

L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

FOR COMMISSION ACTION
MAY 1, 2025

1947 Center Street – State Farm Insurance Company Building

Structural Alteration Permit (#LMSAP2024-0007) to replace windows at a National Landmark property.

I. Application Basics

- A. **Land Use Designations:** Downtown General Plan area; Commercial-Downtown Mixed-Use Buffer zoning district
- B. **CEQA Determination:** Categorically Exempt from further review pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration & Rehabilitation*.
- C. **Parties Involved:**
 - Property Owner: City of Berkeley
2180 Milvia Street
Berkeley, CA 94704
 - Project Applicant: Uriel Gonzalez
City of Berkeley
2180 Milvia Street
Berkeley, CA 94704
- D. **Recommendation:** Conduct a public hearing; approve the project request.

Figure 1: Vicinity Map showing nearby Landmarks & Districts
Project site outlined in red

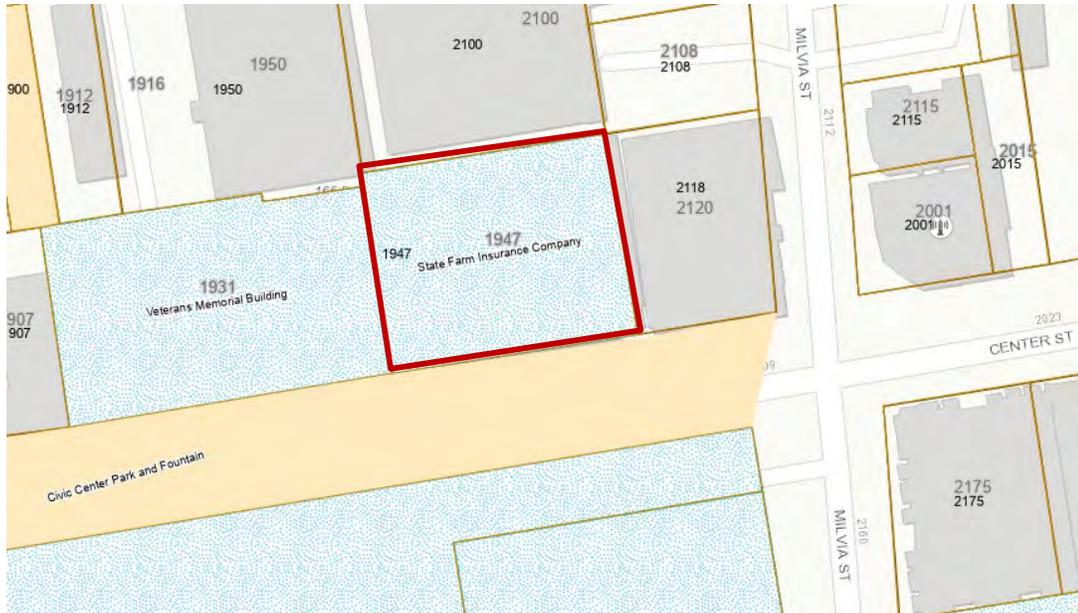
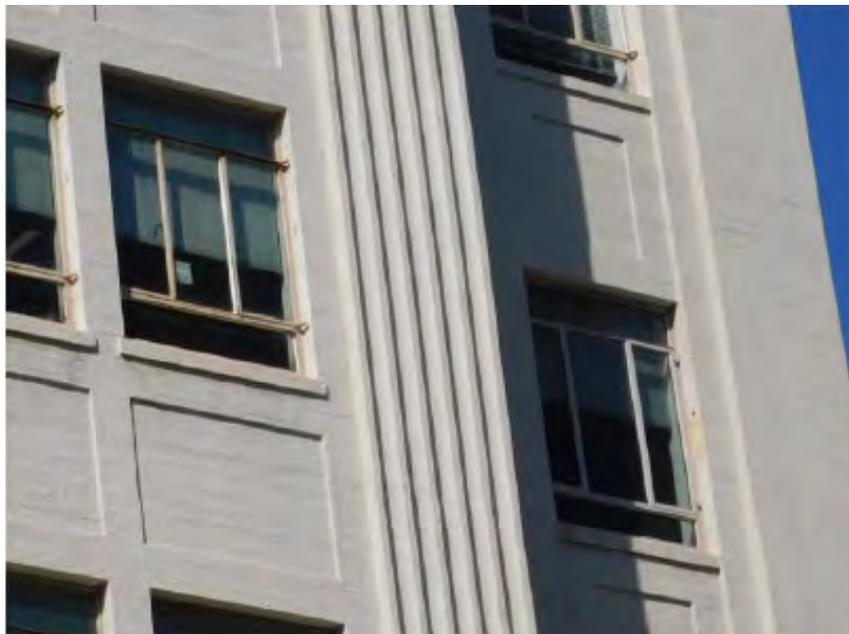


Figure 2: Subject property, current site conditions (Google)



Figure 3: Subject property, original steel window (left) and aluminum replacement (right)
(Applicant)



II. Background

Brief Property History

The subject property is historically known as the State Farm Insurance Company Building, a building designed by Berkeley master architect James L. Plachek in the Classic Moderne style. It was completed in 1947 and has not undergone significant exterior modifications in the time since. The company sold the building in 1964, and as of 2019 the building has been used as City of Berkeley offices.

