architectural value to the neighborhood, thus, it does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City*

Neither the construction of the buildings at 640 Gilman Street, nor the property's ownership and use history, were influenced by religious, cultural, governmental, social, or economic events or developments in the area. The buildings were built in 1930 through the 1940s by the Gilmore Oil Company/General Petroleum Corporation and used for the distribution of oil and gasoline. The industrial activities at the subject property were a small component of much wider regional operations of both companies and do not appear to be associated with important economic development in Berkeley; therefore, the property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 640 Gilman Street does not appear to have any use as an educational tool, as it is not associated with important events or people, and is not outstanding as an example of industry or commerce in Berkeley. Numerous other properties could better illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 640 Gilman Street does not reflect the industrial or commercial growth of Berkeley. The property's development in 1930 through the 1940s occurred during the Great Depression and World War II, but in addition to not reflecting West Berkeley's initial industrial development it was a common and minor element of its Depression-era subsistence and war-era boom. The property's long-time use for oil and gasoline distribution was not specifically important to war-time industry, beyond a general need for such products that was consistent both before and after the war. The property's owners and occupants do not appear to have been historically significant and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 640 Gilman Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***Berkeley Structure of Merit***

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 640 Gilman Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and relatively late element of West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 640 Gilman Street would play a meaningful role. The city has numerous older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject property is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

**Specific Criteria**

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

Only the latest building of the Manasse-Block Tanning Co. complex and some of the later buildings of the approximately 20-building California Ink Company Industrial site might be contemporaneous with the buildings at 640 Gilman Street; however, those Landmarks also consists of other buildings that are older and newer, while other Landmarks in the area are also much older. Built from 1930 through the 1940s, the construction of the buildings on the subject property does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 640 Gilman Street. Three are smaller single buildings, while the two properties that are larger in area consist of multi-building complexes that have larger buildings and more extensive development than that at the subject property. Those two Landmark properties also exhibit somewhat utilitarian industrial design, but have much different character in terms of materials and overall design, giving the Landmarks and subject property few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The buildings at 640 Gilman Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. The architects, engineers, and builders that were involved with the property's design and construction do not appear to rank as important or influential designers or builders.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The property at 640 Gilman Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a early to mid-20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 640 Gilman Street would play a meaningful role.

***Integrity***

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The property at 640 Gilman Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***

Based on the above analysis, the property at 640 Gilman Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource for the purposes of the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***Sources***

1974 Blymer & Sons
"Pacific Steel Casting Co. Shell Foundry Facilities" (from CoB Planning files)

1993 City of Berkeley
"West Berkeley Plan"

1982 Karen Jorgensen-Esmaili and Stephanie Manning
*Victorian Berkeley: The Community of Oceanview*.

1985 "San Simeon's Builders' Forgotten Notes: Cache Enriches Castle Lore, *Los Angeles Times*, 27 Jan.

2017 Yarbrough, E.; C. Brookshear, & S. Kendrick.
California Department of Parks & Recreation 523 Forms: Map Reference 7.

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Pacific Coast Architecture Database (PCAD); https://pcad.lib.washington.edu/
Sanborn Fire Insurance Map archives via ProQuest and HIG
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection
Wikipedia https://en.wikipedia.org/wiki/Gilmore_Oil_Company

***Current Images:***



*West facade of Buildings A and B, looking northeast from Second Street.*



*Interior of pass-through between Building A (right) and Buildings B and C (left), looking east from Second Street.*




*West facades of Buildings B (left) and A (right), looking southeast from Gilman and Second streets.*



*North facade of Building B, looking southwest from Gilman Street.*



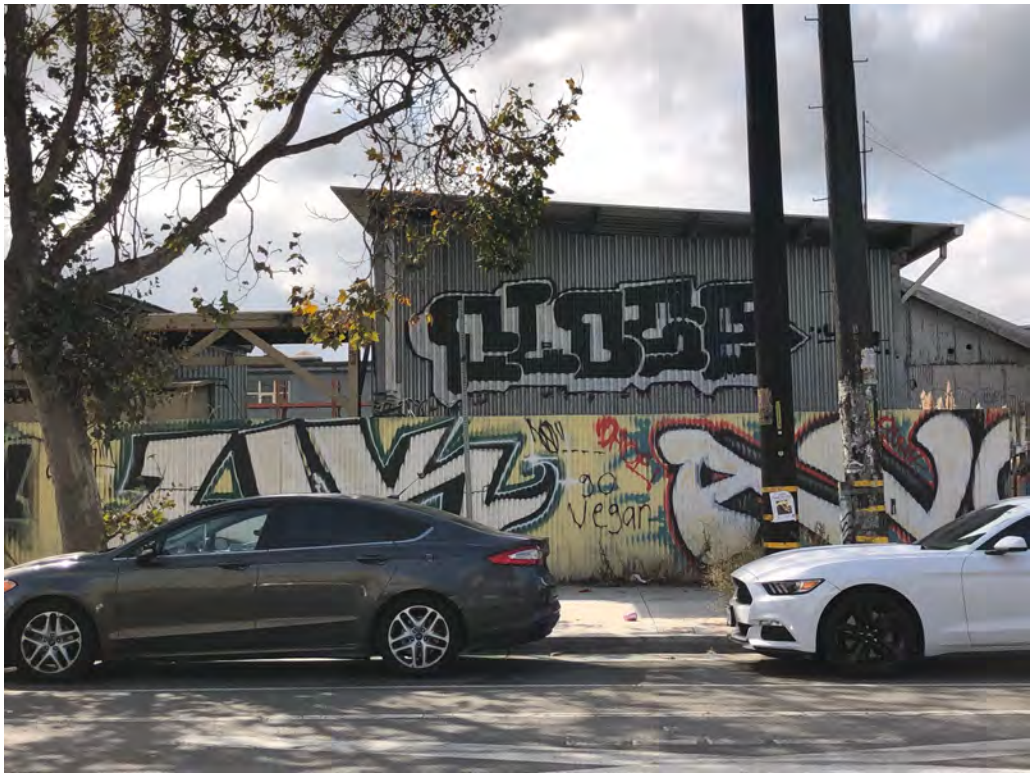

*North facade of Building C, looking southeast from Gilman Street.*



*North facade of Building D, behind Buildings F (left) and E (right), looking south from Gilman Street.*



*North facade of Building E, looking south from Gilman Street.*



*North facade of Building F, looking south from Gilman Street.*



*East and north facades of Building G, looking southwest from Gilman Street.*



*West facade of Building H, looking east from Gilman Street.*




*East and north facades of Building H, looking southwest from Gilman Street.*



*Buildings I (left) and H (right), looking west from Third Street.*




*Building Key.*

**State of California — The Resources Agency** **Primary #**
**DEPARTMENT OF PARKS AND RECREATION** **HRI #**

# PRIMARY RECORD

**Trinomial**
**NRHP Status Code**

**Other Listings**
**Review Code** **Reviewer** **Date**

 ***Resource Name or #:** 1310 Third Street, Berkeley, CA

**P1. Other Identifier:** 1315 Second Street
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Alameda
**and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Oakland West, Calif. **Date:** 2015 **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**
**c.** Address: 1310 Third Street City: Berkeley Zip: 94710
**d.** UTM: Zone: 10 ; mE/ mN (G.P.S.)
**e.** Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 59-2345-2-2

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

This property is located mid-block, between Gilman Street on the north and Camelia Street on the south, spanning the block, so that it has frontage on Second and Third streets. It is made up of a series of three conjoined buildings that fill the parcel. (See page 13 for Building Key diagram.) The building on the western portion of the parcel is two-stories at the front (west end) and one-story with a roof-top monitor at the rear (east end). It has corrugated metal cladding on the west facade and the north and south facades are brick. It is capped by flat or gently sloped roof forms. The two buildings on the eastern portion of the block are one story and clad with corrugated metal. The southern building has a flat roof with an L-plan monitor on top, while the northern building has an offset gable roof form. The west facade faces Second Street and is two stories high. It is clad with modern corrugated metal that has an irregular, widely-spaced corrugation pattern. The first story features, from left to right: a vehicular entrance with a metal roll-up door, a flush metal pedestrian door, a pedestrian door that is clad with plywood and has a brick surround, a sliding vinyl sash window, and another vehicular entrance with a metal roll-up door. The second story features three large, symmetrically arranged, steel industrial sash windows. The facade is topped by a flat, unadorned roofline. (Continued)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)
West facade, looking northeast; November 2022

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1944-1946; BAHA; permits, Donough file

***P7. Owner and Address:**
Berkeley Properties, LLC

***P8. Recorded by:** (Name, affiliation, and address)
Caitlin Hibma/Left Coast Architectural History

***P9. Date Recorded:** Dec. 2022

**P10. Survey Type:** Intensive

***P11. Report Citation:**
Gilman Gateway HRE

***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):

# BUILDING, STRUCTURE, AND OBJECT RECORD



***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1310 Third Street, Berkeley, CA

**B1. Historic Name:** None
**B2. Common Name:** None
**B3. Original Use:** residential **B4. Present Use:** commercial
***B5. Architectural Style:** Altered; Craftsman (original), no style (current)
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1944-1946. (See Continuation Sheets for additional construction history.)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** None

**B9a. Architect:** Alben Froberg **b. Builder:** Christiensen & Lyons, J.H. Fitzmaurice, etc.
***B10. Significance: Theme:** None **Area:** West Berkeley
**Period of Significance:** None **Property Type:** Industrial **Applicable Criteria:** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***

The property at 1310 Third Street was developed around the end of World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

After the war years spent in industrial overdrive, Berkeley's industrial activity natural waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, bringing the neighborhood down.

In 1956, more zoning refinements were made, with property west of Sixth Street zoned as “special industrial.” This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off. (Jorgensen-Esmaili and Manning, 1982) (Continued)

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial Building

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:**

***B14. Evaluator:** Caitlin Hibma/Left Coast Architectural History

***Date of Evaluation:** November 2022




(This space reserved for official comments.)

**P3a. Description: (continued)**

Vertical brick bands are found at the outer edges of the facade and relate to the construction material of the side facades.

The north and south facades of the western building nearly abut neighboring structures, but are partially visible. These side facades are constructed of brick, with concrete structural beams visible between floors and at the roofline. Both stories of the front portion feature a regular pattern of large, steel industrial sash windows. At the east end of the western portion of the building, the roofline drops to one-story, while a monitor runs down the center of the roof. The lower section of the building also features brick walls and steel industrial sash windows on the first story, while the monitor appears to be clad with corrugated metal and has industrial sash windows along its length. The rooflines of the side facades are flat and unadorned.

The east facade faces Third Street and the rail right-of-way and consists of the two eastern buildings side-by-side. Both are clad in traditional corrugated metal. The southern building features a vehicular entrance with a sliding door that is clad with corrugated metal and runs on an overhead track. The roofline of the southern building is higher on the left and lower on the right, though both sections are basically flat and are unadorned. The northern building features two vehicular openings; one with a sliding door that is clad with corrugated metal and runs on an overhead track, the other that is boarded up with plywood. The northern building also has a roofline that is higher on the left and lower on the right, though the height difference is less than on the southern building and the roof planes are more sloped, like shed roofs, but also unadorned.

The north facade of the northern building abuts an adjacent building and is not visible. The south facade of the southern building nearly abuts a neighboring building, but is partially visible. It is made of brick and unfenestrated. The southern side of the rooftop monitor on this building features a continuous band of steel industrial sash windows. The north side of the monitor also appears to feature a continuous band of windows.

(See following sheets for current images)

**B10. Significance: (continued)**

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***

Prior to 1944, the subject property consisted of separate lots owned by the Woolenius Tile Company (1315 Second Street) and Ray W. Van Deusen (1320 Third Street), although they were associated; Ray Van Deusen was the son-in-law of the owner of Woolenius Tile, Charles Elsenius. (Tile Heritage Foundation) In 1944, the properties were purchased from those parties and combined by the Chemical Package Company. (BAHA Donough file) Other than the presumed services described by its name, no information was found about the Chemical Package Company. The Chemical Package Company set to work immediately, building a corrugated iron storage shed at the rear of 1315 Second Street and demolishing the small single-family residence that stood at 1320 Third Street. The company went on to build another storage shed, an addition to that shed, and a second one-story building in place of the house at 1320 Third Street, all in 1944. Two years later, further development took place with the demolition of the Woolenius Tile Company's kiln room and its replacement with a new warehouse facing Second Street. Roof reconfiguration and an addition were also made to the earlier warehouse. (BAHA permits) By the time of a 1947 aerial photograph, the current arrangement of buildings on the property was in place.

Ray Van Deusen continued to be associated with the property, as his name appears on real estate transactions and building permits after it was purchased by the Chemical Package Company. (Donough, BAHA permits) The 1950 federal census correspondingly indicates that he was employed as a warehouse proprietor. Records also suggest that additional businesses may have leased space from the Chemical Package Company during the mid and late-1940s, including the General Bearing & Supply Company, which was addressed at 1315 Second Street and appears to have closed at the end of 1947 (Oakland Tribune, 7 December 1947), and the Special Package Company, about which no information was found.

In 1947, the Berkeley Warehouse Company either purchased or leased the property; its name appearing on real estate records for both the 1310 Second and 1315 Street addresses. Other than general warehousing, as its name suggests, no information was found about the Berkeley Warehouse Company. A classified ad in the 14 May 1947 edition of the *Oakland Tribune* notes that trucks were for rent at the 1315 Second Street address, but does not give a corresponding business name, although truck rental might very well fall under the operations of a general warehousing business.

By at least June 1949, the property was being used by Montgomery Ward, the nation's third largest department store chain at the time. (Wikipedia; Montgomery Ward) An advertisement in the *Berkeley Daily Gazette* (6 June 1949) touted expert

appliance repair services at the Montgomery Ward Service Shop at 1315 Second Street. The following year, the Sanborn Fire Insurance map confirms that the property was occupied by Montgomery Ward Company, with a small office on Second Street and warehouses behind.

In 1951, the Berkeley Warehouse Company appears to have sold the property to Melvin L. Makower, a physician. (Donough files) The tenant, Montgomery Ward Company, does not appear to have changed. In 1953, a newspaper article notes that eleven rifles were stolen from the Montgomery Ward warehouse at 1315 Second Street. *(Oakland Tribune, 5* Oct 1953) In 1956, the building appears to have been used in-part (the unit addressed 1320 Third Street, in the southeastern building) by Diablo Animal Labs, which was based in Walnut Creek and used the space for storage and animal-related laboratory activities. (CoB permits)

Records do not indicate when Montgomery Ward ceased use of the property for warehousing, nor when Pacific Street Casting Company took over the property. Sanborn maps from the 1980s indicate that the property was used for wood pattern storage, tire warehousing, and cabinet works, which suggests other uses between those by Montgomery Ward and Pacific Steel Casting. By about 1988, the property was being used by the Pacific Steel Casting Company, which had maintained a plant across Second Street since the mid-1930s and also used other properties in the immediate area. Pacific Steel Casting operated until 2014, when it was acquired by Speyside Equity, then closed in 2017. (Yarbrough, Brookshear, & Kendrick, 2017.)

***Architects/Builders***

Building permits for various structural portions of the property provide the following names of architects and builders:

Alben Froberg is listed as the architect of a number of, if not all of the current, sections of the property. Froberg was educated at University of California, Berkeley, under John Galen Howard. He earned a civil engineering degree in 1913 and became a licensed architect in 1915. In 1920, he worked as a draftsman for San Francisco architect Frederick Whitton. He was eventually based in Oakland and appears to have worked solo at some points, but also partnered with builders Christensen & Lyons, especially the former, Henry J. Christensen. *Building & Engineering News,* as far back as the late 1920s, shows Froberg and Christensen working together on projects, while a number of building permits for properties in the Study Area that have dates into the 1940s, list Froberg as the architect and Chistensen & Lyons as the builders. In both cases, the two parties shared a business address (a location in Oakland) indicating that they had a formal collaborative arrangement lasting for years.

Froberg's portfolio includes a number of commercial and industrial buildings in Oakland and Berkeley, including the Laher Auto Spring Company Factory (1925, 2619-25 Magnolia Street, Oakland), the Consolidated Freightways Warehouse (1940-41, 1700 24th Street, Oakland), the Connell GMC Pontiac Cadillac dealership (1947, 3093 Broadway, Oakland), I.B. Hoagie's building (1950, 1601 San Pablo Ave., Oakland), and industrial shipyard buildings in Alameda. Froberg's career spanned into the 1950s, and at least a few of his buildings exhibited the popular Streamline Moderne and Googie styles that were popular toward the end of his career. (Oakland Wiki)

As noted, Froberg often worked with builders Christensen & Lyons and may have even had a formal collaborative arrangement with them. Christensen & Lyons, itself was a partnership or collaboration between the H.J. Christensen Construction Co. and the N.E. Lyons Construction Co., which are listed together but as distinct companies on building permits (ie: a rubber stamp used on the permits names both companies together). Like Froberg, Christensen & Lyons are listed as the builders of a number of, if not all of the current, sections of the property. The Froberg, Christensen & Lyons collaboration is also responsible for other projects in the Study Area, primarily for the Pacific Steel Casting Company. Other than the above information, little additional information was found about the Christensen & Lyons partnership. Projects of H.J. Christensen's listed in *Building & Engineering News* tend to focus on buildings with industrial and utilitarian uses.

Various permits for the subject property list builders besides Christensen & Lyons, but who also worked with Alben Froberg. One was J.H. Fitzmaurice. J.H. Fitzmaurice, Inc. is still in business and states that the company began as a landscaping, grading, and paving company in the early 1900s, and incorporated in the field of general engineering and contracting in 1920. The company constructed buildings ranging from residences to civic projects, including Piedmont High School (1924), Bank of Italy, SF (1928), U.C. Berkeley campus buildings (ca. 1929), California State Home for the Blind (1949), Standard Oil refinery buildings, Richmond (1958), and Oakland Coliseum (1962). (J.H. Fitzmaurice, Inc.)

The names Swanstrom & Stahl and W.E. Gould appear on other permits for the subject property, but research yielded no information about these companies.

***Alterations***

The following building permits and other records are on file with the City of Berkeley Department of Planning & Development and Berkeley Architectural Heritage Association. They provide documentation of alterations that the property has undergone throughout it's history:

| Date | Permit # | Description of Work |
|---|---|---|
| 11 Feb. 1944 | 55375 | One-story storage shed at rear of 1315 Second. Corrugated iron, tar and gravel roof. Owner: Chemical Package Co. Builder: Swanstrom & Stahl. |
| 18 April 1944 | 55701 | Demolish building [single-family dwelling] at 1320 Third. Owner: Chemical Packing Co. |
| 14 Sept. 1944 | 56262 | Build wood and galvanized iron storage shed at 1316 Third St. Owner: Chemical Packaging Co. Arch/designer: Alben Froberg. Builder: J.H. Fitzmaurice. |
| 16 Sept. 1944 | 56281 | Addition to existing building, 12x21, to be used as packing shed at 1316 3rd. Owner: R.W. Van Deusen. Builder: Swanstrom & Stahl. |
| 24 Oct. 1944 | 56437 | One-story, 60'x130' building, west side of 3rd 200' south of Gilman (1320 Third) Owner: Chemical Packaging Co. Arch/designer: Alben Froberg. Builder: Christensen & Lyons. |
| 15 Jan. 1946 | 58414 | Demolish kiln room at rear of 1315 Second. Owner/contractor: R.W. Van Deusen. |
| 30 Jan. 1946 | 58508 | Extension of present roof, add 10x12 office to warehouse at .: RW Van Deusen/Chemical Packaging Co. Arch/designer: Alben Froberg. Builder: W.E. Gould. |
| 9 July 1946 | 59426 | Build warehouse at 1315 Second, 72x73. Owner: R.W. Van Deusen. Arch/designer: Alben Froberg. Builder: Christensen & Lyons. |
| 12 Jan. 1956 | 78957 | Erection of non-bearing walls in warehouse (at 1320 Third) to divide storage areas from laboratory animal sections. Owner: Diablo Animal Labs/Theodore Aarons. Builder: Mr. McAllister. |

***California Register Evaluation***

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 1310 Third Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The property was used by a number of small light-industrial businesses, primarily for warehousing purposes, throughout its history. This fits the industrial context of the area; however, it was not outstanding or influential within the industrial context that dominated a broad area of West Berkeley and the East Bay shoreline, included numerous other industrial uses, and which had been established well before the development of the current buildings on the property.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. Owners and occupants were primarily commercial entities with no specific names attached to their operations. Ray Van Deusen was associated with the property for many years in ownership and management capacities, but was employed as a warehouse proprietor and is not known to have been an important or influential figure. Melvin L. Makower's name also appears as a later owner. He was a physician and his ownership of the subject property had nothing to do with his professional activities or uses. He is not considered an important historic figure.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The buildings at 1310 Third Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill its intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. Architect Alben Froberg and builders Christiensen & Lyons and J.H. Fitzmaurice were involved with the design and construction of various components of the conjoined structures that make up the property (as were other builders about whom no information was found). While these designers and builders appear to have been active and successful professionals in Oakland and Berkeley, they do not rise to the level of "important creative individuals." Other better examples of Froberg's design and Christiensen's construction exist locally.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 1310 Third Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***Berkeley Landmark Evaluation***

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 1310 Third Street according to local significance criteria:

1. Architectural Merit:

*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth*

*preserving for the exceptional values they add as part of the neighborhood fabric.*

The buildings at 1310 Third Street are of common and unremarkable utilitarian construction. They were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As a utilitarian industrial structure they are common and unremarkable within their context with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. They are not the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. The architect and builders of most components of the property are known, but do not appear to have been influential or considered important creative individuals. The property provides no exceptional architectural value to the neighborhood, thus, it does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City*

Neither the construction of the buildings at 1310 Third Street, nor the property's ownership and use history, were influenced by religious, cultural, governmental, social, or economic events or developments in the area. The buildings were built from 1944 to 1946 by the Chemical Package Company and used by a number of light-industrial business for primarily warehousing purposes over the years. Neither the businesses or their activities at the subject property appear to be associated with important economic development in Berkeley; therefore, the property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1310 Third Street does not appear to have any use as an educational tool, as it is not associated with important events or people, and is not outstanding as an example of industry or commerce in Berkeley. Numerous other properties could better illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 1310 Third Street does not reflect the industrial or commercial growth of Berkeley. The building's construction from 1944 to 1946 occurred at the end of World War II. In addition to it not reflecting West Berkeley's initial industrial development nor its war-era boom, it was built as industry waned and the neighborhood began to decline. The building's owners and occupants do not appear to have been historically significant and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1310 Third Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***Berkeley Structure of Merit***

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 1310 Third Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and relatively late element of West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1310 Third Street would play a meaningful role. The city has numerous older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject property is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

***Specific Criteria***

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

Only some of the later buildings of the approximately 20-building California Ink Company Industrial site might be contemporaneous with the buildings at 1310 Third Street; however, that Landmark also consists of other buildings that are older and newer, while other Landmarks in the area are also much older. Built from 1944 to 1946, the construction of buildings on the subject property does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 1310 Third Street. Three are smaller buildings than the structures at 1310 Third Street, while the two properties that are larger in area consist of multi-building complexes that are not comparable to the conjoined building on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but have much different character in terms of materials and overall design, giving the Landmarks and subject building few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The buildings at 1310 Third Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. The architect and builders that were involved with the property's design and construction do not appear to rank as important or influential designers or builders.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The property at 1310 Third Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a mid-20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1310 Third Street would play a meaningful role.

