

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) Woolsey Building

P1. Other Identifier: None

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 Location: Not for Publication Unrestricted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

*a. County Alameda

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

c. Address 2072-2074 Addison St. City Berkeley Zip 94704

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 564295mE/ 4191761mN

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

Assessor's Parcel Number: 57-2023-25;

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

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

The framework of a 1920s commercial structure remains a part of the current exterior appearance of the building at 2072-2074 Addison St., but over time the property has been modified to an extent that it no longer clearly embodies its historic design. The horizontal and asymmetrical building form, as well as a few remaining original materials, are indicative of a vernacular industrial-commercial storefront, but the walls have been (re)faced, many display windows have been replaced, and the entrances have been altered.

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

(Continued on next page)

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

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



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

View facing southeast, January 2015.

*P6. Date Constructed/Age & Sources:

Historic Prehistoric Both

1922-1923, 92 years old, Berkeley Courier 10/24/1922.

*P7. Owner and Address:

Ruegg & Ellsworth
2437 Durant Ave.
Berkeley, CA 94704

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

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

*P9. Date Recorded: March 2, 2015

*P10. Survey Type: (Describe)

Intensive

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

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

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

DPR523A

*Required information

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*Resource Name or # (Assigned by recorder) Woolsey Building

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

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View of façade, facing easterly towards Shattuck Avenue, 2015.

Original features of the building include the full-width east display opening that is spanned by a flat stucco band on a pair of flat end piers and anchored by the blocky west façade with its much smaller openings. The double row of brick coping at the parapet is likely historic. The masonry ties spaced across the entire width of the building indicate that the upper wall consists of historic masonry of some kind.

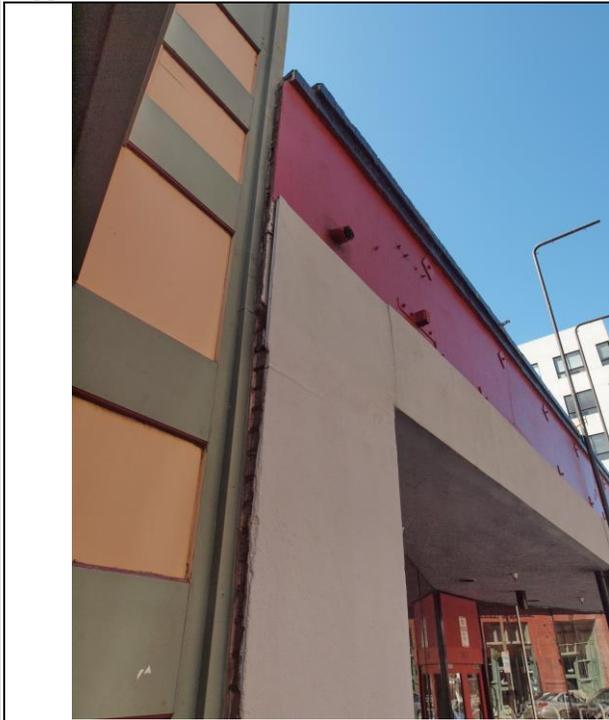
This building serves pedestrian traffic that flows from the primary commercial strip along Shattuck Avenue to related downtown urban uses in the buffer area between the historic Civic Center Historic District along Milvia Street and the more dispersed commercial corridor that extends along University Avenue from the University campus to the bay. The parcel is 150 feet wide and 135 feet deep, and the footprint of the building covers the entire property.

The building is in very good condition.