***Integrity***

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The building at 1310 Third Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***

Based on the above analysis, the property at 1310 Third Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource for the purposes of the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***Sources***

1974 Blymer & Sons
"Pacific Steel Casting Co. Shell Foundry Facilities" (from CoB Planning files)

J.H. Fitzmaurice, Inc. http://www.jhfitzmaurice.com/about-jhf/#HISTORY

1982 Karen Jorgensen-Esmaili and Stephanie Manning
*Victorian Berkeley: The Community of Oceanview*.

2017 Yarbrough, E.; C. Brookshear, & S. Kendrick.
California Department of Parks & Recreation 523 Forms: Map Reference 7.

2021 Tile Heritage Foundation
"Woolenius Tile Company," tileheritage.com

Oakland Wiki. https://localwiki.org/oakland/Alben_R._Froberg

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Sanborn Fire Insurance Map archives via ProQuest and HIG
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

***Current Images:***



*South facade of western building, looking north from Second Street.*



*Detail of south facade of western building, looking northeast from Second Street..*



*North facade of western building, looking southeast from Second Street.*



*East facade of northeastern building, looking west from Third Street.*



*East facade at juncture of northeastern (right) and southwestern (left) buildings, looking northwest from Third Street.*



*East facade of southeastern building, looking west from Third Street.*




*Building Key.*

**State of California — The Resources Agency** **Primary #**
**DEPARTMENT OF PARKS AND RECREATION** **HRI #**
# PRIMARY RECORD
**Trinomial**
**NRHP Status Code**
**Other Listings**
**Review Code** **Reviewer** **Date**

 ***Resource Name or #:** 1333 Second Street, Berkeley, CA

**P1. Other Identifier:** n/a
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Alameda
**and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Oakland West, Calif. **Date:** 2015 **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**
**c.** Address: 1333 Second Street City: Berkeley Zip: 94710
**d.** UTM: Zone: 10 ; mE/ mN (G.P.S.)
**e.** Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 59-2345-9

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

This property is located mid-block, between Gilman Street on the north and Camelia Street on the south, spanning the block, so that it has frontage on Second and Third streets. The property is comprised of five buildings situated within a utility yard setting. (See page 12 for Building Key diagram.)

*Building A*
Building A is located at the southwestern corner of the property, fronting on Second Street. It is a one-story commercial (office) building with a long rectangular plan and a shallow gable roof. The primary facade faces west and features brick cladding on the lower wall and wavy-edge asbestos shingle above. The left side of the facade features a large, rectangular picture window. The right side features the main entrance, which is recessed, accessed by concrete steps, and features a fully-glazed, extruded aluminum frame entry assembly. The facade is topped by a pent roof parapet with overhanging boxed eaves. A recessed area on the pent roof bears signage reading "Pacific Steel Casting Co." (Continued)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)




**P5b. Description of Photo:** (View, date, accession #)
Bldg. A, west facade, looking east; November 2022

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1943; BAHA; permits, Donough file

***P7. Owner and Address:**
Berkeley Properties, LLC

***P8. Recorded by:** (Name, affiliation, and address)
Caitlin Hibma/Left Coast Architectural History

***P9. Date Recorded:** Dec. 2022

**P10. Survey Type:** Intensive

***P11. Report Citation:**
Gilman Gateway HRE

***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):

# BUILDING, STRUCTURE, AND OBJECT RECORD



***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1333 Second Street, Berkeley, CA

**B1. Historic Name:** Pacific Steel Casting Co.
**B2. Common Name:** None
**B3. Original Use:** Industrial **B4. Present Use:** Industrial
***B5. Architectural Style:** Industrial/utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1943. (See Continuation Sheets for additional construction history.)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** None

**B9a. Architect:** Alben Froberg **b. Builder:** Christiensen & Lyons
***B10. Significance: Theme:** None **Area:** West Berkeley
**Period of Significance:** None **Property Type:** Industrial **Applicable Criteria:** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***

The property at 1333 Second Street was initially developed during World War II. In 1941, the United State's entry into World War II had quickly reversed the effects of the Great Depression. Workers were in high demand and poured in from out of state to fill positions at shipyards and other local industrial plants. Manufacturing and production skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

After the war years spent in industrial overdrive, Berkeley's industrial activity natural waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, bringing the neighborhood down.

In 1956, more zoning refinements were made, with property west of Sixth Street zoned as “special industrial.” This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off. (Jorgensen-Esmaili and Manning, 1982) (Continued)

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial buildings, HP4. Ancillary buildings

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:**

***B14. Evaluator:** Caitlin Hibma/Left Coast Architectural History

***Date of Evaluation:** November 2022

(This space reserved for official comments.)



**P3a. Description: (continued)**

The north facade of Building A is clad entirely with wavy-edge asbestos shingle, except where the brick dado wraps the northwest corner from the front facade. It is fenestrated with a regular pattern of single-lite, fixed, plate glass windows. A secondary entrance is located at the far left side. The facade is topped by a pent roof parapet with overhanging boxed eaves. The roof angles up at the rear, creating a shed form at the left side of the north facade.

The south facade of Building A abuts structures on the adjacent property and is not visible. The rear (east) facade is attached to an open shed structure that connects it to Building E.

*Building B*
Building B is located at the center of the western, Second Street, frontage of the property. It is a one-story industrial building with a rectangular plan, topped by a gable roof with a shed extension on the south side. The primary facade faces west and is clad with corrugated metal. There is a vehicular entrance with a sliding, corrugated metal door on an overhead track on the right side of the facade. A small steel, industrial sash window it located on the right. The facade is topped by a gable end and shed extension that have shallow overhanging eaves.

The north and south facades of Building B are clad with corrugated metal and feature a series of irregularly spaced openings fitted with steel industrial sash windows, louvered vents, and at least one opening that is covered by corrugated metal panels. A vehicular entrance is located at the far right side of the south facade. The flat rooflines feature shallow eaves.

The rear (east) facade of Building B is clad with corrugated metal. A large metal rack and a hopper are located against the wall on the left and center. On the right is a secondary entrance, accessed by low stairs. The facade is topped by a gable end and shed extension that have shallow overhanging eaves. Large cylindrical vents protrude from the ridge of the roof.

*Building C*
Building C is located at the northwestern corner of the property, fronting on Second Street. The left side consists of a tall open shed structure, while the right side is enclosed. It is clad with corrugated metal and has a flat roof. The roof of left side of the enclosed portion is lower than the right. There is an entrance with a sliding paneled wood door on an overhead track on the lower left section, while a large doorless vehicular entrance is located on the higher right section. The roofline is flat and eaveless. The north and south facades of the structure abut structures on the adjacent property and are not visible.

*Building D*
Building D is located at the northeastern corner of the property, fronting on Third Street. It is a pre-fabricated metal Butler building, with corrugated metal exterior walls, a rectangular plan, and a gable roof. The east facade features a series of three, multi-part, horizontal, rectangular, metal louvered vents spanning the upper wall and large cylindrical vent protruding from the gable end. The south facade features a vehicular entrance with a metal roll-up door at the center and a shed-roofed metal rack against the wall to the right. The west facade is unfenestrated and the north facade abuts structures on the adjacent property and is not visible. The rooflines are generally eaveless and large cylindrical vents protrude from the ridge of the roof.

*Building E*
Building E is located at the southeastern corner of the property, fronting on Third Street and the rail right-of-way. It is clad with corrugated metal, has a rectangular plan, and is topped by a shed roof. The east facade is unfenestrated. The north facade features a vehicular entrance with a metal roll-up door on the left and a smaller service entrance with a sliding door on an overhead track at the center. The rear (west) facade is attached to an open shed structure that connects it to Building A.

(See following sheets for current images)

**B10. Significance: (continued)**

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

Through the 1970s and 1980s, Berkeley citizens continued to express a desire for less development and redevelopment along the bay shore. The city responded by rejecting proposed plans for shopping malls and mixed-use developments in the area. Meanwhile, a housing project and existing houses that were rehabilitated for first-time, low-income buyers reinvigorated the concept of residential uses within the industrial district. Remaining industrial facilities were, in many cases, repurposed for lighter uses like office space, research and development labs, specialized retail, restaurants, and even live-work space. (Jorgensen-Esmaili and Manning, 1982) A few small clusters of truly heavy industrial uses remained.

***Property History***

Prior to 1943, the subject property was largely undeveloped, with only a couple of small residences and their auxiliary buildings fronting on Third Street. (Sanborn maps) The Pacific Steel Casting Company purchased the eastern portion of the current parcel from owners of the houses there in 1942 and, the following year, purchased the western portion of the parcel. (BAHA, Donough files) The property was thus added to the collection of multiple properties that the company owned and utilized along Second Street, between Gilman and Camelia streets. It was at this time, that ore bins, a storage shed/car shed, and a one-story office were built on the site. (BAHA; permits, Donough file)

Pacific Steel Casting continued to experience success and growth in the post-war years. A 1946 aerial image, substantiated by the 1950 Sanborn map, shows the current Building A in place. A two-car shed behind it (to its east) may be the current open shed that connects Buildings A and E. A brick and ore warehouse at the northwestern corner of the lot has either been replaced or modified as a portion of Building C. The primarily open yard between these structures was labeled “flask yard.” (NETR Online historic aerials, Sanborn maps) In 1947, a compressor room was added to the property and in 1950, alterations were made and a storeroom was added. (BAHA, Donough files)

Newspaper articles from 1947 and 1948 described Pacific Steel Casting's big electric furnace at 1333 Second Street, which used 18 to 20 different alloys to produce a ton-and-a-half of molten steel per hour for castings used in truck and trailer parts, gold and suction dredgers, and earth-moving units, as well as many items used in agricultural machinery. One article makes note of a small recession at the start of 1948, but reports that the company's president, Ivan Johnson, said business volume had rebounded and was greater than before the war, when the company primarily cast gun parts. At the time, J.D. Genger was also still involved with the company as vice-president, while F.E. Marquardsen was secretary-treasurer. Operating solely in Berkeley, the company employed 120 workers. (BAHA, Donough file; unk. newspapers, 20 May 1947 and 12 May 1948)

In 1953, a permit record indicates that a foundry building was constructed on the parcel, which may have been Building B. In 1954, some foundation work was completed and, in 1956, the pre-fabricated metal Butler Building at the northeastern corner of the property was added. In 1957 a steel tank was installed, and by 1958, aerial photos show all but Building D present and generally in their current configurations, although Building A did not yet connect to the shed behind it and apparently received a later addition at the rear, filling that gap. (NETR Online aerials, CoB permits)

Around 1974, Pacific Steel Casting was one of four steel foundries in Northern California and produced the majority of the region's steel products. (Blymer & Sons, 1974.) That year, the company took another leap in growth. The subject property became the shell mold casting foundry, which it remained until 1977, when that function was relocated to a site at Second and Page streets, now 1420 Second Street, known as Plant #2.

Sanborn maps from the 1980s show activities like heat treating, core manufacturing, and pattern storage happening at the subject property. Pacific Steel Casting retained the subject property and continued operating until 2014, when it was acquired by Speyside Equity, then closed in 2017. (Yarbrough, Brookshear, & Kendrick, 2017.)

***Architects/Builders***

Building permits for various structural portions of the property provide the following names of architects and builders:

Alben Froberg is listed as the architect for all portions of the property for which permit records are available. Froberg was educated at University of California, Berkeley, under John Galen Howard. He earned a civil engineering degree in 1913 and became a licensed architect in 1915. In 1920, he worked as a draftsman for San Francisco architect Frederick Whitton. He was eventually based in Oakland and appears to have worked solo at some points, but also partnered with builders Christensen & Lyons, especially the former Henry J. Christensen. *Building & Engineering News,* as far back as the late 1920s, shows Froberg and Christensen working together on projects. A number of building permits for properties in the Study Area that have dates into the 1940s, especially those associated with Pacific Steel Casting co., list Froberg as the architect and Chistiensen & Lyons as the builders. In most cases, the two parties shared a business address (a location in Oakland) indicating that they had a formal collaborative arrangement lasting for years.

Froberg's portfolio includes a number of commercial and industrial buildings in Oakland and Berkeley, including the Laher Auto Spring Company Factory (1925, 2619-25 Magnolia Street, Oakland), the Consolidated Freightways Warehouse (1940-41, 1700 24th Street, Oakland), the Connell GMC Pontiac Cadillac dealership (1947, 3093 Broadway, Oakland), I.B. Hoagie's building (1950, 1601 San Pablo Ave., Oakland), and industrial shipyard buildings in Alameda. Froberg's career spanned into the 1950s, and at least a few of his buildings exhibited the popular Streamline Moderne and Googie styles that were popular toward the end of his career. (Oakland Wiki)

As noted, Froberg often worked with builders Christensen & Lyons and may have even had a formal collaborative arrangement with them. Christensen & Lyons, itself was a partnership or collaboration between the H.J. Christensen Construction Co. and the N.E. Lyons Construction Co., which are listed together but as distinct companies on building permits (ie: a rubber stamp

used on the permits names both companies together). Like Froberg, Christensen & Lyons are listed as the builders of all elements of the subject property for which permits are available. The Froberg, Christensen & Lyons collaboration is also responsible for other projects in the Study Area. Other than the above information, little additional information was found about the Christensen & Lyons partnership. Projects of H.J. Christensen's listed in *Building & Engineering News* tend to focus on buildings with industrial and utilitarian uses.

***Alterations***

The following building permits and other records are on file with the City of Berkeley Department of Planning & Development and Berkeley Architectural Heritage Association. They provide documentation of alterations that the property has undergone throughout it's history:

| Date | Permit # | Description of Work |
|---|---|---|
| 27 Jan. 1943 | 53853 | Two wood frame lean-to additions to north side of existing factory building at 1318 Second Street. Owner: Pacific Steel Casting. Architect: Alben Froberg. Builder: Christensen & Lyons. |
| 27 Jan. 1943 | 53854 | “Building #3” at 1318 Second Street. Construct one-story, 50 x 100, brick building. Owner: Pacific Steel Casting. Architect: Alben Froberg. Builder: Christensen & Lyons. |
| 27 Jan. 1943 | 53855 | Build one-story, 28 x 70, office building at 1333 Second Street. Concrete foundation, rustic siding, tar and gravel roof. Owner: Pacific Steel Casting Co. Arch/designer: Alben Froberg. Builder: Christiensen & Lyons. |
| 3 March1943 | 53953 | Build ore bins at 1319 Second St. Owner: Pacific Steel Casting Co. Arch/designer: Alben Froberg. Builder: Christiensen & Lyons. |
| 29 June 1943 | 54371 | Storage shed, 50x100, exterior galvanized iron. Owner: Pacific Steel Casting. Arch/designer: A. Froberg. Builder: Christensen & Lyons. |
| 12 Sept. 1950 | 68236 | 22 x 64' shelter shed for ore storage; concrete floor, wood roof frame, composition roof; wood frame walls with galvanized iron cladding. |
| 20 Oct. 1950 | 68476 | New building. |
| 8 Nov. 1954 | 76429 | Foundation for machinery. |
| 11 March 1960 | 89253 | Stl. Building. |
| 23 June 1960 | 89847 | Enlarge heat treating building. |
| 1 May 1951 | 97601 | Extend metal building #6. |
| 19 July 1963 | 98229 | Add office to building #1. 10' x 28' addition. |
| 11 May 1956 | 106126 | Addition to building, 40' x 40' Butler type steel building, east end open to existing building. |
| 25 April 1969 | 113934 | Alteration. |
| 7 July 1969 | 114392 | Steel sand bin. |
| 9 May 1973 | 537 | Remodel molding station to accommodate equipment. |
| 6 March 1978? | 030678436 | Add to existing building for new office. |

In addition to or elaborating upon permit records above, it appears that Building A underwent an exterior remodeling, possibly in 1963 or 1978. This changed its stylistic appearance and included an addition to its east end, connecting it to the shed between it and Building E. The description of Building A on its original building permit included rustic siding, which is no longer evident. It was re-sided with the current wavy-edge asbestos siding and brick dado at the front, new plate glass windows and glazed entry assembly inserted, and the pent roof parapet added; all indicative of a 1960s or 1970s aesthetic.

***California Register Evaluation***

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 1333 Second Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The property was used by the Pacific Steel Casting Co. throughout its history. The Pacific Steel Casting Company was founded in 1935 and was substantial in terms of the size of its operations, but was not outstanding or influential within the industrial context that dominated West Berkeley and the East Bay shoreline, which included numerous other steel and metal-working plants. Heavy industry in West Berkeley had been established well before the founding of Pacific Steel Casting. The construction of the facility at 1333 Second Street in 1943, 8 years after the founding of Pacific Steel Casting and a late addition to its multi-property facilities, also occurred relatively late in West Berkeley's industrial history. It was built during the boom period of World War II, when West Berkeley industry was extremely active, but is one of many properties associated with that context.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. Ivan Johnson, J. D. Genger, and E. S. Shonk were the founders and original operators of the Pacific Steel Casting Company in 1935. They were successful Berkeley businessmen, but were not influential to the steel casting industry or commerce, locally or beyond. When the facility was built at 1333 Second Street in 1943, the three men were still leading the company and may have used the office on the site, but were probably not directly active in the steel-working activities that took place at the outlying property.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The majority of the buildings at 1333 Second Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. Building A exhibits some architectural style with aesthetic intent, but this is the result of remodeling and not authentic nor noteworthy as an example of that style. Building D is a Butler Building; a pre-fabricated "rigid frame" steel construction, which was developed by the Butler Manufacturing Company in 1940. (butlermfg.com) However, Building D was not added to the site until after 1958, so it is not an early or important example of a Butler Building and is a relatively common feature of mid to late-20th century industrial properties, many of which are still extant.

Architect Alben Froberg and builders Christensen & Lyons were involved with the design and construction of most of the built components that make up the property. While these designers and builders appear to have been active and successful professionals in Oakland and Berkeley, they do not rise to the level of "important creative individuals." Other better examples of Froberg's design and Christiensen's construction exist locally.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 1333 Second Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***Berkeley Landmark Evaluation***

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on

areas of significance. The following provides an evaluation of the historic significance of 1333 Second Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The majority of the buildings at 1333 Second Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. Building A exhibits some architectural style as the result of remodeling, but is not as authentic nor noteworthy example of that style. Building D is a Butler Building, but is not an early, unusual, or important example of the type. None of the buildings are the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. The architect and builders appear to have been active and successful professionals in Oakland and Berkeley, but do not appear to have been influential or considered important creative individuals. The property provides no exceptional architectural value to the neighborhood, thus, it does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City*

Neither the construction of the buildings at 1333 Second Street, nor the property's ownership and use history, were influenced by religious, cultural, governmental, social, or economic events or developments in the area. The buildings were built in 1943 by the Pacific Steel Casting Company and used for shell mold casting and other steel working processes, auxiliary to the main plant. The industrial activities at the subject property do not appear to be associated with important economic development in Berkeley; therefore, the property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1333 Second Street does not appear to have any use as an educational tool, as it is not associated with important events or people, and is not outstanding as an example of industry or commerce in Berkeley. Numerous other properties could better illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 1333 Second Street does not reflect the industrial or commercial growth of Berkeley. The building's construction in 1943 occurred during World War II, but in addition to it not reflecting West Berkeley's initial industrial development it was a common and minor elements of its war-era boom. The building's owners and occupants do not appear to have been historically significant and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1333 Second Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 1333 Second Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and relatively late element of West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1333 Second Street would play a meaningful role. The city has numerous older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject property is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

***Specific Criteria***

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

Only some of the buildings of the approximately 20-building California Ink Company Industrial site might be contemporaneous with the buildings at 1333 Second Street; however, that Landmark also consists of other buildings that are older and newer, while other Landmarks in the area are also much older. Built in 1943, the construction of the buildings on the subject property does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 1333 Second Street. Three are smaller single buildings, while the two properties that are larger in area consist of multi-building complexes that have larger buildings and more extensive development than that at the subject property. Those two Landmark properties also exhibit somewhat utilitarian industrial design, but have much different character in terms of materials and overall design, giving the Landmarks and subject property few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The buildings at 1333 Second Street are industrial in use and, consequently, utilitarian in architectural aesthetic; that is, they were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures they are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. The architect and builders that were involved with the property's design and construction do not appear to rank as important or influential designers or builders.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The property at 1333 Second Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a mid-20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1333 Second Street would play a meaningful role.

***Integrity***

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The building at 1333 Second Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***

Based on the above analysis, the property at 1333 Second Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource for the purposes of the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***Sources***

1974 Blymer & Sons
"Pacific Steel Casting Co. Shell Foundry Facilities" (from CoB Planning files)

Butler Manufacturing, https://www.butlermfg.com/about/

1982 Karen Jorgensen-Esmaili and Stephanie Manning
*Victorian Berkeley: The Community of Oceanview*.

Oakland Wiki. https://localwiki.org/oakland/Alben_R._Froberg

2017 Yarbrough, E.; C. Brookshear, & S. Kendrick.
California Department of Parks & Recreation 523 Forms: Map Reference 7.

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Sanborn Fire Insurance Map archives via ProQuest and HIG
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

***Current Images:***




*Building A, north and west facades, looking southeast from Second Street.*



*Building B, west and south facades, looking northeast from Second Street.*




*Building B, north facade, looking southwest from Second Street.*



*Building C, looking northeast from Second Street.*



*Eastern portion of Building C, looking east from Second Street.*



*Building D, looking northwest from Third Street.*



*Building E, looking southwest from Third Street.*




Building key.

**State of California — The Resources Agency** **Primary #**
**DEPARTMENT OF PARKS AND RECREATION** **HRI #**

# PRIMARY RECORD

**Trinomial**
**NRHP Status Code**

**Other Listings**
**Review Code** **Reviewer** **Date**

 ***Resource Name or #:** 1421 Second Street, Berkeley, CA

**P1. Other Identifier:** n/a
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Alameda
**and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Oakland West, Calif. **Date:** 2015 **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**
**c.** Address: 1421 Second Street City: Berkeley Zip: 94710
**d.** UTM: Zone: 10 ; mE/ mN (G.P.S.)
**e.** Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 59-2340-8-2

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

This property occupies an entire block bounded by Second Street on the west, Camelia Street on the north, Third Street on the east, and Page Street on the south. A single building fills the majority of the parcel. The building is one-story, double-height and has a generally square plan with appendages on the north and south sides. It is capped by a flat roof. The exterior walls are clad with corrugated metal, except for the northern appendage, which consists of concrete block construction.

The west facade faces Second Street. The northern appendage makes up the far left side of the facade and is set back slightly. It features two entrances at the first story that have fully-glazed, extruded aluminum frame entry assemblies. The two entrances are accessed by concrete steps and divided by a heavy pillar that supports and overhanging pent roof. A concrete block half-wall extends at a diagonal from the left side of the leftmost entryway. Above the pent roof are two sets of multi-part extruded aluminum sash windows. The remainder of the west facade, to the right of the appendage, consists of a blank unfenestrated wall. The entire facade terminates in a flat, unadorned roofline. (Continued)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)
West facade, looking southeast; November 2022

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1981;
Yarbrough et al, aerial photos

***P7. Owner and Address:**
Berkeley Properties, LLC

***P8. Recorded by:** (Name, affiliation, and address)
Caitlin Hibma/Left Coast Architectural History

***P9. Date Recorded:** Dec. 2022

**P10. Survey Type:** Intensive

***P11. Report Citation:**
Gilman Gateway HRE

***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):

# BUILDING, STRUCTURE, AND OBJECT RECORD



***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1421 Second Street, Berkeley, CA

**B1. Historic Name:** Pacific Steel Casting Co. Plant #3
**B2. Common Name:** None
**B3. Original Use:** Industrial **B4. Present Use:** Industrial
***B5. Architectural Style:** Industrial/utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1981. (See Continuation Sheets for additional construction history.)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** None

**B9a. Architect:** Pacific Steel Casting Co. Staff **b. Builder:** Pacific Steel Casting Co.
***B10. Significance: Theme:** None **Area:** West Berkeley
**Period of Significance:** None **Property Type:** Industrial **Applicable Criteria:** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***
At the time the Pacific Steel Casting Company's shell mold casting foundry was built at 1421 Second Street in 1981, the West Berkeley industrial district had already experienced its heyday and was in decline.

In 1970, the West Berkeley Redevelopment Project had initiated in an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

Through the 1970s and 1980s, Berkeley citizens continued to express a desire for less development and redevelopment along the bay shore. The city responded by rejecting proposed plans for shopping malls and mixed-use developments in the area. Meanwhile, a housing project and existing houses that were rehabilitated for first-time, low-income buyers reinvigorated the concept of residential uses within the industrial district. Remaining industrial facilities were, in many cases, repurposed for lighter uses like office space, research and development labs, specialized retail, restaurants, and even live-work space. (Jorgensen-Esmaili and Manning, 1982) A few small clusters of truly heavy industrial uses, like those at 1421 Second Street, remained.

***Property History***
The property at 1421 Second Street, which comprises an entire block, has had numerous successive industrial uses since at least 1911 and probably earlier. Sometime after 1968, however; the entire block was cleared of previous structures. (NETR Online; 1968 aerial) In 1974 Pacific Steel Casting was granted a use permit for the current facility. (CoB) A 1980 aerial photograph shows the block mostly vacant; all previous structures having been razed. (Continued)

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial building

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:**

***B14. Evaluator:** Caitlin Hibma/Left Coast Architectural History

***Date of Evaluation:** November 2022

(This space reserved for official comments.)



**P3a. Description: (continued)**

The north facade faces Camelia Street and is an unfenestrated wall plane. On the left side, a metal platform supporting equipment and duct work extends from the facade. Near the center, a flat metal canopy supported by metal beams and roofed with corrugated metal extends from the facade. A small, low, flat-roofed, corrugated metal bay extends from the facade to the right of the canopy, and at the far right is the concrete block northern appendage, which is unfenestrated. The facade terminates in a flat, unadorned roofline, with metal duct work above the roofline.

The east facade faces Third Street. The facade is set back on the left side and otherwise consists of a blank plane. The setback left side features a low shed-roofed bay that is the east side of the southern appendage and has a canopy extending from it. To the right is a vehicular entrance with a roll-up metal door. To the right of that, there is a pair of vertical stacks or silos made of metal. The right side of the facade, that is not set back, features a tall vehicular entrance near the jog and a standard vehicular entrance at the far right. A metal platform, supporting two massive metal hoppers, sits in front of the majority of the right side of the facade. The facade terminates in a flat, unadorned roofline, with metal duct work and other equipment above the roofline.

The south facade faces Page Street. There are two vehicular entrances with a roll-up metal doors on the left side. The right side is dominated by the southern appendage, which has a vehicular entrance with a roll-up metal door on its west-facing wall. An low bay and shed-roofed canopy extend from the left side of the appendage's south wall. A vehicular entrance is near the center and equipment sits against the right side of the facade. The main facade and the appendage have flat, unadorned rooflines.

(See following sheets for current images)

**B10. Significance: (continued)**

Only scattered small structures or pieces of equipment were located at the northwest corner, center of the block, and at the southern end. (NETR Online; 1980 aerial) In 1981, the current building was constructed, filling most of the block. (NETR Online; 1982 aerial) The property was owned by the Pacific Steel Casting Company, which had its main facilities at 1320 Second Street and on other nearby properties. Sanborn maps from the 1980s identify the subject property as Pacific Steel Casting Plant #3.

Pacific Steel Casting was founded in 1935, weathered Depression, war, post-war decline, and by 1974, was one of four steel foundries in Northern California that produced the majority of the region's steel products. (Blymer & Sons, 1974.) That year, the company expanded to a site south of their original location, at Second and Page streets, now 1420 Second Street. Known as Plant #2, that property became the shell mold casting foundry in 1977; relocated from 1333 Second Street. However, in 1981, the subject property became the shell mold casting foundry, known as Plant #3. (Sanborn map, 1980)

The shell mold casting method had been developed by Pacific Steel Casting in 1960 and was a superior and more prolific method compared to sand casting, although it involved similar processes. Shell mold casting involved the production of small precision castings in large quantities on a production line basis. Sand was received at the facility by truck and rail and stored in 120-ton bins on the site. The sand was mixed with small quantities of resin and put in molds made from parts patterns. The assembled molds were filled with molten steel made from raw steel, scrap, and rejected product. The facility included an electric arc furnace that melted these items down. A conveyor belt carried the shell molds full of molten steel through a cooling tunnel, which eventually deposited them in a shake-out area, where sand and steel were separated. A Rotoblast machine removed any excess sand from the castings, which then went on to additional cleaning, saw/grinding/cutting, and heat treating stations. The shell mold casting facility also included extensive dust control and ventilation systems. (Blymer & Sons, 1974.)

Pacific Steel Casting operated until 2014, when it was acquired by Speyside Equity, then closed in 2017. (Yarbrough, Brookshear, & Kendrick, 2017.)

***Architect/Builder***
Archival research did not reveal an architect or builder associated with the property. As with many of the Pacific Steel Casting Company's other buildings, the building was constructed by staff designers/engineers/builders of the company, itself. (Yarbrough, Brookshear, & Kendrick, 2017.)

***Alterations***
Records of the City of Berkeley Department of Planning & Development provide the following information about alterations that the current building has undergone since its construction:

| Date | Permit # | Description of Work |
|---|---|---|
| 1998 | Unknown | Build metal canopy for exterior storage. |
| 2006 | UP#06-10000045 | Construct carbon absorption system. |

***California Register Evaluation***

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 1421 Second Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The Pacific Steel Casting Company was founded in 1935 and was substantial in terms of the size of its operations, but was not outstanding or influential within the industrial context that dominated West Berkeley and the East Bay shoreline, which included numerous other steel and metal-working plants. Heavy industry in West Berkeley had been established well before the founding of Pacific Steel Casting. The construction of the shell mold casting foundry at 1421 Second Street in 1981, 46 years after the founding of Pacific Steel Casting and a very late addition to its facilities, also occurred extremely late in West Berkeley's industrial history, as such uses were rapidly declining in the area. This makes the subject property something of an anomaly within the area's industrial development context, inconsistent with the patterns of industrial growth and decline.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. Ivan Johnson, J. D. Genger, and E. S. Shonk were the founders and original operators of the Pacific Steel Casting Company in 1935. They were successful Berkeley businessmen, but were not influential to the steel casting industry or commerce, locally or beyond. By the time the shell mold casting facility was built at 1421 Second Street in 1981, the company had grown well beyond their involvement and the three men were most likely retired or deceased. Additionally, neither they, nor any others associated with Pacific Steel Casting, are known to have been active or directly association with the outlying property that was separate from Pacific Steel Casting's original main facility.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The building at 1421 Second Street is industrial in use and, subsequently, utilitarian in architectural aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction and it is likely that staff of the Pacific Steel Casting Company handled design and construction of the building in-house to fit their uses.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 1421 Second Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***Berkeley Landmark Evaluation***

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 1421 Second Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The building at 1421 Second Street is of common and unremarkable utilitarian construction. It was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure it is common and unremarkable within its context with no distinctive characteristics that would make it a notable or important example of its period, style, or construction. It is not the first, last, only, or most significant example of industrial or utilitarian architecture in West Berkeley. No architect or builder were known to be involved with its design or construction. It provides no exceptional architectural value to the neighborhood, thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City*

Neither the construction of the building at 1421 Second Street, nor its ownership and use history, were influenced by religious, cultural, governmental, social, or economic events or developments in the area. It was built in 1981 by the Pacific Steel Casting Company, which was a substantial industrial operation in Berkeley during its heyday, but by 1981 was in decline, as was the surrounding industrial district. The construction of the subject building was almost antithetical to the decline in industry and commerce that was happening in West Berkeley at the time and, therefor, the property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1421 Second Street does not appear to have any use as an educational tool, as it is not associated with important events or people, and is not outstanding as an example of industry or commerce in Berkeley, especially having been built so late in the timeline of the area's industrial history. Numerous other properties could better illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 1421 Second Street does not reflect the industrial or commercial growth of Berkeley. The building's construction in 1981 was almost antithetical to the decline in industry and commerce that was happening in West Berkeley at the time and, therefore, it does not accurately express the city's industrial or commercial history. The building's owners and occupants do not appear to have been historically significant or have any noteworthy accomplishments to their names and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 1421 Second Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

*Berkeley Structure of Merit*
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 1421 Second Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and relatively late element of West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1421 Second Street would play a meaningful role. The city has numerous older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject building is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

Only some of the later buildings of the approximately 20-building California Ink Company Industrial site appear to be contemporaneous with the building at 1421 Second Street; however, that Landmark also consists of other buildings that are older, while other Landmarks in the area are also much older. Built in 1981, the construction of the subject building does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 1421 Second Street. Three are smaller buildings than 1421 Second Street, while the two properties that are larger in area consist of multi-building complexes that are not comparable to the large single building on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but have much different character in terms of materials and overall design. Giving the Landmarks and subject building few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The building at 1421 Second Street is industrial in use and, subsequently, utilitarian in architectural aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The building at 1421 Second Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a late 20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1421 Second Street would play a meaningful role.

***Integrity***

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The building at 1421 Second Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***

Based on the above analysis, the property at 1421 Second Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource for the purposes of the California Environmental Quality Act (CEQA).

***Sources***

1974 Blymer & Sons
"Pacific Steel Casting Co. Shell Foundry Facilities" (from CoB Planning files)

1982 Karen Jorgensen-Esmaili and Stephanie Manning
*Victorian Berkeley: The Community of Oceanview*.

2017 Yarbrough, E.; C. Brookshear, & S. Kendrick.
California Department of Parks & Recreation 523 Forms: Map Reference 7.

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Sanborn Fire Insurance Map archives via ProQuest and HIG
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

***Current Images:***



*West facade, looking southeast from Camelia and Second streets.*



*Northwest corner and primary entrance, looking southeast from Camelia and Second streets.*



*North facade, looking southwest from Camelia Street.*



*Northeast corner, looking southwest from Third and Camelia streets.*



*East facade, looking southwest from Third Street.*



*Southwest corner, looking northeast from Second Street.*



*South facade, looking east from Second Street.*



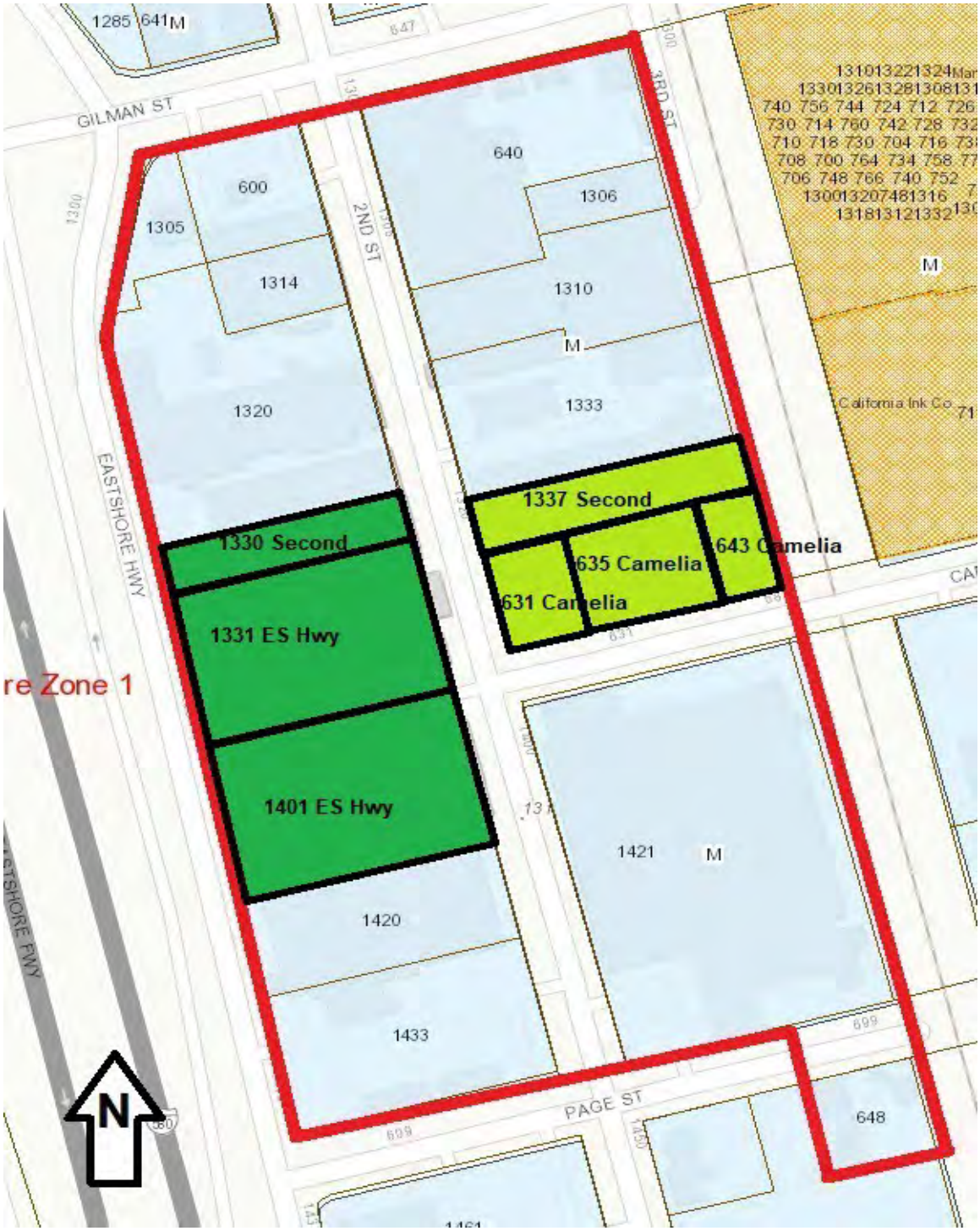
*Right side of south facade, looking northeast from Page Street.*

# APPENDIX FIVE

## California Department of Parks & Recreation 523 Forms

## Berkeley Steel Construction Company

Berkeley Steel Construction Co. 2018 Caltrans DPRs
Berkeley Steel Construction Co. 2022 Update
1337 Second Street
631 Camelia Street
635 Camelia Street
643 Camelia Street




**Berkeley Steel Construction Co. & Associated Properties**
DPR 523 Forms follow
(Berkeley Steel parcels in dark green, associated properties in light green)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #** (Assigned by recorder) Map Reference 6

**P1. Other Identifier:** Berkeley Steel Construction Co. Complex
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Alameda
**and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5′ Quad** Richmond, CA. **Date** 1995 **T** __; **R** __; __ ¼ **of Sec** __; __ **B.M.**
c. Address 1330 2nd Street and 1331 Eastshore Highway City Berkeley Zip 94710
d. UTM: (give more than one for large and/or linear resources) Zone 10; _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor Parcel Numbers (APN): 59-2344-5-1, 59-2344-7, and 59-2341-4; Elevation: 10 feet amsl
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Berkeley Steel Construction Company (Berkeley Steel) complex includes seven buildings bound by Eastshore Highway on the west, Second Street on the east, and the Pacific Steel Casting Company complex to the north and south (**Photograph 1**). Established at this location in 1924, Berkeley Steel was later bought by Berkeley Forge and Tool, which continues to operate out of this facility. For descriptive purposes on this form, the buildings that comprise the complex are designated Buildings A through G (see **Site Map** and **Table 1**; see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP8-Industrial building; HP4-Ancillary building; HP6-Commercial building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, **accession #) Photograph 1:** Complex along 2nd Street with Building G on the left, facing northwest, December 7, 2017.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1924 -1950 (see table in B6)

***P7. Owner and Address:**
Berkeley Tool and Forge
1331 Eastshore Highway
Berkeley, CA 94710

***P8. Recorded by:** (Name, affiliation, address)
Cheryl Brookshear & Shelby Kendrick
JRP Historical Consulting, LLC
2850 Spafford St., Davis, CA 95618
Edward Yarbrough & Michael Ciani
Garcia and Associates
1 Saunders Ave, San Anselmo, CA 94960

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Siskin, B. et al., 2018. Historical Resources Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project, prepared by Garcia and Associates, JRP Historical Consulting, LLC, and InContext for Caltrans District 4.

***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)

B1. Historic Name: Berkeley Steel Construction Company
B2. Common Name: Berkeley Forge and Tool, Inc.
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Industrial
***B6. Construction History:** (Construction date, alteration, and date of alterations) The Berkeley Steel complex was developed in phases: with construction occurring between 1924 and 1993, and alterations occurring through 1993; see Continuation Sheets and Table 2 for building history itemized by building.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None.

B9. Architect: unknown b. Builder: various (see Continuation Sheet)
***B10. Significance: Theme** Manufacturing **Area** Berkeley, California
**Period of Significance** 1920-1948 **Property Type** Industrial **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1330 2nd Street and 1331 Eastshore Highway does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it is not significant within the context of the metal-working industry at the local, state, or national level. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and is not an historical resource for the purposes of CEQA (see Continuation Sheets).

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

***B12. References:**
County Assessor records, newspaper articles, city building permit files, Sanborn maps, and historic aerials; see Continuation Sheet, section B12.

B13. Remarks:

***B14. Evaluator:** E. Yarbrough; Cheryl Brookshear and Samuel Skow

***Date of Evaluation:** December 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## P3a. Description (continued):

**Table 1: Building Naming Conventions[1]**

| JRP Assigned Building Names | Built Date* | Address | Function |
|---|---|---|---|
| A | 1992-1993 | 1330 Second Street | Ancillary Warehouse |
| B | ca. 1993 | 1331 Eastshore Highway | Ancillary Warehouse |
| C | 1924-1928 | 1331 Eastshore Highway | Central Forge |
| D | ca. 1948 | 1331 Eastshore Highway | Office Building |
| E | 1924-1928 | 1331 Eastshore Highway | Ancillary Warehouse |
| F | 1924-1928 | 1331 Eastshore Highway | Office Building |
| G | 1924-1929 | 1401 Eastshore Highway | Warehouse |

Building A measures approximately 45 feet by 230 feet between Second Street and Eastshore Highway, just south of the Pacific Steel Casting Company complex (see "Pacific Steel Casting Company Complex" DPR 523 form attached to reported cited in P11). Facing Second Street, the warehouse is a single-story, front-gable building with roll-up doors and replacement corrugated metal siding. The northern side of the roof is extended an extra several feet to cover external equipment **(Photograph 2).** The western half of the building is two stories tall with a monitor roof that has wide overhanging eaves, original corrugated metal siding, a large industrial overhead door **(Photograph 3).**

Building B is a warehouse that currently measures 35 feet north-south and 225 feet east-west. It is one story tall with corrugated metal siding and roofing. Like Building A, the siding has been replaced on the east façade, but original siding is present on the west. The eastern edge of the roof has been raised and altered to an irregular roof shape **(Photograph 2).** The western side has a gable roof with two shed-roof additions. The north addition is two-stories that connects to Building A and the south addition. The south addition is one story and extends across the west side of Building C to connect to the north side of Building D **(Photograph 3).** Next to the western walls are external equipment. Building B appears to have at least a partially-open plan between it and Building C to the south.

Building C, the central foundry structure fronting onto Second Street, is a three-story open warehouse that measures about 225 feet long and 42 feet wide. It has a shallow-pitched, gabled roof with corrugated metal siding. The roof overhangs onto Second Street to create a shelter over the five-ton central crane beam. Mid-way up the south side of the structure is a continuous band of multi-light, metal-framed industrial windows. The north side also lets in natural light with fiberglass translucent panels **(Photographs 4-6).** The western wall is unadorned and abuts the southern addition of Building B **(Photograph 3).**

Building D is a two-story, wood-frame office building clad in stucco with a wood-shingle, mansard roof. It measures approximately 50 feet wide along Eastshore Highway and 35 feet deep until it joins Building E on its eastern wall. The second story has seven double-hung windows cut into the mansard roof on the western wall, two on the northern wall, and four on the southern wall. The western façade has a plywood decorative band between the row of windows on the top and bottom floors. It also has a centered, recessed doorway that has glassblock sidelights, as well as a small and a large multi-pane casement window on either side. Above the doorway is a wooden shingle mansard decorative awning to match the roof **(Photograph 7).** Building D connects to the south addition of Building B on the north wall and Buildings C and E on the east wall **(Photograph 8).**

Building E is a narrow, one-story warehouse measures approximately 180 feet east-west by 40 feet north-south. It does not have a façade that is visible from the public right-of-way, but the northern wall has a corrugated metal roofed lean-to **(Photograph 9).**

[1] Built dates obtained from County Assessor records, newspaper articles, city building permit files, Sanborn maps, and historic aerials.

Building F is a two-story, stucco-clad office building fronting Second Street with a narrow mansard roof. It has three single-pane, double-hung windows in the upper story. The bottom story, including the south addition, has two doorways, two sets of large sliding windows covered by metal grates, and a small double hung window. The north section is one story with a flat roof and cladding to match the main structure. The southern addition has a metal frame and shed roof with metal groove siding **(Photograph 9).**

Building G has a rectangular footprint with a side-gable on the western end and two front gables with a crane canopy on the east end **(Photograph 10).** The canopy has concrete supporting posts, high wooden bands, and diagonal wooden rafters **(Photograph 11).** Most of the building has corrugated metal siding, save for the eastern wall, which has metal groove siding. The eastern wall has a single overhead industrial door. The northern wall has a band of twelve light industrial sash windows that face a parking lot south of Building E **(Photograph 10).** The western, side-gabled portion of the building is three stories with several ribbons of industrial sash casement windows on all sides and a two-story, shed-roof addition on the east side that looks out into a loading area **(Photograph 12-14).** Just east of the loading area on the south wall is a large corrugated metal shed roof addition next to an older gable roof addition on the eastern half of Building G **(Photograph 12).**

## *B6. Construction History (continued):[2]

**Table 2: Building Construction History**

| JRP Assigned Building Names | Built Date* | Historic Building Use | Builder | Alterations* |
|---|---|---|---|---|
| A | 1992-1993 | Machine Shop | Berkeley Forge & Tool | No known alterations |
| B | ca. 1993 | Forge Office | Berkeley Forge & Tool | Roof alteration on east side at unknown date; two shed roof additions on west side at unknown date |
| C | 1924-1928 | Central Foundry | Berkeley Steel | No known alterations |
| D | ca. 1948 | Office | Berkeley Forge & Tool | Mansard siding on roof added in 1978 |
| E | 1924-1928 | Pattern Shop with Office | Berkeley Steel | Multi-paned windows replaced with corrugated metal siding on south wall at unknown date; shed-roof additions constructed on south wall 1980-1993 |
| F | 1924-1928 | Office | Berkeley Steel | Roof replaced in 1948 |
| G | 1924-1929 | Airplane Factory/Warehouse | Berkeley Steel | Storage warehouse constructed with on east wall in 1945; metal-seam eastern façade altered and replacement overhead industrial door installed at unknown date |

[2] Built dates obtained from County Assessor records, newspaper articles, city building permit files, Sanborn maps, and historic aerials.