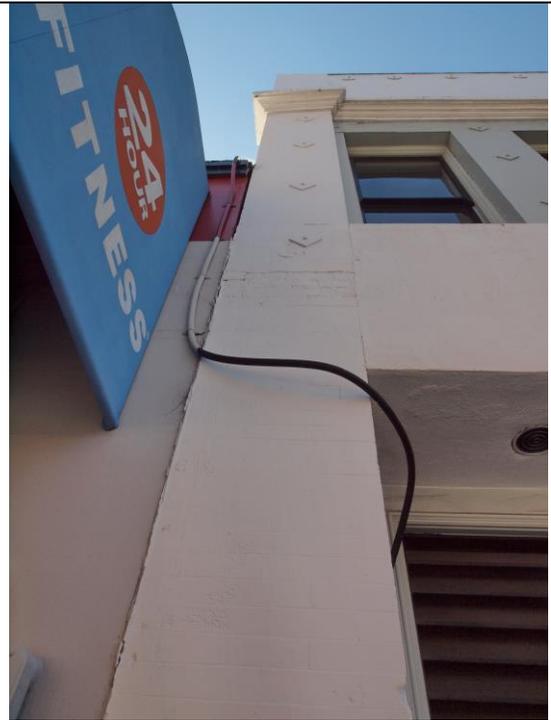
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Upper façade at northeast corner of building.



Façade at northeast corner.



Façade at northwest corner.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

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*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Woolsey Building

B1. Historic Name: Woolsey Building

B2. Common Name: 24 Hour Fitness

B3. Original use: Auto Garage / Mail Depot B4. Present Use: Commercial

*B5. Architectural Style: Early Twentieth Century Commercial

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

Constructed 1922-1923.

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

*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Roy O. Long Company

*B10. Significance: Theme Commerce and Architecture Area Downtown Berkeley

Period of Significance 1923-1958 Property Type Commercial 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 one-story commercial building located at 2072-2074 Addison St. was under construction in 1922 and completed and opened as an automobile garage in 1923. The property overlays three of the original lots of Block 1 of the Shattuck Tract, most of lot 23, and the rear portions of Lots 24, 25, and 16. The remainder of these lots constitutes the site of the Francis Shattuck Building at 2104 Shattuck Ave.

When Francis Shattuck died on September 9, 1898, he left behind an estate worth in excess of two million dollars. Shattuck's widow, Rosa, used part of the estate to build the Francis Shattuck Building to the immediate east of the subject property, and began plans at that time to build a hotel. On September 26, 1907, the Hotel Shattuck Association was established. William E. Woolsey, husband of Rosa Shattuck's niece and namesake, Rosa Livingston Woolsey, was the president of the newly formed association. Rosa and William Woolsey had lived with the Shattucks since their marriage in 1884.

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

*B12. References:

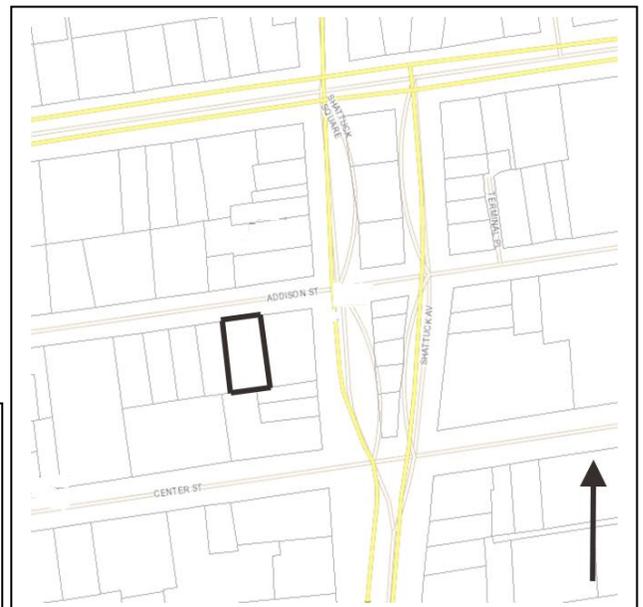
Berkeley Block Books, 1910s-1930s.
Cerney, Susan, Landmark Application for 2108 Shattuck Ave., 1/19/1995.
Polk-Husted directories for Berkeley and Oakland.
Sanborn Fire Insurance maps, 1929, 1950.

B13. Remarks: Proposed historic district

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2, 2015

(This space reserved for official comments.)