## B10. Significance (continued):

**Historic Context**

The Berkeley Steel Construction Company (Berkeley Steel) began operating at this West Berkeley location near the main Southern Pacific rail line and the bay shore in 1924. Berkeley Steel was a successor company to an older iron works that had also been located in West Berkeley. Like most of the shorefront businesses in Berkeley, these companies were attracted to the location by access to marine and rail transportation, and the city of Berkeley continued to fill the salt flats west of Front and Second streets in and around the Project Area of Potential Effects (APE) cited in P11 in the first decades of the twentieth century to accommodate this continued demand for manufacturing sites (Martin 2000). Initially, much of the fill was dumped informally and flats filled with household and business waste (*San Francisco Call* 1908 Mar 26; Sorensen n.d.). By 1931, the area between Codornices Creek and the foot of Gilman Street (approximately where the Golden Gate Fields stables are presently located) was filled. The short-lived Berkeley Municipal Airport was established in the first of these filled areas, but was gone by the mid-1930s and replaced by the racing facilities of the Golden Gate Turf Club – later known as Golden Gate Fields (*San Francisco Chronicle* 1928 July 31; *Oakland Tribune*, 1939 Aug 1 and 1939 Nov 20; also see Map 2).

By 1929, there were 173 manufacturers in the City of Berkeley, which employed about 29 percent of the working population, similar to statistics for Oakland and San Francisco (City of Berkeley 1993). These Berkeley businesses produced a wide variety of products with no single industry monopolizing production (WPA 1941: 118). National brands producing goods in Berkeley included Heinz 57, Colgate-Palmolive, and Cutter Laboratories, all located along the railroad south of University Avenue and outside the area studied (see P11). Additions to the West Berkeley area during this time included the Woolenius Tile Company, the Berkeley Flour and Apple Paring Mill, the Commercial Acetylene Supply Company, the Tuttle Manufacturing Company, the Pacific Steel Casting Company, and the A. Lietz Company (see DPR 523 form "Pacific Steel Casting Company" attached to report cited in P11). Between 1929 and 1948 several other metal related industries located along Gilman and 2nd streets, in and near the APE (for project cited in P11) because of access via rail to the deep-water ports of Richmond and Oakland (Walker 2005; *Oakland Tribune* 1934 May 22). Owing to the limited shipping capabilities of the wharf in Berkeley, and the contemporaneous expansion of the Port of Oakland, steel companies in West Berkeley relied heavily on access to the Southern Pacific Railroad for shipping products to the Oakland and Richmond ports until the Eastshore Highway (later known as I-80) was completed in 1937.

By 1930, companies in the APE (for project cited in P11), such as Berkeley Steel recorded on this form, were shipping and receiving globally, transporting huge volumes of raw goods, as well as tanks, pipes, mining equipment, and other steel components via the Southern Pacific Railroad and Port of Oakland. The raw steel for many of these products came from the cities of Pittsburg and Baltimore via the Southern Pacific Railroad spur running along Second Street (*Oakland Tribune* 1931 Apr 12 and 1924 May 4). After manufacture, the finished products were loaded onto the train for overland delivery or for transshipment via the Port of Oakland, to Mexico, Russia, Hawaii, Seattle, and Portland (*Oakland Tribune* 1924, 1927, and 1928).

The 1930s saw significant developments in the infrastructure of West Berkeley. In 1937, the Works Progress Administration (WPA) constructed a breakwater along the East Bay shoreline as part of the East Shore Highway (Chavez and Hupman 2000). South of the APE, near University Avenue, the WPA also constructed the Berkeley Aquatic Park and Berkeley Marina (Bradley and Corbett 1999). California Division of Highways (precursor to Caltrans) completed the East Shore Highway (later known as I-80) in 1937, which increased commercial distribution opportunities for manufacturers in West Berkeley. Completion of the Oakland Bay Bridge in 1936 further connected West Berkeley with the rest of the Bay Area; however, the railroad remained the primary mode of product distribution. Through the 1920s, the Southern Pacific railroad installed new spurs extending from the main line east along Harrison Street, with spurs to individual blocks and parcels along 5th, 8th, and 10th streets opening more area to industrial development in the 1930s (Fairchild Aerial Surveys 1931: 41 C-1820; USGS 1946).

Thanks in part to the zoning implemented in 1916, West Berkeley development in and around the APE for the project cited in P11 largely confined factories to the area along the railroad and waterfront west of Fourth Street and north and south from Harrison to the Emeryville border. Residences and community buildings were found a bit farther inland, east from Fourth Street to Tenth Street; and a commercial district situated north and south on both sides of San Pablo Avenue (Chavez and Hupman 2000; Sanborn Vol 1, 1911: 12-13; Sanborn Vol. 3, 1929:320). The APE west of Second Street gained a single industrial plant between 1911 and 1929: the Berkeley Steel complex recorded on this form. While metalworking industries that produced machinery for packaging, road grading, clothes washing, canning, and chemicals, as well as boilers, engines, turbines, and cast parts centered around the Port of Oakland, some steel producers located in Emeryville and West Berkeley (Walker 2005; *Oakland Tribune*, 1934 May 22). These early foundries were followed by other steel producers that included galvanizing and tinning shops, welding and supply warehouses.

Between 1910 and 1930, Berkeley's industrial expansion resulted in the building out of the coastal area south of University. The area around Gilman Street continued to industrialize slowly and manufacturing businesses took the place of some residences. Scattered development included the Berkeley Flour Mill and the Woolenius Tile Company moved onto the east side of Second Street near Camelia Street and Page Street respectively. This development replaced the few dwellings south of Gilman Street between Second and Third streets that had been occupied by workers or night-watchman for the various industries in the area, while most residential buildings in West Berkeley were southeast of the APE, particularly east of Fifth Street, west of San Pablo Avenue, south of Camelia Street, and north of University Avenue. Prior to 1929, Sanborn Insurance maps indicate no development worthy of insuring was west of Second Street within the APE (Sanborn 1911, Vol. 1, Sheets 11-13). However, by the early 1920s, Berkeley Steel had built a facility on the northwest corner of Second and Camelia streets in the APE. The company also built a small airplane factory on the southeast corner of First and Camelia streets next to the Berkeley Flour and Apple Paring Mill. An additional steel-working facility operated by the Pacific Steel Casting Company was constructed north of and adjacent to the Berkeley Steel complex at the southwest corner of Gilman and Second streets by the mid-1930s (see DPR 523 form "Pacific Steel Casting Company" attached to report cited in P11).

World War II spurred rapid growth in all sectors of the economy in the San Francisco Bay area. Before and during the war, the War Department established military facilities throughout the Bay Area including Naval Air Station Alameda; Oakland Naval Supply Center; Oakland Army Base; San Francisco Naval Shipyard; and Treasure Island Naval Shipyard, to name just a few. In Berkeley, the US Navy took over the Golden Gate Fields property and used it as Naval Force Equipment Depot No. 3 (*Oakland Tribune* 31 December 1946). The leading industry in the Bay Area during World War II was shipbuilding. Would War I had launched the industry in Oakland, but World War II outpaced previous production, supported in part by the Merchant Marine Act of 1936 that provided federal funding for construction of American ships, as well as wartime Lend Lease policy providing ships to Britain and "the Bay Area had become the greatest shipbuilding center the world has ever seen, before or since" (Wollenberg 2008: 112). The Moore Dry Dock Company was joined by other shipbuilders in Oakland, as well as new "instant shipyards" in Alameda and Richmond. Shipyard employment ballooned from 5,000 workers in 1939, to 240,000 workers in 1944. The massive shipbuilding effort had a direct and immediate impact upon workers in the trades associated with ship construction. The Kaiser Shipyards in Richmond did not exist at the beginning of the war and by 1943 employed 100,000 workers (Wollenberg 2008: 110-112; Johnson 1993: 32-33, 62; Bagwell 1982: 236).

Other defense related industries grew along with the rapid growth of the shipyards. Companies in Alameda County alone had five million dollars' worth of prime, non-shipbuilding contracts and two million dollars of non-shipbuilding subcontracts. Food packing and production was the second largest industry in the area by value, with 60 percent of production coming from Oakland canneries. Smaller manufacturing companies, like those located in the APE for the project cited in P11, produced various parts and pieces needed for munitions, equipment, troops, and offices (Bagwell 1982: 236). Otherwise, Berkeley was only tangentially associated with the major shipbuilding industries. Most of Berkeley's contribution was housing (in areas near, but outside the APE) many of the workers who arrived in the Bay Area to work in the shipyards and other industries. The streetcar systems in Berkeley linked the residential areas with the large shipyards in Oakland and Richmond. The lack of a deep-water port reduced Berkeley's ability to participate in shipbuilding efforts; however, Berkeley Steel was able to cobble together a small, single berth "shipyard" at the foot of University Avenue, outside the APE to the south, where it built a tug boat for the Panama Canal. In general, Berkeley's factories associated with

national companies, such as Colgate-Palmolive, Heinz, and Cutter Laboratories, were not associated with shipbuilding and contributed to other facets of war time production (Wollenberg 2008: 112; *Berkeley Daily Gazette* 1942 Jan 7).

Physical growth of industry in Berkeley was limited because the site was surrounded by the shoreline and existing highway and rail corridors, and burgeoning war housing projects. During the war the city made no concerted effort to fill in the salt marshes along the shore, and without filling the salt marshes there was little room for manufacturing plants to grow. Existing industries producing goods needed for the war effort were able to add to their existing facilities and generally expanded within their parcels during this period. As a result of these limitations, industry remained distributed among other uses along Berkeley's shoreline. Within the APE, Berkeley Steel was able to add to its existing facilities, but land to the south and north remained salt marsh (Sunderland 1947).

Following World War II, East Bay industries, including those in Berkeley, needed to reconfigure for peacetime. Berkeley faced increased competition from Oakland and Richmond, both of which were able to establish new industrial parks by the early 1960s. These parks were zoned to allow for very large, one-story plants that reduced material handling and increased productivity. The available lots were large and unencumbered by previous development and allowed Oakland and Richmond to "poach" industry from Berkeley, which could not offer such spacious sites. Berkeley's shore line industrial area still included a mixture of industry and worker housing in a layout that dated from the late nineteenth and early twentieth century. While some small lots were available, they rarely included sufficient room for the new model of industry. The Berkeley master plan of the 1950s anticipated filling additional tidal marsh and receiving new areas granted to the city from the state, but environmental concerns, however, nullified this plan. New industry was then faced with trying to cobble together parcels amid previously existing development. Consequently, industry in Berkeley declined and by the turn of the twenty-first century, many industrial buildings began to be adaptively reused for commercial retail and residential purposes (Wollenberg 2008: 130; Sullivan 1963: 2-3; Fultz 1962: 1-2).

Beginning in the 1980s and continuing into the present, commercial enterprises, residential conversions, and mixed-use projects have adaptively reused several industrial buildings to the east of the APE for the project cited in P11. During the past 30 years, Public Storage, the Woodbank, and the Berkeley Recycling Center have built or significantly altered large warehouses north of Gilman Street along the railroad. Complaints about odors and other environmental concerns about industrial facilities in the area have resulted in the replacement of equipment and installation of protective measures, while others have closed or changed businesses. Berkeley Steel, now Berkeley Forge and Tool, and other similar businesses continue to face increasing pressure from surrounding residents, as well as changes to neighboring business through the adaptive reuse of surrounding industrial buildings.

*Berkeley Steel Construction Company*

The Berkeley Steel Construction Company was incorporated June 1, 1923, as a reorganization of the Berkeley Iron Works, a local foundry established before 1904 on Second Street between Page and Camelia streets, one block southeast of the current facility. Founded by brothers Thomas S. and Duncan S. Neilson, Berkeley Steel reported a 120 percent production increase within the first year of operations. Productivity increased further with the construction of the modern plant, which included a new $15,000 machine shop and foundry building (**Plate 1**), two giant travelling cranes, and an expansion of the parcel to 2.5 acres (ultimately expanded to four acres by 1931). The shop was reportedly the first electrically welded building west of Pittsburgh, Pennsylvania to carry heavy-load electric cranes (**Photograph 5**). The company initially imported steel from eastern refineries in Pittsburgh, Pennsylvania and Maryland, manufactured steel tanks, boilers, pipes, fumigating plants, and mining equipment, and, according to the *Oakland Tribune*, "pioneered the electric welding of tanks when other companies were riveting them." The electric welding work was an application of technology developed in the 1880s and widely adopted for increased productivity in various types of manufacturing during World War I. In addition to making steel products, Berkeley Steel also managed a construction crew that performed repairs throughout the region. By 1930, the company manufactured steel products for distribution throughout the Pacific Coast, Hawaii, Mexico, and Canada, and had shipped products as far as Japan, Russia, Australia, and South Africa (California Secretary of State N.D.; *Berkeley Daily Gazette* 1904 Nov 12, 1923 Dec 17, 1924 Jan 1, 1924 Mar 4; *Oakland Tribune* 1924 May 4, 1928 Sep 2, 1930 Aug 31; Cary 1998).

In the years leading up to World War II, Berkeley Steel, like other Bay Area foundries, manufactured items for the war effort. The firm produced a variety of steel products, including machinery, buoys, storage tanks, cargo vessels, and others used by the allied forces. To accommodate its ship-related work, Berkeley Steel used a part of a former lumber yard site at the foot of Delaware Street near the original Berkeley landing. This was reportedly the only shipbuilding yard within Berkeley's city limits. By the end of the war, the firm had grown substantially, from a crew of 10 employees to over 250, and had constructed several additional buildings on the plant site, including two offices (Buildings B and D) and a large warehouse (eastern portion of Building G; **Plate 2**). Berkeley Steel operated until it was sold at auction in 1973, and the company ultimately dissolved in 1976. The plant site is currently owned and occupied by Berkeley Tool & Forge, Inc., another local foundry established in 1961 (*Berkeley Daily Gazette* 1941 Nov 10, 1948 May 12; *Oakland Tribune* 1973 Feb 4; California Secretary of State N.D.).




**Plate 1.** Published rendering of Berkeley Steel plant, 1928, facing northwest (*Oakland Tribune* 1928 Sep 2).

Major projects undertaken by Berkeley Steel include the manufacture of several products: an emergency supply pipeline for the City of San Francisco, under contract with the East Bay Municipal Utilities District; the steel forms used in the construction of the Broadway Tunnel through the Berkeley Hills; two all-steel tugboats for the U.S. Army Corps of Engineers (USACE) for deployment at the Panama Canal Zone; the all-diesel motorship *Putah*, a utility ship commissioned by the USACE; numerous landing craft deployed during the D-Day Invasion; components of the San Francisco-Oakland Bay Bridge; component parts (principally radial floodgates) for the Boulder, Bonneville, Shasta, Grand Coulee, Nimbus, and Thermalito Diversion dams; and partial fabrication of the University of California's famous Cyclotron (*Oakland Tribune* 1931 Apr 12, 1936 Jan 12; *Berkeley Daily Gazette* 1940 Sep 18, 1942 Jan 7, 1944 Jan 10, 1948 May 12; *Bakersfield Californian* 1952 Aug 16; *Hayward Daily Review* 1964 Nov 17).

Born in Greenock, Scotland in 1884, Thomas S. Neilson was involved in several ventures in Berkeley in addition to his work with Berkeley Steel. In 1928, he established the $1,000,000 Neilson Steel Aircraft Corporation, which manufactured a three-passenger dual-control monoplane—the *Golden Bear*—that was reportedly the first all-metal plane with welded parts produced in the U.S. This plane was produced in the western end of Building G. To supplement his airplane construction, Neilson also contributed funds to develop a 70-acre aviation site, which included three runways. However, the airfield was discontinued about eight years later with the construction of the WPA-built Eastshore Highway in 1936. Neilson was a member of the American Society of Mechanical Engineers, the Lions Club, and was a founding director of the Bank of Berkeley, former president of the Berkeley Chamber of Commerce, and a director of the East Bay Municipal Utilities District. Thomas Neilson died in 1957 (S. J. Clarke Publishing Co. 1928: 433-434; *Oakland Tribune* 1928 Nov 2, 1931 Apr 12, 1957 Apr 27; Rosen 2006: 1 and 3).

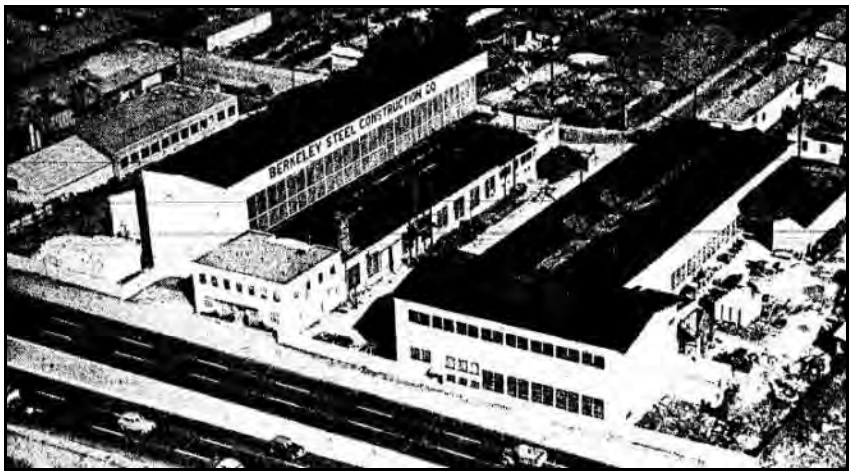



**Plate 2.** Oblique photograph of Berkeley Steel, 1949, facing northeast (*Berkeley Daily Gazette* 1949 May 11).

*Development of Electric Arc Welding*

Berkeley Steel participated in the early adoption of electric arc welding in the steel manufacturing and construction industries. Welding, or electric arc-welding, was originally invented in 1881 by French inventor Auguste de Meritens, but was not used in building construction until the early twentieth century and ultimately proved to be one of the most important innovations in the steel construction industry. Welding was initially used for limited purposes and in some building projects in the United States during the 1920s, such as Building C in the Berkeley Steel complex recorded on this form. The earliest application of arc welding to building framing appeared in Brooklyn in 1920, when the Electric Welding Company of America incorporated welded steel trusses into the factory's gable roof, although the rest of the framing used conventionally rivetted connections. The first building constructed as an entirely welded structure was the five-story Westinghouse Electric and Manufacturing Company factory built in Sharon, Pennsylvania, in 1926. By 1932, Westinghouse had constructed 26 additional buildings that all featured completely welded steel framing. Factors contributing to the rising popularity of arc welding were that welded structures were lighter and easier to construct than riveted structures because they did not require rivets, tie plates, and lacing bars, and they could be constructed on the ground and moved into place. Welded construction also promised to provide cost savings by decreasing the volume of metal necessary. Implementing the use of welding in construction, however, required investment in welding equipment, as well as skilled designers and welders. Proponents not only considered welding economically viable, but they also claimed there would be aesthetic advantages in bridge construction. Welding was not used widely at first because engineers tended to design with known and proved methods, which welding had yet to become. Furthermore, there were difficulties in externally inspecting it for defects, and early welding techniques were, at times, structurally weak (Condit 1982: 192-193; Sax 1960: 53; Blodgett 1966: 1.1-1 – 1.1-3).

Dissemination of information regarding welding and promotion of its use was, in large part, the result of publications from key organizations. One of the earliest was the American Welding Society (AWS), established as a non-profit in 1919 to provide dependable information on the development of welding. Although arc-welding had enabled efficient wartime production during World War I, government officials and industry leaders alike agreed that the emerging construction method needed standards and best practices in order to advance. The AWS functioned primarily to disseminate the latest findings of the American Bureau of Welding and other official bodies through its publication *Journal of the American Welding Society* (later changed to *Welding Journal* in 1922 when it incorporated advertisements into the publication). Other non-profit welding organizations emerged with similar goals, like the James F. Lincoln Arc Welding Foundation. Established in 1936 to promote the art and science of arc welding, the foundation was a spin-off of the Lincoln Electric Company in Cleveland, Ohio, which pursued this technology when it was relatively new, shifting its emphasis to manufacturing welding equipment. The company saw the need to encourage greater practical experience if the technology was to reach its potential. This led to the formation of the non-profit foundation, which disseminated information and

stimulated research by sponsoring awards programs for innovative uses and designs for welded structures. The first awards contest was held in 1938, with subsequent awards presented in 1943 and afterward. The foundation began publishing its own texts in 1954 (American Welding Society 1922 and 2017; Amirikian 1950: 5-6; Lincoln Electric n.d.; JF Lincoln Arc Welding Foundation 2017; Blodgett 1966: 1.1-1 – 1.1-7).

Building projects had generally declined nationally from the 1930s to the mid-1940s, but picked up again immediately following the close of World War II. See **Plate 2** for an aerial view of Berkeley Steel about this time. Because welding technology had once again proved itself during wartime, it grew to become the preferred method for building framing, as well as steel bridge construction in the following decades. A plethora of public and private building projects have incorporated arc welding into their designs and the technique has since emerged as an industry standard.

## Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the Berkeley Steel complex does not have significant associations with important historic events or trends at the local, state, or national level. Berkeley Steel is generally associated with the metal-working industry within West Berkeley and was an early proponent of electric arc-welding technology, but it did not play a demonstrably important role within the industry or the development of arc-welding technology. Since its mid-nineteenth-century beginnings, Berkeley has maintained a diverse industrial base, with the local steel industry supporting shipbuilding and other large industrial companies in the neighboring, deep-port cities of Richmond, Oakland, and Alameda. Berkeley Steel was established well after the advent of the East Bay metal-working industry, and although the company an early adopter of electrical arc welding, there is no demonstrable evidence that the company contributed to the development of the technology, or that it played a significant role in the execution of the method. Berkeley was one company in a growing national roster of companies to adopt the technology following World War I. While it may have pioneered the practice of welding storage tanks, Berkeley Steel's application of a well-known technology in this way does not rise to the level of historically significant under these criteria.

Likewise, the company, under president Thomas S. Neilson, dabbled in the construction of aircraft as the industry began to mature in the period between the two World Wars. However, Berkeley Steel never emerged as a major contributor in the field of aviation. Moreover, Neilson's hopes to establish an airfield in Berkeley were not very long lived, quashed by the construction of the Eastshore Highway in 1937; therefore, Berkeley Steel's limited participation in the aviation industry was not significant under these criteria.

Berkeley Steel, like countless other companies, played an active role in supplying a broad range of steel products to the U.S. Armed Forces in the years leading up to and during World War II. The company likewise produced component parts for a host of prestigious post-war building projects, including the San Francisco-Oakland Bay Bridge and a number of dams throughout the state. As with industrial regions throughout the U.S., the East Bay industrial economy received a major boost during World War II and the metal-working industry in particular benefitted from the Federal Government's urgent, high-volume demand for a wide variety of steel products. Having satisfied these needs, many wartime contractors such as Berkeley Steel continued to benefit from the government's massive investments in infrastructure during the postwar period. Ultimately, historical evidence does not indicate that Berkeley Steel's wartime and postwar productivity distinguished itself within this context, and while generally associated with the trend, there is no evidence that this role was individually or specifically important. The Berkeley Steel complex, therefore, is not eligible for listing in the NRHP or the CRHR under Criterion A/1.

The property does not have significant association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). None of the individuals associated with Berkeley Steel's establishment or growth were significant in local, regional, or national history. Thomas S. Neilson was undoubtedly a prominent local figure during his life time. In addition to establishing Berkeley Steel, Neilson also occupied positions within several civic and professional organizations, including the American Society of Mechanical Engineers and the East Bay Municipal Utilities District. Nevertheless, Neilson was not a founding member of any of these organizations, nor does historical evidence indicate that his contributions to his various endeavors significantly affected local, state, or national history. Neilson's primary business

activity, the establishment of Berkeley Steel and the short-lived Neilson Steel Aircraft Corporation, did not include historically important contributions to the metal-working industry or the aviation industry, and did not profoundly affect either industry. Therefore, the Berkeley Steel complex does not meet Criterion B/2, and is not eligible for listing in the NRHP or CRHR for association with a historically important individual.

The buildings that comprise the Berkeley Steel complex are not significant as important examples of a type, period, or method of construction, nor are they known to be the work of a master architect or builder (NRHP Criterion C or CRHR Criterion 3). The overall design of the plant is utilitarian, and although several buildings make use of electrical welding in their assembly, the method is not a significant example of the application of the technique. Electrical welding was a known construction method that gained in popularity during World War I and the earliest example of an entirely welded building frame was a five-story factory constructed in 1926. While Building C was constructed with an entirely welded frame two years later, this application of the method is not a groundbreaking representation of arc welding. Likewise, Berkeley Steel employed electrical arc welding in the construction of Building C's overhead, heavy-load cranes, but their application of the technique did not pose any important technical modifications to the method; instead, it is one of many such projects that used welding as the method gained popularity after the First World War. The buildings do not represent the work of a master or possess high artistic values. None of the buildings or parts thereof were designed and/or constructed by notable architects/engineers and/or builders. Additionally, the buildings do not form a significant and distinguishable entity, and their components lack individual distinction. As a result, the Berkeley Steel complex is not eligible for listing in the NRHP or the CRHR under Criterion C/3.

The property is not significant as a source (or likely source) of important information regarding history (NRHP Criterion D or CRHR Criterion 4). The property types present have been thoroughly documented in the historical record; therefore, the property does not appear to have any likelihood of yielding important information about historic construction materials or technology.

In addition to lacking significance under the criteria discussed above, the Berkeley Steel complex has diminished historic integrity. Buildings A, B, E, and G have all been modified through the construction of additions, alterations to the roof, and/or replacement of original siding. The complex as a whole has likewise been altered by the construction of additional prefabricated metal buildings. As a result of these modifications and additions, the Berkeley Steel complex has diminished integrity of design, materials, workmanship, setting, and feeling. It does, however, retain integrity of location and association.

Looking at West Berkeley more broadly in and around the subject property, there is not a historically significant industrial historic district present. The available transportation modes, marine, rail, and roadways, as well as local zoning have long encouraged industrial growth along the Berkeley shore, but the development of industry has been piece meal, depending upon the slow filling of the salt marshes, a process that began in the nineteenth century and continued into the 1980s. While there is a concentration of industrial buildings in the area, they are not temporally linked to a specific important period of development and none are associated with historically significant contributions to their various industries. None of the businesses evaluated in the surrounding area date to the pioneering period of metal-working industries and none were demonstrably important individually, which does not support identification of a historic district. Moreover, the diverse businesses and construction types now present obscure a visual linkage among the current industries in the surrounding area, which was once populated by lumber, tanning, stock-raising, and ink production, and now represent a wide variety of other businesses, including recycling, storage, equipment and vehicle rentals, recreation facilities, and retail outlets.

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## Photographs (continued):



**Photograph 2.** Buildings A and B from 2nd Street; camera facing northwest, December 7, 2017.



**Photograph 3.** Buildings A, B, and C; camera facing northeast from Eastshore Hwy, December 7, 2017.



**Photograph 4.** Building C from 2nd Street; camera facing northwest, December 7, 2017.



**Photograph 5.** Building C interior, showing five-ton steel cranes; camera facing west from 2nd Street, December 7, 2017.



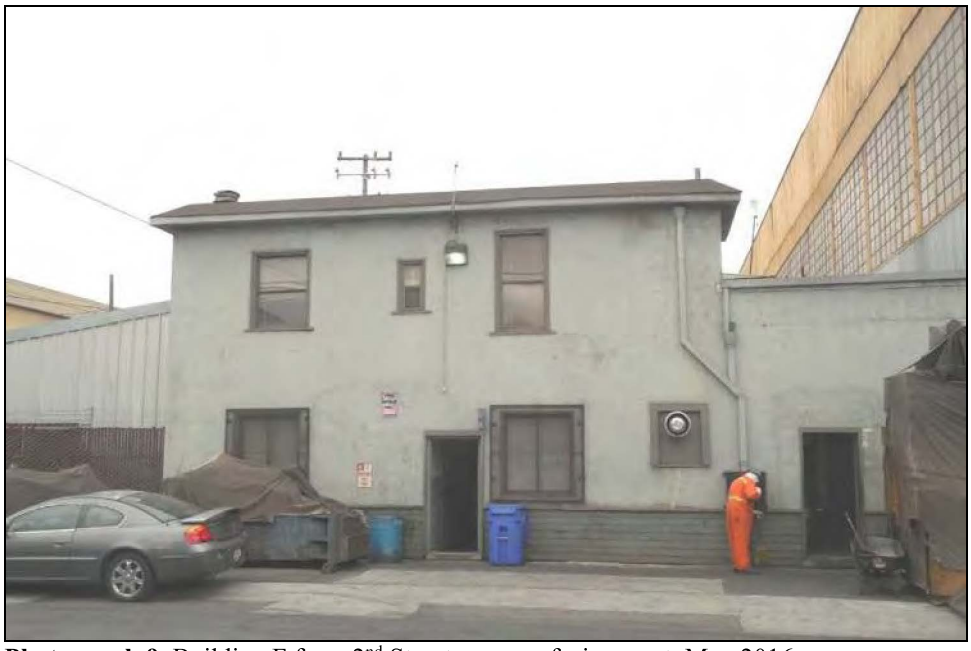
**Photograph 6.** Buildings C, E, and F (from right to left) from 2nd Street; camera facing northwest, May 2016.




**Photograph 7.** Berkeley Forge and Tool office building; camera facing northeast, May 2016.



**Photograph 8.** North and west sides of Building D, with Buildings C (left) and G (right) from Eastshore Hwy; camera facing southeast, December 7, 2017.



**Photograph 9.** Building F from 2nd Street; camera facing west, May 2016.



**Photograph 10.** Building G, from 2nd Street; camera facing southwest, May 2016.



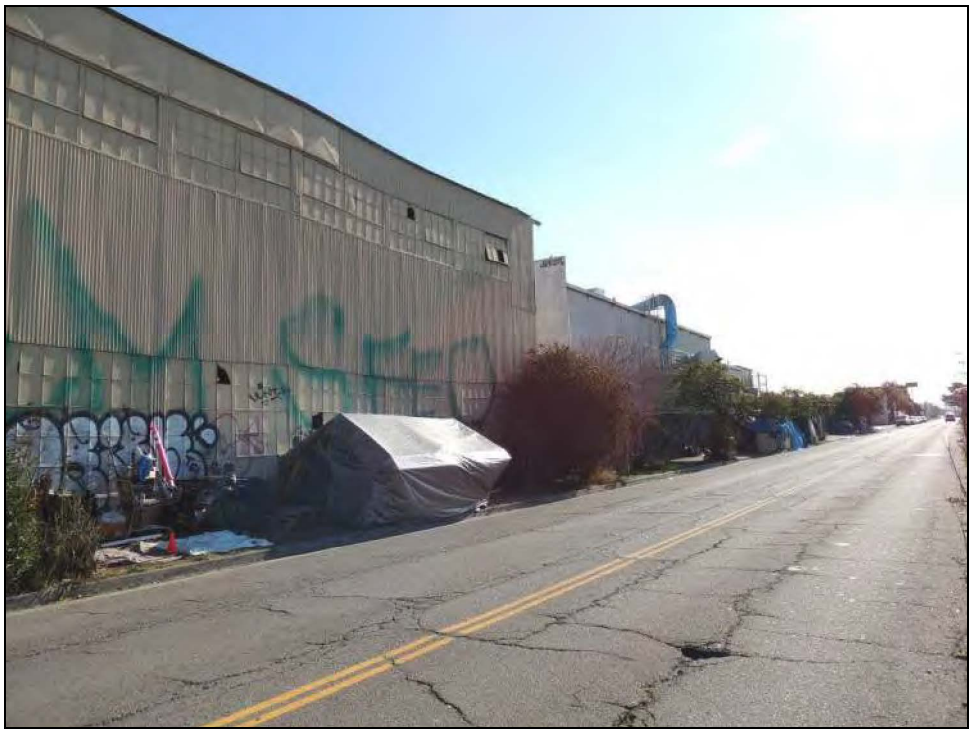
**Photograph 11.** Detail view of Building G awning, from 2nd Street; camera facing northwest, December 7, 2017.



**Photograph 12.** Alley south of Building G (right) from 2nd Street; camera facing southwest, December 7, 2017.

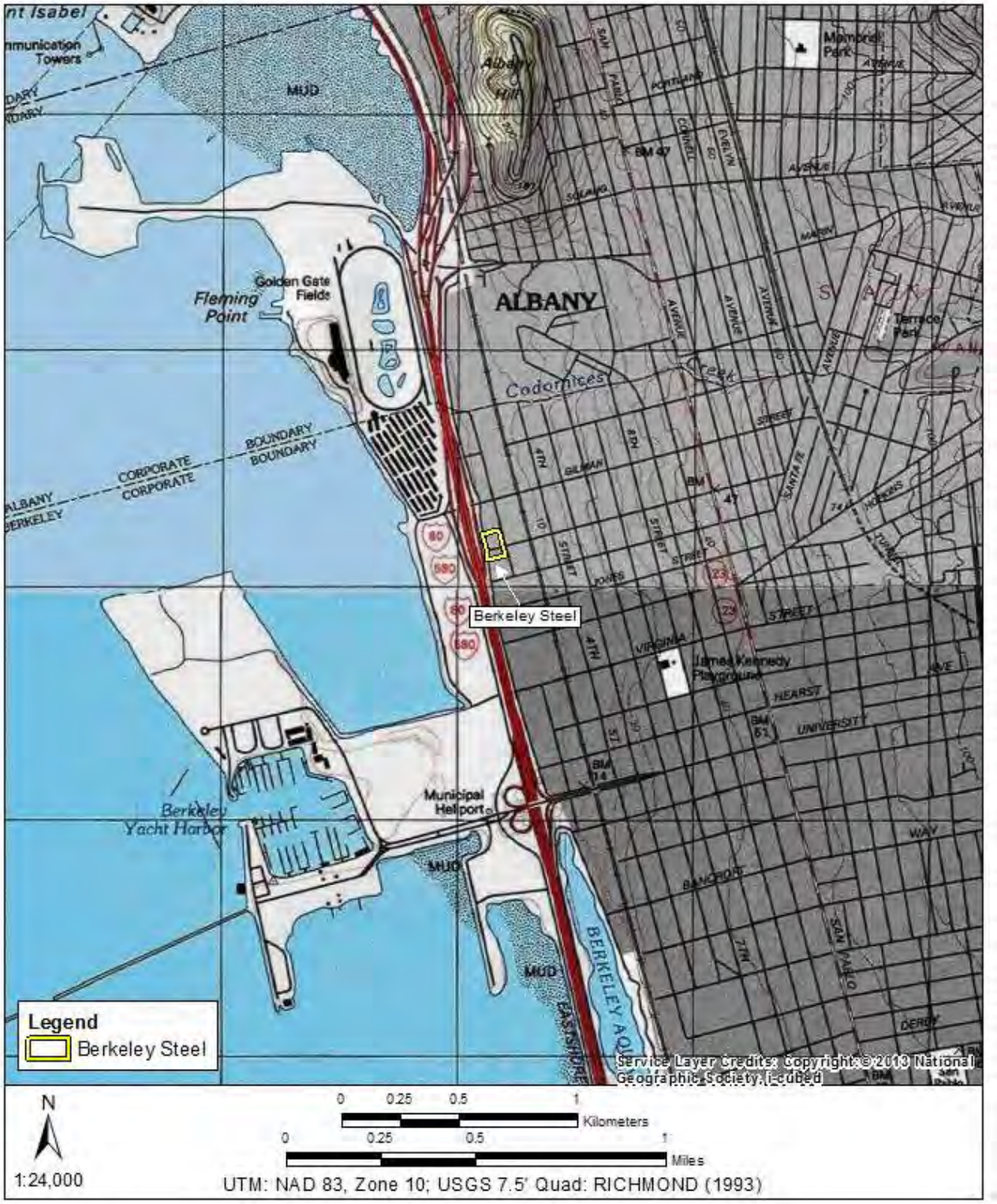


**Photograph 13.** Building G from Eastshore Highway; camera facing southeast, May 2016.



**Photograph 14.** Building G (left) from Eastshore Highway; camera facing southeast, December 7, 2017.

## Site Map:


Golden Gate Fields
Fleming Point
ALBANY
Codornices
Berkeley Steel
Berkeley Yacht Harbor
Municipal Heliport
MUD
BERKELEY AQUATIC
Legend
Berkeley Steel
Service Layer Credits: Copyright © 2013 National Geographic Society, i-cubed
N
1:24,000
0 0.25 0.5 1 Kilometers
0 0.25 0.5 1 Miles
UTM: NAD 83, Zone 10; USGS 7.5' Quad: RICHMOND (1993)


Berkeley Steel Construction Company/Berkeley Forge and Tool Complex
59-2344-5-1
A
B
C
59-2344-7
F
E
D
G
59-2341-4
Eastshore Hwy
Camelia St
2nd St
80
Legend
Building
Parcel Boundary
N
1:1,000
0 12.5 25 50
Meters
0 50 100 200
Feet
UTM: NAD 83, Zone 10; USGS 7.5' Quad: RICHMOND (1993)

***Resource Name or #** (Assigned by recorder)
***Recorded by:** B. Maley, architecture + history, llc ***Date** January 2023 **X** Update

The Berkeley Steel Construction Co. complex, consisting of three contiguous parcels at 1330 Second Street, 1331 Eastshore Highway and 1401 Eastshore Highway was documented and evaluated according to National Register of Historic Places and California Register of Historical Resource significance criteria in May 2016 and December 2017 by JRP Historical Consulting, LLC and Garcia & Associates for a report entitled "Historical Resources Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project" (Siskin, B., et al., 2018. Historical Resources Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project. Prepared by Garcia and Associates, JRP Historical Consulting, LLC, and InContext for Caltrans District 4). That study assigned the resource name Map Reference 6.

Consequently, in December 2022, the property is included within the Study Area of, and assessed by, the "Gilman Gateway Historic Resource Evaluation" authored by architecture + history, llc and Left Coast Architectural History. This study concurs with the documentation and findings of the earlier study, but provides the following additional information, as well as evaluation according to local City of Berkeley Landmark and Structure of Merit criteria.

**Additional Building Permits**
The 2018 JRP/Garcia & Assoc. report referenced building permits obtained from the City of Berkeley Planning & Development Department. The current study researched additional building permit records in the archives of Berkeley Architectural Heritage Association (BAHA) and on microfiche records of the City of Berkeley found the following information:

1330 Second Street – Permit # 10221, June 21, 1921, $1,800.00, factory 40 x 50 (east section) west section appears to be 1950s

1331 Eastshore Highway – Permit #52478, March 20, 1942, $7,500.00 offices, two-stories 40 x 40, stucco finish

1401 Eastshore Highway – Permit #53125, September 9, 1942, $6,000.00 34 x 128 redwood covered with corrugated metal

Based on the information in the additional permits found, the office building at 1331 Eastshore Highway was designed by architect B. (Berkeley) Reede Hardman. Born in Ohio in 1896 and educated Ohio State University, Hardman was a partner in the Berkeley firm of Schmidts & Hardman from 1945-1964. (1962 and 1970 AIA Directory). Little additional information was located on Hardman.

**Berkeley Steel Construction Company and Berkeley Forge & Tool Company**
**Context Summary & Additional Information**

The 2018 DPR forms include a detailed history of the Berkeley Steel Construction Company. While there is little additional information to include in the history of this company, the company does appear to have been involved with the development of several additional parcels in the area including:
List parcels.

Further, the 2018 DPR forms do not include much information on the second firm that occupied these sites, the Berkeley Forge & Tool Company. Berkeley Forge & Tool was established in 1948 (*Oakland Tribune*, August 12, 1948). The company was founded by Sidney L. McVicar and the firm grew and expanded into the 1960s. McVicar was named Small Businessman of the Year for Northern California in May 1965 (*Oakland Tribune*, May 28, 1965). In the 1970s the buildings owned by Berkeley Forge & Tool were subject to several arson fires (*Berkeley Gazette*). Berkeley Forge & Tool still operates in some of the buildings within these parcels.

***Resource Name or #** (Assigned by recorder)
***Recorded by:** B. Maley, architecture + history, llc ***Date** January 2023 **X** Update

**Berkeley Landmark Evaluation**
Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of the Berkeley Steel Construction later the Berkeley Forge & Tool complex according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The buildings of this complex are of common and unremarkable utilitarian construction. All were designed and constructed strictly to fulfill their intended functions and have no definable architectural style or artistic value. As utilitarian industrial structures, they are common and unremarkable within their context with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. None of the buildings are the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. None of the buildings were designed and/or constructed by notable architects, engineers, or builders. They provide no exceptional architectural value to the neighborhood, thus, the complex does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

Neither the construction of the buildings in this complex, nor its ownership and use history, were influenced by religious, cultural, governmental, social, or economic events or developments in the area. The Berkeley Steel Construction Company was associated with the metalworking industry in West Berkeley, but was not the first such company, nor exceptionally important or influential within the local industry, which supported many steel and metalworking plants. Its participation in World War II-era production was common to many industries in Berkeley and the surrounding region. After the War, the Berkeley Forge & Tool company began to operate out of these buildings, but that firm does not appear to have been significant within this context either. Therefore, the property does not appear to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The Berkeley Steel Construction Company complex does not appear to have any use as an educational tool, as it is not associated with important events or people, and is not outstanding as an example of industry in Berkeley. Numerous other properties could illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The Berkeley Steel Construction Company complex does not provide an outstanding example of the economic growth of Berkeley. The company's founding in the late 1920s and organic growth over time is common to many industrial plants in the area and is not outstanding in expressing the city's industrial or commercial history. The company's owners and occupants do not appear to have been historically significant or claim any noteworthy

accomplishments and no specific events of significance occurred at the property. It does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The Berkeley Steel Construction Company complex is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

**Berkeley Structure of Merit**
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, the Berkeley Steel Construction Company complex is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable later element of West Berkeley's industrial development. Study of buildings around the property does not indicate any cohesive or thematically representative grouping for which the complex would play a meaningful role. The city has numerous older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject complex is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. The property does not appear to qualify as a Structure of Merit under the General Criteria.

Specific Criteria
*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.*

Within a quarter-mile radius of the "Gilman Gateway Historic Resource Evaluation" Study Area there are five City of Berkeley Landmarks or Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

Some of the buildings associated with the Mannasse-Block Tanning Co. and California Ink Co., which were also multi-building complexes with a wide range of construction dates, are roughly contemporaneous with some of the buildings in the Berkeley Steel Construction Company complex. However, all of these properties include multiple buildings of varying ages and do not present a strong focus on any particular era of development. Other Landmarks in the area are much older. The construction of the Berkeley Steel Construction Company complex, at various points over time, does not appear to coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of the Berkeley Steel Construction Company complex. Three are smaller single buildings, while the two properties that are larger in area consist of multi-building complexes that are comparable to the multi-building complex on the subject property. Those two properties also exhibit somewhat utilitarian industrial design, but have different and more consistent character in terms of materials and the apparent age of their utilitarian design.

*c. The structure is a good example of architectural design.*

The Berkeley Steel Construction Company complex is industrial in use and utilitarian in architectural aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As utilitarian industrial structures, the buildings of the Berkeley Steel Construction Company complex are common and unremarkable within their context, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction. No notable architect or builder were known to be involved with design or construction of buildings in the complex.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The Berkeley Steel Construction Company complex demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a 20th century element of West Berkeley industrial development, but not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the complex would play a meaningful role.

**Integrity**
In order to qualify for historic designation, a property must possess significance under the aforementioned criteria and have historic integrity. The Berkeley Steel Construction Company complex does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***
Based on the above analysis, the Berkeley Steel Construction Company complex does not qualify as a Berkeley Landmark or Structure of Merit.

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***Resource Name or #** (Assigned by recorder)
***Recorded by:** B. Maley, architecture + history, llc ***Date** January 2023 **X** Update

***B12. References Continued**

***Berkeley Forge & Steel Newspaper Articles***

"Robert Hawley." *The Berkeley Gazette*. August 30, 1983: 11.

"Fabricating Plant for Hopland." *Ukiah Daily Journal*. April 29, 1965: 1.

"Forge Operator Honored." *Oakland Tribune*. May 28, 1965: 62.

"Huge fires cause $157,000 damage." *The Berkeley Gazette*. June 10, 1978: 1.

"Blaze damages forge and Tool Company." *The Berkeley Gazette*. November 6, 1975: 1.

"Probability of 'repeat' arson try." *The Berkeley Gazette*. October 20, 1973: 1-2.

"Suspicious fire destroys plant." *The Berkeley Gazette*. June 27, 1975: 4.

"$25,000 Fire Hits Berkeley Tool Firm." *Oakland Tribune*. June 27, 1975: EE-32, 32.

"New Plant Opens." *Oakland Tribune*. August 12, 1948: 20.

"Berkeley Forge Seeks New Site." *Oakland Tribune*. June 14, 1966: 50.

***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

**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 _____

 ***Resource Name or #:** (Assigned by recorder) 1337 Second Street, Berkeley, CA

**P1. Other Identifier:**
***P2. Location:** Unrestricted
***a. County;** Alameda
***b. USGS 7.5':** Oakland West, Calif **Date:** 2015
**c. Address** 1337 Second Street City: Berkeley, California Zip: 94710
**d. Other Locational Data:** APN: 59-2345-8-1
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

There are two buildings on this parcel, and both are prefabricated steel buildings. The western building on the parcel has a rectangular footprint, a gable roof, and is set back from Second Street. It is fronted by a large work yard. At the Third Street frontage along the railroad tracks there is a second, gable-roofed, prefabricated Butler Building that appears to have been erected on the parcel in 1959. The buildings abut each other at their end walls; the western building is taller than the eastern building. Both buildings have corrugated metal exterior walls and corrugated metal roofing material over gable roofs.