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CONTINUATION SHEET

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

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William Edgar Woolsey was born in Brooklyn, New York in 1854. The Woolsey family moved to California in 1868, renting homes and land in Oakland and Berkeley until 1877, when they purchased 200 acres in Sonoma County, nine miles from the city of Santa Rosa. William was graduated from Oakland High School and attended the University of California at Berkeley (still called the College of California at that time). He was a student for three years during the first decade of the college.

Rosa Shattuck died September 12, 1908, and the Woolseys continued to reside in the Shattuck mansion, as the main beneficiaries of one of the largest estates in Alameda County. The homestead Shattuck property, bounded by Shattuck Avenue, Allston Way, Milvia and Kittredge Streets, was deeded to Rosa Livingstone Woolsey as part of her inheritance. In 1909, William and Rosa resurrected the hotel plans, and with an estimated initial cost of \$125,000, the project was underway. The Shattuck Hotel officially opened a little over a year later on December 16, 1910. In 1920, William Woolsey sold the Shattuck Hotel to W.W. Whitecotton of Los Angeles.

It appears that the Woolseys retained ownership of the Francis Shattuck Building at Shattuck Avenue and Addison Street. Two years after selling the hotel, William Woolsey constructed a new one-story "Class C garage" at the subject address on Addison St., which consisted of the rear open portion of the Francis Shattuck Building lots and an adjacent lot to the west. This site had been used as a livery stable, possibly for occupants or patrons of the Francis Shattuck Building. The contractor for the building was the local Roy O. Long Company, and the cost of the garage was to be \$8000. The building contained two rooms, and was constructed of brick and tile.

A 1928 building permits shows that the public garage was altered. Both of the Woolseys died in 1939, and the property was likely sold after this. At some point, the garage portion of the building was converted for use as a commercial storefront building. An additional building permit from 1947 states that that the building was altered at the time for occupation as a furniture store. At later retail use was Poppy Fabric.

Roy O. Long Co.

The Roy O. Long Co. was owned and operated by Roy O. Long, a prominent figure in Berkeley real estate and land development. Long began his career as a salesman at the Mason-McDuffie Co. in the early twentieth century. By the 1920s, Long had formed his own company as a small-project developer, providing what he called "Real estate, building; financing; insurance; designing, loans leasing" services. By 1922, Long was a broker with at least six other salespeople and brokers listed as associates of his company. Long also wielded considerable influence in the political processes of real estate and land development decision-making at the city level. In addition to numerous commercial projects, Long and his company built and sold houses throughout Berkeley.

Prior Surveys

The Woolsey Garage building has not previously been the subject of any historic resources surveys.

Integrity

The building has integrity of location and setting in Downtown Berkeley, but has lost integrity of materials and workmanship, and the lack of visible original detailing reduces the integrity of the 1922 design, as well as reducing the visual associations with the use as a commercial garage and storefront commercial building in Downtown Berkeley from the 1920s and later. The current remodeled façade components give little indication that the structure is a historic building within the greater downtown core, although aspects of the underlying façade can be observed from the sidewalk.

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Evaluation

The building has historic significant due to its association with the Woolsey family and the Francis Shattuck Building that is located east of and adjacent to the subject property. The early uses of this building, including the automobile garage and the site of the offices of American Railway Express (according to the 1929 Sanborn Fire Insurance Company Map), reflect important patterns of development in the downtown core. The building was built to address the growing needs of the workers and visitors to the downtown core in the 1920s. The property is not individually eligible for the National Register of Historic Places or California Register of Historical Resources, due to the substantial modifications to the structure.

The property could be a Contributor to the establishment of a downtown historic district in the greater Shattuck Avenue area. However, more detailed on-site investigation and a review of building plans if available would be required to determine if any remaining original fabric exists behind the current façade. The building is representative at the street of commercial forms that were prominent in the downtown during the period of historical significance for the Shattuck Avenue Downtown Commercial Historic District during its period of significance; from 1923-1958. The forms visible today in the façade maintain an important link to the past of downtown Berkeley, but the building details are presently lost in time.