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

***P4. Resources Present:** X Building Structure Object Site District Element of District Other



P5a. Photograph or Drawing

**P5b. Description of Photo:**
East and south facades,
looking northwest
November 2022

***P6. Date Constructed/Age and Sources:** East building 1959; west building1990s

***P7. Owner and Address:**
Paul F. Beirwith and Margaret A. Kennedy Trust

***P8. Recorded by:**
B. Maley; architecture + history, llc

***P9. Date Recorded:**
January 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Second & Gilman HRE

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1337 Second Street, Berkeley, California 94710 ***NRHP Status Code** 6Z
**Page** 2 **of** 8

**B1.** Historic Name: None **B2.** Common Name: 1337 Second Street
**13B3.** Original Use: Industrial **B4.** Present Use: Industrial
***B5. Architectural Style:** No style
***B6. Construction History:** The east prefabricated building on this parcel was constructed in 1959; the west building was constructed in the 1990s.

***B7. Moved?** No
***B8. Related Features:** None

**B9a. Architect:** Unknown **b.** Builder: Unknown
***B10. Significance: Theme** None **Area** West Berkeley, Alameda County, California
**Period of Significance** None **Property Type** Industrial **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***
The property at 1337 Second Street was occupied by a small office and dwelling on the 1950 Sanborn Map. This house likely served workers or caretakers of the surrounding industrial sites both before and after World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like nearby Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

Compared to the war years, which had been spent in industrial overdrive, Berkeley's industrial activity waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, impacting the neighborhood (See Continuation Sheet).

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial Building

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:** None

***B14. Evaluator:** B. Maley, architecture + history, llc

***Date of Evaluation:** January 2023

(This space reserved for official comments.)



*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

***B10. Significance (Continued)**

***Contextual History Continued***
In 1956, zoning refinements were made, with property west of Sixth Street zoned as "special industrial." This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off (Jorgensen-Esmaili and Manning, 1982).

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***
The previous house and office on this parcel appear on the 1950 Sanborn Map. By the mid 1980s Sanborn Map the eastern, prefabricated steel Butler building, which was built in 1959, was present on the parcel. The City of Berkeley issued permit number 88081 on September 2, 1959, for this steel building that cost $7,800.00. The City of Berkeley Building Card noted this building was a Butler Building. western prefabricated building was constructed in the 1990s. The parcel has been used by Berkeley Forge & Tool since 1959. (See DPR Form for 635 Camelia for more information on Berkeley Forge & Tool).

***California Register Evaluation***
The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 1337 Second Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The buildings on the property were constructed in 1959, 1960 and 1964 and while they are likely associated with the industrial context that dominated West Berkeley and the East Bay shoreline, which included numerous other steel and metal-working plants, these buildings do not appear to possess significance within the context. Heavy industry in West Berkeley had been established well before these buildings were constructed. The business associated with this building does not appear to be significant within the broad patterns of development in West Berkeley.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. No individuals of significance have been identified as related to this property.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The two steel buildings at 1337 Second Street do not have a definable architectural style nor does it possess any artistic value. As utilitarian, industrial buildings they are common and unremarkable within the context of West Berkeley's industrial past, with no distinctive characteristics that would make them notable or important example of their type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction; in fact, they appear to be of prefabricated construction.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings, structures or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 1337 Second Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***City of Berkeley Landmark Evaluation***
Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 635-637 Camelia Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The buildings at 1337 Second Street are of common and unremarkable utilitarian construction. They were not designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structures, they are common and unremarkable within the context of West Berkeley's industrial past with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. These buildings are not the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. No architect or builder were known to be involved with its design or construction; in fact, they are prefabricated Butler Buildings. These buildings provide no exceptional architectural value to the neighborhood; thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

The buildings at 1337 Second Street do not relate to nor were they influenced by religious, cultural, governmental, social, or economic events or developments in the area. These buildings were constructed between 1959 and 1964. The property does not appear to possess the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The structures at 1337 Second Street do not appear to have any use as educational tools, as they are not associated with important events or people and are not outstanding as an examples of industry or commerce in Berkeley, especially having been built after World War II as the area's industrial uses were beginning to decline. These buildings therefore do not appear to have the high educational value that would qualify them as a Berkeley Landmark under this criterion.

*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.*

The property at 1337 Second Street do not reflect the industrial or commercial growth of Berkeley. These structures were constructed on the parcel between 1959 and 1964. They are not significant within Berkeley's industrial or commercial history. The building's owners and occupants do not appear to have been historically significant or have any noteworthy accomplishments to their names and no specific events of significance occurred at the property. These buildings therefore do not appear to have the high historic value that would qualify them as a Berkeley Landmark under this criterion.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

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

The property at 1337 Second Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***City of Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 1337 Second Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and a relatively late addition to West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1337 Second Street would play a meaningful role. There are numerous other older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject structure is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

These structures, constructed late in West Berkeley's industrial history, after World War II, do not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 1337 Second Street. Three are smaller buildings, while the two properties that are larger in area consist of multi-building complexes that are not comparable to modern structure on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but these resources possess very different character in terms of materials and overall design. The nearby Landmarks and subject structure share few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The structures at 1337 Second Street are industrial in use and, consequently, have a highly utilitarian aesthetic; that is, they were designed and constructed strictly to fulfill their intended industrial functions and have no definable architectural style or artistic value. As utilitarian industrial structures, they are common and unremarkable within the context of West Berkeley's industrial past, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The structures at 1337 Second Street demonstrate no particular historical significance within the context of West Berkeley's history or that of the neighborhood that surrounds it. These building were constructed late in the context of West Berkeley industrial development, and do not represent one of the earliest or more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the subject property would play a meaningful role.

***Integrity***
To qualify for historic designation, a property must possess significance under the aforementioned criteria, *and* possess historic integrity. The structures at 1337 Second Street do not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***
Based on the above analysis, the property at 1337 Second Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource under the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***B12. References Continued**

***Sources***

1982 Karen Jorgensen-Esmaili and Stephanie Manning. *Victorian Berkeley: The Community of Oceanview*.

1993 City of Berkeley. "West Berkeley Plan."

2018 JRP Consulting and Garcia & Associates for Caltrans. "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project."

***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

**P5a Photographs (Continued)**



**Above:** The east façade of 1337 Second Street, looking southwest
**Below:** Detail of the "Butler" stamp at the apex of the east gable.



*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

**P5a Photographs (Continued)**



**Above:** View from the railroad tracks toward Second Street.
**Below:** View from Second Street looking east.



**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 _____

 ***Resource Name or #:** (Assigned by recorder) 631 Camelia Street, Berkeley, CA

**P1. Other Identifier:** 1349 Second Street (noted on Sanborn Maps)
*__P2.__ **Location:** Unrestricted
**a. County;** Alameda
**b. USGS 7.5':** Oakland West, Calif **Date:** 2015
**c. Address** 631 Camelia Street City: Berkeley, California Zip: 94710
**d. Other Locational Data:** APN: 59-2345-7
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building is located at the northeast corner of Camelia Street and Second Street. It has an irregular footprint and is composed of one and two-story components, built in phases. The western section was built in 1947 and the eastern portion constructed as an addition in 1966. The Camelia Street façade of the original, western building has a two-story (mezzanine) component that likely housed an office for the business. The western portion of the Camelia Street facade has two, six-lite steel windows at the first story and four aluminum windows, two fixed and two sliders, at the second story. The lower story is sheathed in painted corrugated metal sheets and the upper story in unpainted vertical wood boards. The lower story has two unpainted corrugated metal patches that do not appear to correspond to openings. The two-story element of the building is capped with a low gable roof. (See Continuation Sheet

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

***P4. Resources Present:** X Building Structure Object Site District Element of District Other




P5a. Photograph or Drawing

**P5b. Description of Photo:** South façade, looking northeast November 2022

***P6. Date Constructed/Age and Sources:** 1947; City Building Permit

***P7. Owner and Address:**
Thomas Impey – Clearflow Valve
631 Camelia Street
Berkeley, Ca 94710

***P8. Recorded by:**
B. Maley; architecture + history, llc

***P9. Date Recorded:**
January 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Gilman Gateway HRE

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 631 Camelia Street, Berkeley, California 94710 ***NRHP Status Code** 6Z
**Page** 2 **of** 9

**B1.** Historic Name: None **B2.** Common Name: 631 Camelia Street
**B3.** Original Use: Industrial **B4.** Present Use: Industrial
***B5. Architectural Style:** No style
***B6. Construction History:** This building was built in two phases: the western section in 1947 and the eastern section in 1966 (City of Berkeley Building Permits).

***B7. Moved?** No
***B8. Related Features:** None

**B9a. Architect:** Unknown **b.** Builder: Unknown
***B10. Significance: Theme** None **Area** West Berkeley, Alameda County, California
**Period of Significance** None **Property Type** Industrial **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***

The main building at 631 Camelia Street was built in 1947, two years after the conclusion of World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like nearby Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

Compared to the war years, which had been spent in industrial overdrive, Berkeley's industrial activity waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, impacting the neighborhood (See Continuation Sheet).

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial Building

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:** None

***B14. Evaluator:** B. Maley, architecture + history, llc

***Date of Evaluation:** January 2023

(This space reserved for official comments.)



*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

***P3a. Description (Continued)**

The eastern addition along Camelia Street has a gable roof of lower height than the original portion of the building. The south, or Camelia Street façade of this addition has a large metal overhead door and no other openings. The façade is sheathed in corrugated metal sheets.

The Second Street façade of the original building has a two-story component at the north end and a one-story component extending northward. The lower story at the Second Street two-story element has two six-lite steel windows like those at the Camelia Street façade and two aluminum windows, one fixed and one slider, at the upper story. Like the Camelia Street façade, the lower story is sheathed in painted corrugated metal and the upper story has vertical wood siding. There is also a pedestrian door at the north end of the two-story component.

The north, one-story portion of the 1947 building, facing Second Street, has large, multi-lite, industrial sash, steel windows that flank a tall, vehicular opening that is covered by a sliding corrugated metal door. The lower portion of this façade is sheathed in painted corrugated metal.

The north, or rear, façade has a similar configuration to the Second Street façade with large, multi-lite, industrial sash, steel windows that flank a tall, vehicular opening that is covered by a sliding corrugated metal door.

The east façade of the 1947 building abuts the later addition. The east façade of the 1966 addition has several large, multi-lite, industrial sash, steel windows and the remainder of the façade is sheathed in corrugated metal.

***B10. Significance Continued**

***Contextual History Continued***
In 1956, zoning refinements were made, with property west of Sixth Street zoned as "special industrial." This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off (Jorgensen-Esmaili and Manning, 1982).

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***
The 1911 Sanborn Map shows a residence and water tank on this parcel. A 1919 notice in the *Berkeley Daily Gazette* noted that Thomas Williams was residing at 631 Camelia Street (*Berkeley Daily Gazette* February 2, 1919: 8). An October 1928 City of Berkeley building permit involved demolishing the house on this parcel (COB Permit #26338, BAHA). The 1929 Sanborn shows the parcel vacant except for two very small sheds at the northeast corner of the parcel. A 1947 aerial photograph my show the western section of the building under construction (1947 Aerial). The western section of current building at 631 Camelia Street was constructed in 1947 for $10,000.00 as a machine shop (COB Building Permit #60722 Feb 18, 1947). The owner of the building at the time was identified as George A. Plummer; no architect or engineer was listed, but Plummer was also identified as the builder. He was listed at the address of 1330 Second Street, a building associated with the Berkeley Steel Construction Company at that time. Plummer's WWII draft card indicated he worked for himself. By 1947, when this building was constructed, is unclear if Plummer was working for Berkeley Steel Construction Company, but he is identified as the owner, or this could have meant the owners agent. The building at 631 Camelia appears on the 1950 Sanborn Map and is identified as a machine shop. George Plummer was identified as a machinist during this period of time (1930, 1940 and 1950 Census Records).

The eastern addition, to be used as a machine shop, was constructed for $8,000.00 in 1966 (COB Building Permit #105397, Feb 7, 1966). The 1966 Building Permit indicates the building owner was J. H. Plummer; this was likely Jack Plummer, son of George A. Plummer (1940 Berkeley Census Records). The addition was designed by San Jose Steel with Vincent Arena, engineer.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

By 1979, the building was being used by Clearflow Valve and the roof and second floor office were damaged by fire at that time (City of Berkeley Fire Report). Clearflow Valve was incorporated in 1975 and is a wholesale valve and pipe fitting business (State of California). Tom Impey was the owner of Clearflow Valves.

***California Register Evaluation***

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 631 Camelia Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The building was constructed in 1947 with an addition in 1966 and while it is likely associated with the industrial context that dominated West Berkeley and the East Bay shoreline, which included numerous other steel and metal-working plants, it does not appear to possess significance within the context. Heavy industry in West Berkeley had been established well before this building was constructed. The business associated with this building does not appear to be significant within the broad patterns of development in West Berkeley.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. No individuals of significance have been identified as related to this property.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The warehouse at 631 Camelia Street does not have a definable architectural style nor does it possess any artistic value. As a utilitarian, industrial building it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction. The original permit information was not located only references to the permits on the City of Berkeley Building Card.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings, structures or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 631 Camelia Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

***City of Berkeley Landmark Evaluation***

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 631 Camelia Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The building and addition at 631 Camelia Street are of common and unremarkable utilitarian construction. It was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context with no distinctive characteristics that would make it a notable or important example of its period, style, or construction. It is not the first, last, only, or most significant example of industrial or utilitarian architecture in West Berkeley. No architect or builder were known to be involved with its design or construction. It provides no exceptional architectural value to the neighborhood; thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

The building at 631 Camelia Street does not relate to nor was it influenced by religious, cultural, governmental, social, or economic events or developments in the area. It was built in 1947 with an addition in 1966. The property does not appear to possess the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The structure at 631 Camelia Street does not appear to have any use as an educational tool, as it is not associated with important events or people and is not outstanding as an example of industry or commerce in Berkeley, especially having been built after World War II as the area's industrial uses were beginning to decline. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 631 Camelia Street does not reflect the industrial or commercial growth of Berkeley. This structure was constructed on the parcel in 1947 with an addition in 1966. It is not significant within Berkeley's industrial or commercial history. The building's owners and occupants do not appear to have been historically significant or have any noteworthy accomplishments to their names and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 631 Camelia Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

***City of Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 631 Camelia Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and a relatively late addition to West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 631 Camelia Street would play a meaningful role. There are numerous other older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject structure is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

This structure, constructed late in West Berkeley's industrial history, after World War II, does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 631 Camelia Street. Three are smaller buildings, while the two properties that are larger in area consist of multi-building complexes that are not comparable to modern structure on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but these resources possess very different character in terms of materials and overall design. The nearby Landmarks and subject structure share few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The structure at 631 Camelia Street is industrial in use and, consequently, has a highly utilitarian aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. No architect or builder were identified as involved with its design or construction.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The structure at 631 Camelia Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a late 20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the subject property would play a meaningful role.

***Integrity***
To qualify for historic designation, a property must possess significance under the aforementioned criteria, *and* possess historic integrity. The structure at 631 Camelia Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***
Based on the above analysis, the property at 631 Camelia Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource under the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***B12. References Continued**

***Sources***

1947 City of Berkeley Building Permit #60722, February 18, 1947.

1966 City of Berkeley Building Permit #105397, February 7, 1966.

1982 Karen Jorgensen-Esmaili and Stephanie Manning. *Victorian Berkeley: The Community of Oceanview*.

1993 City of Berkeley. "West Berkeley Plan."

2018 JRP Consulting and Garcia & Associates for Caltrans. "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project."

***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

**P5a. Additional Photographs**



**Above:** West façade, looking northeast. November 2022.
**Below:** North and west façades, November 2022.



*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

**P5a. Additional Photographs**



**Above:** East façade of east addition, looking northwest. November 2022.

**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 _____

 ***Resource Name or #:** (Assigned by recorder) 635 Camelia Street, Berkeley, CA

**P1. Other Identifier:** 635-637 Camelia
*P2. **Location:** Unrestricted
**a. County;** Alameda
**b. USGS 7.5':** Oakland West, Calif **Date:** 2015
**c. Address** 635 Camelia Street City: Berkeley, California Zip: 94710
**d. Other Locational Data:** APN: 59-2345-4
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

There are two buildings on this parcel: 635 Camelia, a one-story, double-gable warehouse and 637 Camelia, a one-story, single-gable warehouse. Both have a rectangular footprints, but 637 Camelia extends further to the north on the parcel. At the south façade 635 Camelia has a metal overhead vehicular door below each gable. At the west gable the vehicular door is centered, while at the east gable the vehicular door is flush to the east side of the façade. The building is sheathed in corrugated metal. There is an exterior light fixture centered under the east gable. There are no windows or pedestrian doors at the south façade; however, there is a pedestrian door inset into the west overhead door. There is exterior piping and conduit at the south façade. The double-gable roof appears to have corrugated metal roofing material. Both gables have a centered, clerestory, gabled roof monitor, and the east gable appears to have several skylights as well. The is projecting roof mechanical equipment at the north portion of the roof valley
(See Continuation Sheet)
***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

***P4. Resources Present:** X Building Structure Object Site District Element of District Other



P5a. Photograph or Drawing

**P5b. Description of Photo:** South façades, looking northwest November 2022

***P6. Date Constructed/Age and Sources:** 1959 Building Permit

***P7. Owner and Address:**

***P8. Recorded by:**
B. Maley; architecture + history, llc

***P9. Date Recorded:**
January 2023

***P10. Survey Type:** Intensive

***P11. Report Citation**: Second & Gilman HRE

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 635 Camelia Street, Berkeley, California 94710 ***NRHP Status Code** 6Z
**Page** 2 **of** 9

**B1.** Historic Name: None **B2.** Common Name: 635 Camelia Street
**13B3.** Original Use: Industrial **B4.** Present Use: Industrial
***B5. Architectural Style:** No specific style; industrial
***B6. Construction History:** Three buildings on parcel: Steel shop building, measuring 40' x 60' 1959 (Building Permit #87096, April 28, 1959); Steel building, also 40' x 60' 1960 (Building Permit #89648, May 19, 1960); Steel building (Building Permit 101226 August 3, 1964).
***B7. Moved?** No
***B8. Related Features:** None

**B9a. Architect:** Unknown **b.** Builder: Unknown
***B10. Significance: Theme** None **Area** West Berkeley, Alameda County, California
**Period of Significance** None **Property Type** Industrial **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***

The first building at 635-637 Camelia Street was built in 1959 almost 15 years after the conclusion of World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like nearby Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

Compared to the war years, which had been spent in industrial overdrive, Berkeley's industrial activity waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, impacting the neighborhood (See Continuation Sheet).

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial Building

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:** None

***B14. Evaluator:** B. Maley, architecture + history, llc

***Date of Evaluation:** January 2023

(This space reserved for official comments.)



*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

***P3a. Description (Continued)**

The east and west facades of 635 Camelia Street abut adjacent buildings are not visible. The north façade faces and opens up onto the property at 1337 Second Street. There appear to be two overhead doors at this façade as well, but it is not readily visible from the public right-of-way.

637 Camelia is taller in height than its neighbor 635 Camelia. It has a centered, metal, overhead, vehicular door at the south facade. The building is sheathed in corrugated metal. There are no windows or pedestrian doors at the south façade. The gable roof is also sheathed in corrugated metal. There are no roof monitors or skylights on the roof. There is a small projecting shed dormer that covers equipment below at the southeast corner of the roof. The majority of the west façade abuts the building at 635 Camelia Street. There is a band of clerestory, industrial sash windows at the east façade. The north façade does not appear to have any openings, but it is not readily visible from the public right-of-way.

***B10. Significance Continued**

***Contextual History Continued***
In 1956, zoning refinements were made, with property west of Sixth Street zoned as "special industrial." This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off (Jorgensen-Esmaili and Manning, 1982).

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***
This parcel was vacant on the 1950 Sanborn Map. A steel shop building, measuring 40' x 60' was constructed in 1959 (Building Permit #87096, April 28, 1959). It was built for George A. Plummer of 631 Camelia Street by engineer Vincent A. Arena and San Jose Steel. A second steel building, also 40 x 60 was constructed in 1960 (Building Permit #89648, May 19, 1960). This permit notes that the new building is to be placed at the existing east wall of the present building. A third steel building at a cost of $20,000.00 was constructed in 1964 (Building Permit 101226 August 3, 1964). The City of Berkeley building card for this property notes that the two earlier 40' x 60' buildings are attached to each other (these are referred to as 635 Camelia) and the third building measures 60' x 80' (this is referred to as 637 Camelia). The Building Card notes these buildings are used by Berkeley Forge & Steel (likely means Berkeley Forge & Tool).

Berkeley Forge & Tool was established in 1948 (*Oakland Tribune*, August 12, 1948). The company was founded by Sidney L. McVicar, and the firm grew and expanded into the 1960s. McVicar was named Small Businessman of the Year for Northern California in May 1965 (*Oakland Tribune*, May 28, 1965). In the 1970s the buildings owned by Berkeley Forge & Tool were subject to several arson fires (*Berkeley Gazette*). It is unclear how George A. Plummer is related to either Berkeley Steel Construction Company or Berkeley Forge & Tool, but he is the person who is listed on the first building permit for this site.

***California Register Evaluation***
The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 635-637 Camelia Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The buildings on the property were constructed in 1959, 1960 and 1964 and while they are likely associated with the industrial context that dominated West Berkeley and the East Bay shoreline, which included numerous other steel and metal-working plants, these buildings do not appear to possess significance within the context. Heavy industry in West Berkeley had been established well before these buildings were

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constructed. The business associated with this building does not appear to be significant within the broad patterns of development in West Berkeley.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. No individuals of significance have been identified as related to this property.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The three steel buildings at 635-637 Camelia Street do not have a definable architectural style nor does it possess any artistic value. As utilitarian, industrial buildings they are common and unremarkable within the context of West Berkeley's industrial past, with no distinctive characteristics that would make them notable or important example of their type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction; in fact, they appear to be of prefabricated construction.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings, structures or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 635-637 Camelia Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***City of Berkeley Landmark Evaluation***
Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 635-637 Camelia Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The buildings at 635-637 Camelia Street are of common and unremarkable utilitarian construction. They were not designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structures, they are common and unremarkable within the context of West Berkeley's industrial past with no distinctive characteristics that would make them notable or important examples of their period, style, or construction. These buildings are not the first, last, only, or most significant examples of industrial or utilitarian architecture in West Berkeley. No architect or builder were known to be involved with its design or construction; in fact, they may have been prefabricated. These buildings provide no exceptional architectural value to the neighborhood; thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

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*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

The buildings at 635-637 Camelia Street do not relate to nor were they influenced by religious, cultural, governmental, social, or economic events or developments in the area. These buildings were constructed between 1959 and 1964. The property does not appear to possess the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The structures at 635-637 Camelia Street do not appear to have any use as educational tools, as they are not associated with important events or people and are not outstanding as an examples of industry or commerce in Berkeley, especially having been built after World War II as the area's industrial uses were beginning to decline. These buildings therefore do not appear to have the high educational value that would qualify them as a Berkeley Landmark under this criterion.

*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.*

The property at 635-637 Camelia Street do not reflect the industrial or commercial growth of Berkeley. These structures were constructed on the parcel between 1959 and 1964. They are not significant within Berkeley's industrial or commercial history. The building's owners and occupants do not appear to have been historically significant or have any noteworthy accomplishments to their names and no specific events of significance occurred at the property. These buildings therefore do not appear to have the high historic value that would qualify them as a Berkeley Landmark under this criterion.

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

The property at 635-637 Camelia Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***City of Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 635-637 Camelia Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and a relatively late addition to West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 635-637 Camelia Street would play a meaningful role. There are numerous other older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject structure is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use

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- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

These structures, constructed late in West Berkeley's industrial history, after World War II, do not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 635-637 Camelia Street. Three are smaller buildings, while the two properties that are larger in area consist of multi-building complexes that are not comparable to modern structure on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but these resources possess very different character in terms of materials and overall design. The nearby Landmarks and subject structure share few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The structures at 635-637 Camelia Street are industrial in use and, consequently, have a highly utilitarian aesthetic; that is, they were designed and constructed strictly to fulfill their intended industrial functions and have no definable architectural style or artistic value. As utilitarian industrial structures, they are common and unremarkable within the context of West Berkeley's industrial past, with no distinctive characteristics that would make them notable or important examples of their type, period, region, or method of construction.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The structures at 635-637 Camelia Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. These building were constructed late in the context of West Berkeley industrial development, and do not represent one of the earliest or more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the subject property would play a meaningful role.

***Integrity***
To qualify for historic designation, a property must possess significance under the aforementioned criteria, *and* possess historic integrity. The structures at 635-637 Camelia Street do not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***
Based on the above analysis, the property at 635-637 Camelia Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource under the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

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***B12. References Continued**

***Sources***

1959 Steel shop building, measuring 40' x 60' City of Berkeley Building Permit #87096, April 28, 1959.

1960 Steel building, also 40' x 60' City of Berkeley Building Permit #89648, May 19, 1960

1964 Steel building City of Berkeley Building Permit 101226 August 3, 1964.

1982 Karen Jorgensen-Esmaili and Stephanie Manning. *Victorian Berkeley: The Community of Oceanview*.

1993 City of Berkeley. "West Berkeley Plan."

2018 JRP Consulting and Garcia & Associates for Caltrans. "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project."

***Berkeley Forge & Steel Newspaper Articles***

"Robert Hawley." *The Berkeley Gazette*. August 30, 1983: 11.

"Fabricating Plant for Hopland." *Ukiah Daily Journal*. April 29, 1965: 1.

"Forge Operator Honored." *Oakland Tribune*. May 28, 1965: 62.

"Huge fires cause $157,000 damage." *The Berkeley Gazette*. June 10, 1978: 1.

"Blaze damages forge and Tool Company." *The Berkeley Gazette*. November 6, 1975: 1.

"Probability of 'repeat' arson try." *The Berkeley Gazette*. October 20, 1973: 1-2.

"Suspicious fire destroys plant." *The Berkeley Gazette*. June 27, 1975: 4.

"$25,000 Fire Hits Berkeley Tool Firm." *Oakland Tribune*. June 27, 1975: EE-32, 32.

"New Plant Opens." *Oakland Tribune*. August 12, 1948: 20.

"Berkeley Forge Seeks New Site." *Oakland Tribune*. June 14, 1966: 50.

***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

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**P5a. Additional Photographs**



**Above:** South facades, looking east. November 2022.
**Below:** South façades, looking northwest. November 2022.



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**P5a. Additional Photographs**



**Above:** South façade, 635 Camelia, looking north. November 2022.
**Below:** South façade, 637 Camelia, looking north. November 2022.



**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 _____

 ***Resource Name or #:** (Assigned by recorder) 643 Camelia Street, Berkeley, CA

**P1. Other Identifier:**
***P2. Location:** Unrestricted
***a. County;** Alameda
***b. USGS 7.5':** Oakland West, Calif **Date:** 2015
**c. Address** 643 Camelia Street City: Berkeley, California Zip: 94710
**d. Other Locational Data:** APN: 59-2345-2-1
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel is situated at the northwest corner of Camelia Street and Third Avenue (railroad line). There are currently no buildings on the parcel. Presently, a double-beam bridge crane on a A-frame or tripod support is situated on the parcel. The gantry crane rolls along tracks in a north south direction. There is a perimeter chain link fence with wood slats behind along Camelia Street and Third Avenue, adjacent to the railroad tracks. A rolling vehicular gate is centered on the Camelia Street side of the fence. There is a pedestrian gate at the east end of Camelia Street side of the fence. A remnant, low concrete perimeter wall lines the Third Street side of the parcel. The adjacent building at 635 Camelia Street appears to have an overhead door that opens onto the parcel at 643 Camelia Street, along its east façade, indicating it is currently used as an equipment and storage yard by the adjacent building at 635 Camelia.

***P3b. Resource Attributes:** (List attributes and codes) HP11. Engineering Structure
***P4. Resources Present:** Building **X** Structure Object **X** Site District Element of District Other



P5a. Photograph or Drawing

**P5b. Description of Photo:**
View looking northwest
October 2022

***P6. Date Constructed/Age and Sources:**

***P7. Owner and Address:**

***P8. Recorded by:**
B. Maley; architecture + history, llc

***P9. Date Recorded:**
January 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Second & Gilman HRE

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 643 Camelia Street, Berkeley, California 94710 ***NRHP Status Code** 6Z
**Page** 2 **of** 7

**B1.** Historic Name: None
**B2.** Common Name: 643 Camelia Street
**B3.** Original Use: Residential (demolished)
**B4.** Present Use: Industrial / Storage
***B5. Architectural Style:** No defined style
***B6. Construction History:** A wood-frame residence was situated on this parcel until 1959 when a permit to demolish it was issued due to its dilapidated and unsanitary conditions. It is unclear when the current gantry crane was built. The mid-1980s Sanborn Map reads "Material and Equipment Storage." The 1980 aerial photograph is not of high enough resolution to see if the cranes are present on the parcel.

***B7. Moved?** No
***B8. Related Features:** None

**B9a. Architect:** Unknown **b.** Builder: Unknown
***B10. Significance: Theme** None **Area** West Berkeley, Alameda County, California
**Period of Significance** None **Property Type** Industrial **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***

The property at 643 Camelia Street was occupied by a small, wood-frame residence until 1959. This house likely served workers or caretakers of the surrounding industrial sites both before and after World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like nearby Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

Compared to the war years, which had been spent in industrial overdrive, Berkeley's industrial activity waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, impacting the neighborhood (See Continuation Sheet).

**B11. Additional Resource Attributes:** (List attributes and codes)
HP11. Engineering Structure

***B12. References:**
(See parenthetical citations within text and on last Continuation Sheet)

**B13. Remarks:** None

***B14. Evaluator:** B. Maley, architecture + history, llc

***Date of Evaluation:** January 2023

(This space reserved for official comments.)



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***B10. Significance (Continued)**

***Contextual History Continued***
In 1956, zoning refinements were made, with property west of Sixth Street zoned as "special industrial." This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off (Jorgensen-Esmaili and Manning, 1982).

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***
There was a wood-frame residence on the 643 Camelia Street parcel until 1959 when a permit to demolish it was issued due to its dilapidated and unsanitary conditions. Both the 1929 and 1950 Sanborn Maps for this parcel illustrated a small dwelling situated near the lot line along Camelia Street and a small, ancillary auto garage at the rear lot line at the northwest corner of the parcel. In 1959, the parcel was owned by John Major (City of Berkeley Building Permit, BAHA). The 1958 aerial photograph shows the former residence that was situated on the parcel (NETR Online, Historic Aerials).

The 1965 aerial photograph does not show a building on the site, and it does not appear to show the gantry cranes. The 1980 aerial photograph is not of high enough resolution to see if the cranes are present on the parcel. By the date of the mid-1980s Sanborn Map, the parcel was labeled "Material and Equipment Storage" with no buildings or structures illustrated.

This site appears to have been used by the Berkeley Steel Construction Company and later the Berkeley Forge & Tool Company from around 1960 to the present day. (See DPR form for 635-637 Camelia for further information on Berkeley Forge & Tool).

***California Register Evaluation***
The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 643 Camelia Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. This property appears to have been used as an equipment yard beginning in the 1960s, perhaps by Berkeley Steel Construction Company. Heavy industry in West Berkeley had been established well before the use of this property changed to industrial storage. The use of this parcel for industrial purposes was a late addition to these types of facilities in the area and occurred extremely late in West Berkeley's industrial history. This makes the subject property something of an anomaly within the area's industrial development context, inconsistent with the patterns of industrial growth and decline.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. While the parcel eventually came to be used by the Berkeley Steel Construction Company and later by the Berkeley Forge & Tool Company it is not significant within the context of these two companies or individuals associated with these firms.

The property does not appear to be eligible for listing in the California Register under Criterion 2.

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Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The modern, industrial overhead gantry crane is utilitarian and likely mass produced. It has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings, structures or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 643 Camelia Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***City of Berkeley Landmark Evaluation***
Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 643 Camelia Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The structure at 643 Camelia Street is of common and unremarkable utilitarian construction. It was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context with no distinctive characteristics that would make it a notable or important example of its period, style, or construction. It is not the first, last, only, or most significant example of industrial or utilitarian architecture in West Berkeley. No architect or builder were known to be involved with its design or construction; in fact, it was likely mass produced. It provides no exceptional architectural value to the neighborhood; thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

The modern crane structure at 643 Camelia Street does not relate to nor was it influenced by religious, cultural, governmental, social, or economic events or developments in the area. The property does not appear to possess the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The structure at 643 Camelia Street does not appear to have any use as an educational tool, as it is not associated with important events or people and is not outstanding as an example of industry or commerce in Berkeley, especially having been built so late in the timeline of the area's industrial history. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

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The property at 643 Camelia Street does not reflect the industrial or commercial growth of Berkeley. This structure was constructed on the parcel in recent years. It does not accurately express the city's industrial or commercial history. The previous owners of this parcel do not appear to have been historically significant or have any noteworthy accomplishments to their names and no specific events of significance occurred at the property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 643 Camelia Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***City of Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 643 Camelia Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and a relatively late addition to West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 643 Camelia Street would play a meaningful role. There are numerous other older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject structure is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

This structure, constructed late in West Berkeley's industrial history does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 643 Camelia Street. Three are smaller buildings, while the two properties that are larger in area consist of multi-building complexes that are not comparable to modern structure on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but these resources possess very different character in terms of materials and overall design. There is a structure in the neighborhood, the Berkeley Municipal Incinerator of 1913, unrelated to this crane in its design or function.

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*c. The structure is a good example of architectural design.*

The structure at 643 Camelia Street is industrial in use and, consequently, has a highly utilitarian aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. No architect or builder were known to be involved with its design or construction.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The structure at 643 Camelia Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a late 20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the subject property would play a meaningful role.

***Integrity***
To qualify for historic designation, a property must possess significance under the aforementioned criteria, *and* possess historic integrity. The structure at 643 Camelia Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***
Based on the above analysis, the property at 643 Camelia Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource under the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

***B12. References Continued**

***Sources***

1982 Karen Jorgensen-Esmaili and Stephanie Manning. *Victorian Berkeley: The Community of Oceanview*.

1993 City of Berkeley. "West Berkeley Plan."

2018 JRP Consulting and Garcia & Associates for Caltrans. "Historic Resource Evaluation Report for the Proposed Interstate 80/Gilman Street Interchange Improvement Project."

***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

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**P5a. Additional Photographs**

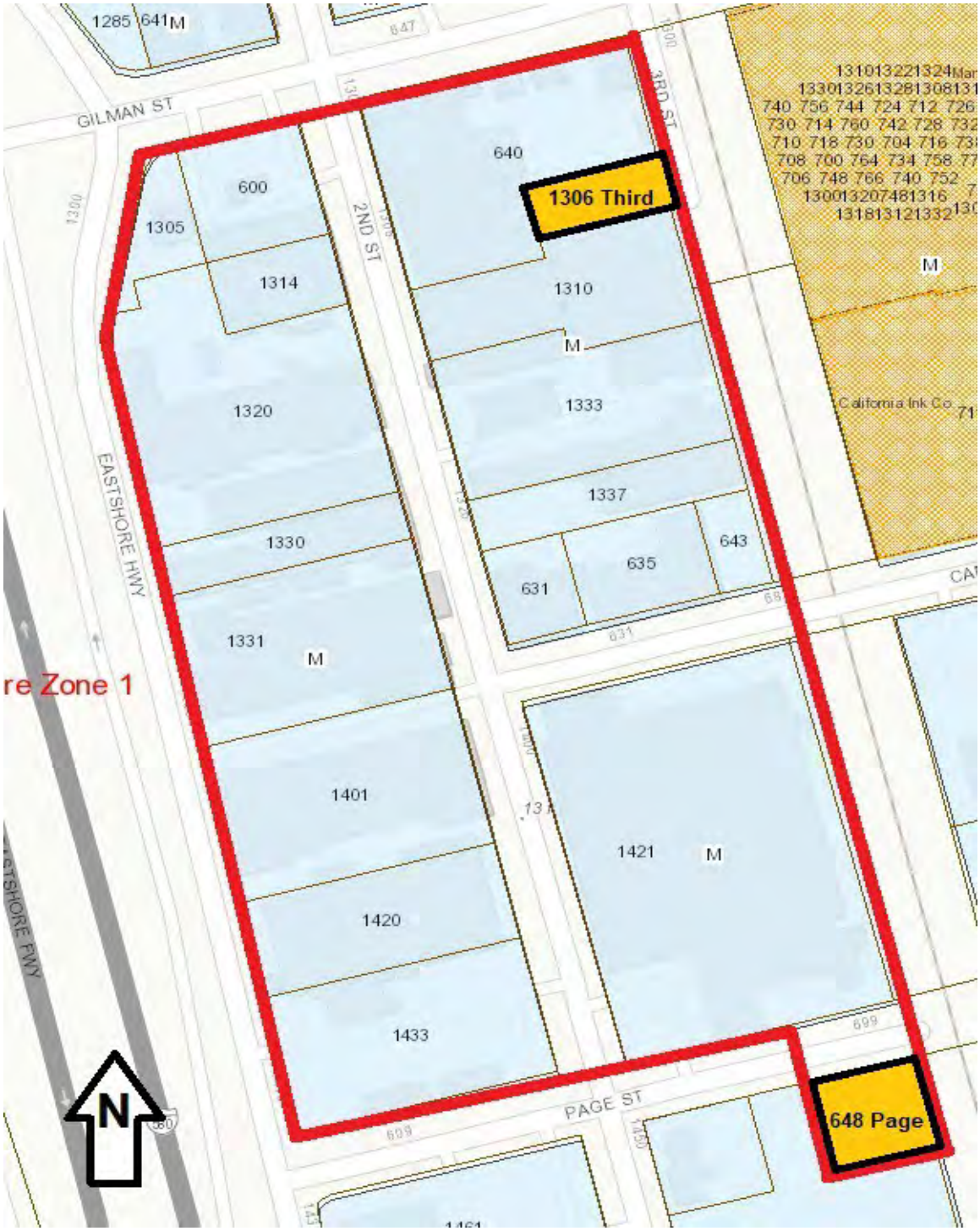


View looking north with rolling vehicular gate open.

# APPENDIX SIX

## California Department of Parks & Recreation 523 Forms

**Single Unrelated Properties in the Project Area**
1306 Third Street
648 Page Street




**Properties Unassociated with Pacific Steel Casting Co. or Berkeley Steel Construction Co.**
DPR 523 Forms follow

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

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 3CS

Other Listings

Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) 1306 Third Street, Berkeley, CA

**P1. Other Identifier:**
***P2. Location:** Unrestricted
***a. County;** Alameda
***b. USGS 7.5':** Oakland West, Calif **Date:** 2015
**c. Address** 1306 Third Street City: Berkeley, California Zip: 94710
**d. Other Locational Data:** APN: 59-2345-2-1
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building is located on the west side of Third Street, fronting the railroad tracks, south of Gilman Street. It is a one-story warehouse with a rectangular footprint. It has a low gable roof fronting Third Street. The roof is sheathed in composition roll roofing and is punched with numerous skylights and vents. The east façade is sheathed in corrugated metal siding. The north side of the east façade has a false, shaped parapet whereas the south side does not. The north end of the east façade has a metal, overhead vehicular door with a band of four, three-over-three, clerestory windows above. In this band of windows, the center window of the lower row of sash is operable. These windows appear to be replacements. North of the overhead door there is vertical feature that ends in an ached portion of the shaped parapet. Aligned under the rounded parapet is a pedestrian door with a top lite. Above the pedestrian door there is a set of fixed windows in two tall columns with four windows each. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

***P4. Resources Present:** X Building Structure Object Site District Element of District Other



P5a. Photograph or Drawing

**P5b. Description of Photo:**
East façade, looking southwest
November 2022

***P6. Date Constructed/Age and Sources:** 1944; City Building Permit

***P7. Owner and Address:**
Rosebloom Project, LLC
1306 Third Street
Berkeley, CA 94710

***P8. Recorded by:**
B. Maley; architecture + history, llc

***P9. Date Recorded:**
January 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Gilman Gateway HRE

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1306 Third Street, Berkeley, California 94710 ***NRHP Status Code** _____


**B1.** Historic Name: None **B2.** Common Name: 1306 Third Street
**B3.** Original Use: Industrial **B4.** Present Use: Live work
***B5. Architectural Style:** No particular style
***B6. Construction History:** This building was built in 1944 and appears on the 1950 Sanborn Map. In 1992 the Third Street façade was significantly altered when a new shaped parapet was installed. Some windows were replaced at that point. Other appear to have been replaced at a later date.

***B7. Moved?** No
***B8. Related Features:** None

**B9a. Architect:** Alben Froberg **b.** Builder: Christiansen and Lyons
***B10. Significance: Theme** Art **Area** West Berkeley, Alameda County, California
**Period of Significance** 1963-2002 **Property Type** Industrial **Applicable Criteria** Cal Reg 2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***
The property at 1306 Third Street was developed near the end of World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like nearby Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

Compared to the war years, which had been spent in industrial overdrive, Berkeley's industrial activity waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, impacting the neighborhood (See Continuation Sheet).

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial building

***B12. References:**
(See parenthetical citations within text and on Continuation Sheet)

**B13. Remarks:** None

***B14. Evaluator:** B. Maley, architecture + history, llc

***Date of Evaluation:** January 2023

(This space reserved for official comments.)



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***P3a. Description (Continued)**
The shaped parapet and the tall set of windows above the pedestrian door were installed in 1992.

The south end of the east façade has a pedestrian door with a fixed, arched awning above. The door has a top lite. To the south of the door are paired, multi-lite windows with a fixed shed roof awning. Both awnings at this end of the façade are sheathed with corrugated metal roofing material. At the upper portion of the south end of the east facade, aligned with the clerestory windows at the north end, is a set of two, three-over-three windows. These windows appear to be replacements.

The north façade has five, three-over-three, clerestory, industrial sash windows with an operable center lower sash like those on the east façade. There do not appear to be any other openings on the north façade. The south façade is obscured by an adjacent building, but it appears that the upper portion of the façade has several windows. However, these windows appear to be of various types, sizes and eras and are likely replacement windows. The west façade is also obscured by an abutting building. There do not appear to be any windows at the upper portion of the west façade under the low gable.

***B10. Significance Continued**

***Contextual History Continued***
In 1956, zoning refinements were made, with property west of Sixth Street zoned as "special industrial." This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off (Jorgensen-Esmaili and Manning, 1982).

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***
This warehouse was constructed in 1946 for the owner R. W. Van Deusen, by Christiansen and Lyons, the builder, and designed by architect Albert Froberg (COB Building Permit #59969, September 30, 1946, BAHA). The parcel had been purchased by the Chemical Packaging Company of 1315 Third Street in September 1944 (Donogh File, BAHA). However, this company does not appear to have built any structures on the parcel. Other than the presumed services described by its name, no information was found about the Chemical Package Company.

The parcel may be associated with other nearby properties owned by the Woolenius Tile Company (1315 Second Street) and Ray W. Van Deusen (1320 Third Street). Ray Van Deusen was the son-in-law of the owner of Woolenius Tile, Charles Elsenius, (Tile Heritage Foundation, tileheritage.org).

Ray Van Deusen continued to be associated with the property through the 1940s, as his name appears on real estate transactions and building permits. (Donough, BAHA permits) The 1950 federal census correspondingly indicates that Van Duesen was employed as a warehouse proprietor. While the other two buildings constructed by the team of Van Deusen, Christiansen and Lyons and Froberg were associated with Montgomery Ward, this building does not appear to share that association.

The building was being used by David C. Brannan (or Brannau?) by August 28, 1957. Brannan was a distributor of "stoves & refrigerators" (Donogh file, BAHA). The 1950 Sanborn Map is labeled "Warehouse" and "concrete floors and wood posts."

The parcel was sold by Brannan to Peter H. and Margaret S. Voulkos on April 19, 1963 (Donogh File, BAHA). That same year Voulkos converted the building for use as his art studio (City of Berkeley Permit). Voulkos has been called "a Master of Expressive Ceramics." Of Voulkos, and the building at 1306 Third Street, the Berkeley Historical Plaque Project (e-Plaque) notes:

> Internationally renowned ceramist Peter Voulkos moved his studio from Shattuck Avenue (near Ashby Avenue) to this building on 3rd Street in the mid 1960s. He lived and worked here until his death. Voulkos was an energetic and charismatic teacher and sculptor whose outsized personality was likened by one art critic to Zorba the Greek.

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> Panagiotis Voulkos (called Peter) was born in 1924 to Greek immigrant parents in Bozeman, Montana. Drafted in 1943, he spent three years as an airplane gunner in the Pacific. With funds from the GI Bill, he returned to Montana to study ceramics before coming to the California College of the Arts and Crafts in Oakland, where he earned an MFA.
>
> Attracted to the freedom and spontaneity of abstract expressionist painting, in the mid 1950s Voulkos abandoned the vessel forms he had perfected as a student. He rejected functionalism, pushing ceramics in radical new directions. Voulkos' increasingly large, violent, passionate, rough, torn, ripped, gouged, broken, and pounded works were often left unglazed or spattered in a painterly manner. Major art museums worldwide exhibited and purchased his sculptures, effectively blurring the distinction between art and craft.
>
> Voulkos came to the University of California, Berkeley in 1959 and established a ceramics studio as part of what was then called the Design Department. The studio quickly became a hotbed of creativity, attracting students from all the arts as well as other disciplines and inspiring many to pursue successful artistic careers. After retiring in 1985, he continued making large cast metal and ceramic sculpture. (Berkeley Historical Plaque Project - https://berkeleyplaques.org/e-plaque/peter-voulkos/ - contributed by Robert Kehlmann, 2012).

Voulkos had studied at Montana State University in Bozeman and was affiliated early in his career with the sculptor, Rudy Autio, who founded the world-renown Archie Bray Institute in Helena, Montana. In the summer of 1953, Voulkos taught a course at the now famous, experimental, interdisciplinary, Black Mountain College, near Asheville, N.C. (*New York Times*, Obituary, February 21, 2002). Of this experience Voulkos' New York Times obituary stated:

> There he met men who were soon to be legends, including Robert Rauschenberg, John Cage, Merce Cunningham and Charles Olson. Afterward, he visited New York City, where he met Abstract Expressionist painters like Philip Guston, Willem de Kooning and Franz Kline (*New York Times*, February 21, 2002)

Voulkos then migrated west, teaching at the Otis College of Art and Design in Los Angeles for five years, beginning in the fall of 1953. He relocated again to northern California to begin a long tenure at the University of California, Berkeley. Of his work, in a University of California, Berkeley-published obituary noted:

> There is hardly a major museum in America without a work of his in its collection. The best examples in Europe are at the Stedelijk Museums in Amsterdam and Eindhoven, and at the Victoria and Albert Museum in London. His largest following abroad has been in Japan, where there are Voulkos works at the National Museum of Modern Art in Kyoto and in the many prefectural ceramics museums that one finds there (UCB in Memoriam - https://senate.universityofcalifornia.edu/_files/inmemoriam/html/PeterVoulkos.htm)

The 1981 Sanborn Map notes that the building was being used as an "Ornamental Art Studio" (COB, Sanborn Map, Planning Department). This was most likely referring to Voulkos' studio. In 1986, ceramicist Sandy Simon acquired property which at the time had three units: one main unit, two smaller units (City of Berkeley). However, Voulkos continued to use a portion of the building for his studio until he died in February 2002. Sandy Simon, started TRAX gallery in 1995 in this building along the railroad tracks in West Berkeley. The focus of TRAX was to showcase exceptional functional wares from potters across the U.S. committed to making pots. In 2001, Simon and her husband Robert Brady moved TRAX to 1812 5th Street (TRAX Gallery website - https://traxgallery.com/artist/sandy-simon/). The front façade of 1306 Third Street may be more reflective of Simon's use of the building.

In 1992, the City of Berkeley permitted office use in the building. In 2004 the City of Berkeley issued a zoning determination that the three live/work units that have been occupied since the 1960s were legally non-conforming.

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***Architects/Builders***
Alben Froberg is listed as the architect of this building on the original building permit. Froberg was educated at University of California, Berkeley, under John Galen Howard. He earned a civil engineering degree in 1913 and became a licensed architect in 1915. In 1920, he worked as a draftsman for San Francisco architect Frederick Whitton. He was eventually based in Oakland and appears to have worked solo at some points, but also partnered with builders Christensen & Lyons, especially the former Henry J. Christensen. *Building & Engineering News,* as far back as the late 1920s, shows Froberg and Christensen working together on projects, while a number of building permits for properties in the Study Area that have dates into the 1940s, list Froberg as the architect and Chistensen & Lyons as the builders. In both cases, the two parties shared a business address (a location in Oakland) indicating that they had a formal collaborative arrangement lasting for years.

Froberg's portfolio includes a number of commercial and industrial buildings in Oakland and Berkeley, including the Laher Auto Spring Company Factory (1925, 2619-25 Magnolia Street, Oakland), the Consolidated Freightways Warehouse (1940-41, 1700 24th Street, Oakland), the Connell GMC Pontiac Cadillac dealership (1947, 3093 Broadway, Oakland), I.B. Hoagie's building (1950, 1601 San Pablo Ave., Oakland), and industrial shipyard buildings in Alameda. Froberg's career spanned into the 1950s, and at least a few of his buildings exhibited the Streamline Moderne and Googie styles that were popular toward the end of his career. (Oakland Wiki)

As noted, Froberg often worked with builders Christensen & Lyons and may have even had a formal collaborative arrangement with them. Christensen & Lyons, itself was a partnership or collaboration between the H.J. Christensen Construction Co. and the N.E. Lyons Construction Co., which are listed together but as distinct companies on building permits (ie: a rubber stamp used on the permits names both companies together). Like Froberg, Christensen & Lyons are listed as the builders of a number of buildings in the Study Area. The Froberg, Christensen & Lyons collaboration is also responsible for other projects in the Study Area, primarily for the Pacific Steel Casting Company. Other than the above information, little additional information was found about the Christensen & Lyons partnership. Projects of H.J. Christensen's listed in *Building & Engineering News* tend to focus on buildings with industrial and utilitarian uses.

***California Register Evaluation***
The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 1306 Third Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The property was used by a number of small light-industrial businesses, primarily for warehousing purposes, throughout its history. This fits the industrial context of the area; however, it was not outstanding or influential within the industrial context that dominated a broad area of West Berkeley and the East Bay shoreline, included numerous other industrial uses, and which had been established well before the development of the current buildings on the property. During the period that the building was used by American master artist and sculptor Peter Voulkos no significant historical events are known to have occurred on the property.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The building at 1306 Third Street is associated with American master artist and sculptor Peter Voulkos, an innovative, prolific expressive ceramicist and metallurgist who taught at the University of California, Berkeley and whose works of art are found in almost every major American art museum with a significant sculpture collection and in other museums worldwide. The property appears to be eligible for listing in the California Register under Criterion 2 at the local level for its long association (1963-2002) with American sculptor Peter Voulkos, who created significant works of art in this space. It is unclear if Voulkos used the space after Sandy Simon purchased the property.

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Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The building at 1306 Third Street is industrial in character and consequently, utilitarian in architectural aesthetic; that is, it was designed and constructed strictly to fulfill its intended warehousing functions and have no definable architectural style or artistic value. As a utilitarian industrial building, it is common and unremarkable within the context of West Berkeley, with no distinctive characteristics that would make it notable or important examples of their type, period, region, or method of construction. Further, the building, especially the east façade, was modified in 1991. Architect Alben Froberg and builders Christensen & Lyons were involved with the design and construction of this building in 1946. While the architect and builders appear to have been active and successful professionals in Oakland and Berkeley, they do not rise to the level of "important creative individuals." Other better, representative examples of Froberg's design and Christiansen's construction exist locally.

The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 1306 Third Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***Berkeley Landmark Evaluation***
Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 1306 Third Street according to local significance criteria:

1. Architectural Merit:
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The building at 1306 Third Street is of common and unremarkable utilitarian construction. It was designed and constructed strictly to fulfill an intended industrial warehousing function and has no definable architectural style or artistic value. As a utilitarian industrial building it is common and unremarkable within its context of industrial development in West Berkeley with no distinctive characteristics that would make it notable or an important example of its period, style, or construction. It is not the first, last, only, or most significant example of industrial or utilitarian architecture in West Berkeley. The architect and builders are known, but do not appear to have been influential or considered important creative individuals or masters. The property provides no exceptional architectural value to the neighborhood, thus, it does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

This building was the studio of master American sculptor Peter Voulkos. The property appears to have the high cultural value that would qualify it as a Berkeley Landmark under this criterion for its association with American master artist and sculptor Peter Voulkos, an innovative, prolific expressive ceramicist and metal sculptor who taught at the University of California, Berkeley and whose works of art are found in almost every major American art museum with a significant collection sculpture and in other museums worldwide. Voulkos used the building as his art studio from 1963, when he and his wife purchased the building, to 2002 when he died. He created significant works of art in this space. Voulkos also had a large building in Oakland at 951 62nd Street that he purchased in 1976. The Oakland building is called The Dome and is still in use by Voulkos' daughter today.

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

The property at 1306 Third Street does not appear to have any use as an educational tool, as is not outstanding as an example of industry or commerce in Berkeley. Numerous other properties could better illustrate the full extent of industrial activities in West Berkeley, spanning back to the late 19th and early 20th centuries. Further, as it has been altered and has not been consistently used as a ceramic studio, it is not able to fully convey its use by Peter Voulkos. Therefore, it does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

*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.*

The property at 1306 Third Street does not reflect the industrial or commercial growth of Berkeley. The building's construction in 1946 occurred after World War II. It does not reflect West Berkley's initial industrial development nor its war-era boom. The building's significant owners and occupant, Peter Voulkos is historically significant within the area of culture and art at the local level and perhaps even at a national level The building possesses high historic value that would qualify it as a Berkeley Landmark under this criterion for its association with the work of Peter Voulkos.

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

The property at 1306 Third Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

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.*

Does not apply: Meets Landmark Criteria 2 and 4 as detailed above.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

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Only some of the later buildings of the approximately 20-building California Ink Company Industrial site might be contemporaneous with the building at 1306 Third Street; however, that Landmark also consists of other buildings that are older and newer, while other Landmarks in the area are also much older. Built in 1946, the construction of building on the subject property does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant industrial development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 1306 Third Street. Three are smaller buildings than the structures at 1306 Third Street, while the two properties that are larger in area consist of multi-building complexes that are not comparable to the single building on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but have much different character in terms of materials and overall design. These nearby Landmarks and subject building have few physical characteristics in common.

*c. The structure is a good example of architectural design.*

The building at 1306 Third Street is industrial in use and, subsequently, utilitarian in architectural aesthetic; that is, it was designed and constructed strictly to fulfill its intended warehousing function and has no definable architectural style or artistic value. As a utilitarian industrial building it is common and unremarkable within the context of West Berkeley, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. The architect and builders that were involved with the property's design and construction do not appear to rank as important or influential designers or builders.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The building is reflective of mid-20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood with regard to its architecture. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 1306 Third Street would play a meaningful role. However, the building is associated with innovative American sculptor and ceramicist Peter Voulkos and was used by him as a studio from 1953 to 2002 (need to confirm dates of use).

***Integrity***
In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The building at 1306 Third Street appears to possess the historic significance for its association with the work of innovative American sculptor and ceramicist Peter Voulkos.

The front façade has been altered, and its integrity of design, materials and workmanship have been somewhat altered from the period of significance. It retains integrity of location and setting. It also retains integrity of association with Peter Voulkos and the feeling of an industrial building converted to artist use.

***Conclusion***
Based on the above analysis, the property at 1306 Third Street appears to be eligible for listing the California Register of Historical Resources and as a City of Berkeley Landmark. Therefore, it qualifies as a Historic Resource under the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

*Recorded by: B. Maley, architecture + history, llc *Date: January 2023 **X** Continuation ☐ Update

***B12. References Continued**

***Sources***

1946 *Berkeley Daily Gazette*, October 8, 1946. Building Permit Announcement "1306 Third Street, $3000."

1946 City of Berkeley Building Permit Number #59969, September 30, 1946, BAHA Collection.

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2002 "Peter Voulkos, 78, a Master of Expressive Ceramics, Dies." *New York Times*, Obituary, February 21, 2002, Section B, Page 9.

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No date Oakland Wiki. https://localwiki.org/oakland/Alben_R._Froberg

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***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
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NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection

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**P5a. Additional Photographs**



**Above:** East façade, looking west. November 2022.
**Below:** Detail of east and north façades, looking southwest. November 2022.



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 _____

 ***Resource Name or #:** (Assigned by recorder) 648 Page Street, Berkeley, CA

**P1. Other Identifier:**
*P2. **Location:** Unrestricted
**a. County;** Alameda
**b. USGS 7.5':** Oakland West, Calif **Date:** 2015
**c. Address** 648 Page Street City: Berkeley, California Zip: 94710
**d. Other Locational Data:** APN: 59-2323-1

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

This building is located at the southwest corner of Page Street and Third Street in West Berkeley. It is a one-story warehouse with a front facing gable. The exterior walls are sheathed in corrugated metal sheets. The roof is also covered in corrugated metal sheets. It has a centered, metal, overhead vehicular door at the Page Street façade. The overhead door has no glazed openings or pedestrian door inset. There is a horizontal metal strip above the overhead door that likely protects an obsolete rolling door track. There is a second building or an addition on the parcel, which is situated at rear, south, of the main building. This smaller building has a gable roof running in the opposite direction of the main building. This addition is not illustrated on the most recent Sanborn Map from the mid-1980s. (Berkeley Planning Department). The remainder of the parcel is surrounded by chain link fencing (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building

***P4. Resources Present:** X Building Structure Object Site District Element of District Other



P5a. Photograph or Drawing

**P5b. Description of Photo:**
North façade, looking south
November 2022

***P6. Date Constructed/Age and Sources:** 1954; City Building Permit

***P7. Owner and Address:**

***P8. Recorded by:**
B. Maley; architecture + history, llc

***P9. Date Recorded:**
January 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Gilman Gateway HRE

***Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 648 Page Street, Berkeley, California 94710 ***NRHP Status Code** 6Z
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**B1.** Historic Name: None **B2.** Common Name: 648 Page Street
**B3.** Original Use: Industrial Warehouse **B4.** Present Use: Vacant
***B5. Architectural Style:** No definable style
***B6. Construction History:** This building was constructed in 1954 per City of Berkeley building permits; the rear addition was not present on the mid-1980s Sanborn Map.

***B7. Moved?** No
***B8. Related Features:** None

**B9a. Architect:** Unknown **b.** Builder: Unknown
***B10. Significance: Theme** None **Area** West Berkeley, Alameda County, California
**Period of Significance** None **Property Type** Industrial **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

***Contextual History***
The property at 648 Page Street was developed in 1954, almost ten years after the conclusion of World War II. During the war, manufacturing and production had skyrocketed, with the San Francisco Bay Area serving as an epicenter for shipbuilding and other war-time industry. Berkeley played a significant role and West Berkeley, sitting on the shoreline that was almost entirely built out with industrial plants from Oakland to Richmond, was at the forefront.

While no shipbuilding, or the like, occurred in West Berkeley, the factories already in place – in particular, steel mills and foundries like nearby Pacific Steel Casting and the Berkeley Steel Construction Company – entered into government contracts to produce parts that were then transported to the shipyards, like those in nearby Richmond, for installation in Navy vessels.

Compared to the war years, which had been spent in industrial overdrive, Berkeley's industrial activity waned once peace was reinstated. While much of the nation experienced post-war prosperity, West Berkeley fell into decline as local factories had to cut back their workforce and slow production, albeit to more normal levels. The physical plants themselves fell into disrepair and many were vacated, impacting the neighborhood (See Continuation Sheet).

**B11. Additional Resource Attributes:** (List attributes and codes)
HP8. Industrial Building

***B12. References:**
(See parenthetical citations within text and on Continuation Sheet)

**B13. Remarks:** None

***B14. Evaluator:** B. Maley, architecture + history, llc

***Date of Evaluation:** January 2023

(This space reserved for official comments.)



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***B10. Significance Continued**

***Contextual History Continued***
In 1956, zoning refinements were made, with property west of Sixth Street zoned as "special industrial." This was intended to concentrate more heavy industry toward the highway and water, while lighter industry and mixed-uses created a buffer between it and the rest of Berkeley to the east. A 20-block West Berkeley Industrial Park was envisioned south of Cedar Street and south of the Study Area, but while some land was cleared and sold to developers, the industrial park scheme failed to take off (Jorgensen-Esmaili and Manning, 1982).

In 1970, the West Berkeley Redevelopment Project initiated an effort to revitalize the challenged area. As with redevelopment in so many communities, this involved the demolition of buildings deemed blighted. In West Berkeley, 42 houses were demolished before local concern, and some federal assistance, stopped the clearance and other methods for revitalizing the neighborhood were perused. (BAHA)

***Property History***
This parcel is illustrated on the 1911, 1929, and 1950 Sanborn Map, but was undeveloped on all three maps (Sanborn Maps, FIMO). The building at 648 Page Street was built in 1954 for $6,000.00 for George A. Scott by Soule Steel for use as a warehouse (City of Berkeley Building Permit #76538). Scott's address was noted as 3075 Telegraph Avenue, Berkeley. Scott established a company called the Concrete Grid Form Company and he developed multiple buildings in West Berkeley constructed of an unusual building system of pre-cast concrete wall panels with translucent glass blocks set into the concrete to form various geographic patterns. His office building on Telegraph was one of these concrete form buildings. He employed architects Bernard Maybeck and Walter Steilberg to consultant on the designs (Cerny, *Berkeley Daily Planet,* August 10, 2002). It is unclear how Scott used this warehouse or for how long, but it does not employ this distinctive construction technique and it was built by Soule Steel, an early manufacturer of fabricated steel buildings, founded by Edward Soule in San Francisco, with its main office on Army Street (Wikipedia, Soule Steel Company).

The 1954 building is visible on 1958 and 1965 aerial photographs (UCSB Library Collection). By the mid-1980s Sanborn Map, the parcel was shown with a one-story warehouse at the western end of the parcel, fronting Page Street. It was labeled "Machine Shop" and was noted to have a concrete floor. The building or addition at the rear post-dates the mid-1980s Sanborn (Berkeley Planning Department). The building was owned by 1986 this warehouse was owned by Thomas Impey of Clearview Valves of 631 Camelia Street.

***California Register Evaluation***
The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 648 Page Street:

Criterion 1 (Event): *Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

No specific events of historical importance are known to have occurred at the property. The property was developed late in West Berkeley's industrial development and is somewhat inconsistent with the patterns of industrial growth and decline. While the property appears to be linked with George A. Scott and his Concrete Grid Form Company, it does not appear to have played any significant role in that particular business.

The property does not appear to be eligible for listing in the California Register under Criterion 1.

*Criterion 2 (Persons): Resources associated with the lives of persons important in our past.*

The property is not associated with any people important to local, state, or national history. No persons of historic significance have been identified as affiliated with the property. While the property appears to be linked with George A. Scott and his Concrete Grid Form Company, it does not appear to have played any significant role in that particular business or have been significant in relation to Scott's innovative design work. The property does not appear to be eligible for listing in the California Register under Criterion 2.

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Criterion 3 (Architecture): *Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The modern, industrial warehouse was created from fabricated building materials by Soule Steel. It has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. While the building appears to be linked with George A. Scott and his Concrete Grid Form Company, it does not appear to have played any significant role in that particular business or have been significant in relation to Scott's innovative design work. It is not an example of his unique concrete form buildings. The property does not appear to be eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential): *Resources that have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 4 is typically concerned with archaeological investigation. Where buildings, structures or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which 648 Page Street is not an example.

The property does not appear to be eligible for individual listing in the California Register under Criterion 4.

***City of Berkeley Landmark Evaluation***
Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 643 Camelia Street according to local significance criteria:

*1. Architectural Merit:*
*a-c. Property that is the first, last, only or most significant architectural property of its type in the region; 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; Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

The structure at 648 Page Street is of common and unremarkable utilitarian construction. It was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context with no distinctive characteristics that would make it a notable or important example of its period, style, or construction. It is not the first, last, only, or most significant example of industrial or utilitarian architecture in West Berkeley. The building was likely mass produced and while it is reflective of the buildings developed by Soule Steel, it is not a unique or excellent example of a fabricated structure. It provides no exceptional architectural value to the neighborhood; thus, the property does not appear to qualify it as a Berkeley Landmark under this criterion.

*2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City.*

The modern structure at 648 Page Street does not relate to nor was it influenced by religious, cultural, governmental, social, or economic events or developments in the area. It was built in 1954 and while the property appears to be linked with George A. Scott and his Concrete Grid Form Company, it does not appear to have played any significant role in that particular business. The property does not appear to possess the high cultural value that would qualify it as a Berkeley Landmark under this criterion.

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

The structure at 648 Page Street does not appear to have any use as an educational tool, as it is not associated with important events or people and is not outstanding as an example of industry or commerce in Berkeley, especially having been built after World War II and in a later era of the area's industrial history. It therefore does not appear to have the high educational value that would qualify it as a Berkeley Landmark under this criterion.

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*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.*

The property at 648 Page Street does not reflect the industrial or commercial growth of Berkeley. The main structure was constructed on the parcel in 1954. It does not appear to have been significant within the industry and commerce that was happening in West Berkeley in the era after World War II. The building's owners and occupants do not appear to have been conducted important work or involved in specific events of significance at this property. It therefore does not appear to have the high historic value that would qualify it as a Berkeley Landmark under this criterion.

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

The property at 648 Page Street is not listed in the National Register of Historic Places and therefore does not qualify as a Berkeley Landmark under this criterion.

***City of Berkeley Structure of Merit***
Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

*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.*

As assessed under Berkeley Landmark criteria, 648 Page Street is not of great architectural merit or cultural, educational, or historic value. It is an unremarkable and a relatively late addition to West Berkeley's industrial development. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which 648 Page Street would play a meaningful role. There are numerous other older industrial buildings, better illustrative of West Berkeley's industrial history, such that the subject structure is not exceptional or representative of a type, style, development pattern, or the work of a particular architect or builder. Therefore, the property does not appear to qualify as a Structure of Merit under the General Criteria.

*Specific Criteria*

*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.*

Within a quarter-mile radius of the Study Area there are five City of Berkeley Landmarks of Structures of Merit. They are:

- Berkeley Municipal Incinerator – 1120 Second Street, built 1913, industrial use
- Manasse-Block Tanning Co. - 1300 Fourth Street, built 1898/1905/1906/1922/1937, industrial use
- California Ink. Co Industrial Site – 1326-1404 Fourth Street, built 1906-1978, industrial use
- Sutter Langel House – 1521 Fifth Street, built 1895, residential use
- Charles R. Brown House – 1614 Sixth Street, built 1888, residential use

This structure, constructed late in West Berkeley's industrial history does not coincide with any major event or historic period specific to Berkeley's history and is not representative of the early or significant development of West Berkeley.

*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.*

As noted, five designated Landmarks are located within a quarter mile of 648 Page Street. Three are smaller buildings, while the two properties that are larger in area consist of multi-building complexes that are not comparable to modern structure on the subject property. Two of the Landmark properties also exhibit somewhat utilitarian industrial design, but these resources possess very different character in terms of materials and overall design. The nearby Landmarks and subject structure share few physical characteristics in common.

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*c. The structure is a good example of architectural design.*

The structure at 643 Camelia Street is industrial in use and, consequently, has a highly utilitarian aesthetic; that is, it was designed and constructed strictly to fulfill its intended functions and has no definable architectural style or artistic value. As a utilitarian industrial structure, it is common and unremarkable within its context, with no distinctive characteristics that would make it a notable or important example of its type, period, region, or method of construction. It was mass produced by Soule Steel as a typical warehouse.

*d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.*

The structure at 648 Page Street demonstrates no particular historical significance within the context of Berkeley's history or that of the neighborhood that surrounds it. It is a late 20th century element of West Berkeley industrial development, and not one of the earliest nor more noteworthy properties developed in the neighborhood. Study of buildings around the property does not indicate any significantly cohesive or thematically representative grouping for which the subject property would play a meaningful role.

***Integrity***
To qualify for historic designation, a property must possess significance under the aforementioned criteria, *and* possess historic integrity. The structure at 648 Page Street does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required.

***Conclusion***
Based on the above analysis, the property at 648 Page Street does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not qualify as a Historic Resource under the California Environmental Quality Act (CEQA).

No designated historic district is present within, or comprised of, the Study Area. Although many properties in the Study Area that are addressed by this evaluation share common industrial uses and, in some cases, common ownership and design/construction professional, it has been determined that these uses and associations, in themselves, do not rise to a level of significance that the related properties would constitute a historic district at the local, state, or national levels.

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***B12. References Continued**

***Sources***

1954 City of Berkeley. Building Permit Number #76538, November 30, 1954. Microfiche.

1982 Karen Jorgensen-Esmaili and Stephanie Manning. *Victorian Berkeley: The Community of Oceanview*.

2002 Susan Cerny, "An Unusual Building System was Developed in Berkeley." *Berkeley Daily Planet,* August 10, 2002.

2009 Susan Cerny, BAHA, Berkeley Landmarks, "Bernard Maybeck and Berkeley's Concrete Grid-Form Wall Panels," December 3, 2009.

No date Wikipedia Soule Steel Company

***Archival Information***

Berkeley Architectural Heritage Association (BAHA)
City of Berkeley Planning & Development Department
Internet Archive
NETR Online, Historic Aerials
NewspaperArchive.com
Newspapers.com
Sanborn Fire Insurance Map archives via ProQuest and FIMO
University of California Riverside, California Digital Newspaper Collection
University of California Santa Barbara Library, aerial photographs collection