The building was entered in the National Register of Historic Places as a contributing building in the Berkeley Historic Civic Center District on December 3, 1998, and was designated as an Initiated Landmark Structure by the Landmarks Preservation Commission on December 7, 1998. No other significant design alterations have occurred since the site's designation (See Attachment 3).

Other landmarks within the Civic Center Historic District include 1931 Center Street (Veterans Memorial Building, Henry Meyers, built 1928), 2134 Martin Luther King Jr. Way (City Hall, Bakewell and Brown, built 1908-9), 2180 Milvia Street (former Federal Land Bank, Plachek, built 1938) and 1930 and 1920 Allston Way (Berkeley High School Community Theater, Gutterson and Corlett, built 1937).

Application Chronology

On December 16, 2024, the applicant submitted a Structural Alteration Permit (SAP) application requesting approval to replace 248 windows.

In preparation for tonight's hearing, staff mailed and posted ten-day advance public notices on (or before) April 21, 2025, in accordance with the requirements of BMC Section 3.24.230.

III. Project Description

Background

The applicant proposes to replace 248 existing steel windows across multiple facades of the building. The exterior walls are constructed of reinforced concrete with existing windows in punched openings. The windows are steel and have single-pane casement, hopper and fixed operation. The proposed work only involves existing openings and does not propose any new openings.

In 2015, Wiss, Janney, Elstner Associates, Inc. (WJE) performed a condition assessment of the existing steel windows and issued two reports finding the windows were functional with recommended repairs to address leakage and corrosion issues. In April 2024, WJE performed a supplement to the previous assessment to identify significant changes and trends in condition. In both assessments window glazing putty was moderately to severely cracked and deteriorated and the frames had minor to moderate corrosion at the interior and exterior from leakage through the deteriorated putty.

In addition to the condition assessment, Capital Engineering performed a whole-building energy modeling to evaluate the anticipated energy use impacts of modifying the existing building enclosure. This assessment was conducted as part of an energy upgrade project for 1947 Center. These recommendations included replacing the existing windows with new thermally broken aluminum and adding new jockey sash window inboard and maintaining the existing windows.

Since the condition assessment was performed, at least one window unit has come loose and fallen out of its opening, increasing the urgency of addressing the replacement and rehabilitation of the windows.

Scope of Work

The applicant proposes two replacement options for the existing windows:

1. **Replacement.** Replace the existing steel windows with thermally broken aluminum sections to match the existing steel windows.
 - a. This option proposes to remove the window frames and installing new steel window frames or thermally broken aluminum windows for improved thermal performance.
 - b. While the sightlines would be similar in elevation, the depth of the new aluminum mullions will need to be deeper than the existing steel windows to accommodate the thickness of the insulating glass units (IGUs) and the greater depth of aluminum required for structural support of the window.
 - c. Per the sections on Sheet A502, the proposed exterior recess dimension (measured from the window to the face of the exterior wall) is 4 inches, which is the same as the existing windows.

2. **Interior Windows.** Add new aluminum windows on the interior side of the existing steel windows on the primary or every façade.
 - a. This option would add a new operable window placed inboard from the existing windows.
 - b. This scope also includes repairs of glazing putty, glazing replacement, addressing the corrosion of the existing window frames and sealant replacement.
 - c. Per the sections on Sheet A501, the 4-inch exterior recess dimension will remain the same due to maintaining the existing steel windows.

The Applicant's Statement, prepared by the consulting Architect, and the Historic Steel Window Energy Assessment outlining the two options in greater detail, demonstrate compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties are provided as Attachments 4 and 5 of this report, respectively.

IV. Issues and Analysis

Staff has identified the following relevant criteria pertinent to this project from the Secretary of the Interior's Standards for the Treatment of Historic Properties (1977), and the Landmarks Preservation Ordinance (BMC Section 3.24).

A. Secretary of the Interior (SOI) Standards for Rehabilitation

The SOI Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The applicant's proposal represents a *Rehabilitation* (Rehab) project because it would alter the project site in order to improve energy efficiency and the safety and welfare of the office building. The analysis below summarizes staff's findings for this project with respect to the most relevant Standards.

- **SOI Rehab Standard 6:** *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Analysis: Per the 2015 condition assessments, the existing windows, especially the adhesive and glazing components, can be considered a deteriorated historic feature. The replacement option will match the operations, divisions and divided lite patterns of the existing windows and will be a similarly colored metal material. Additionally, both options will maintain the existing recess dimension of 4 inches.

- **SOI Rehab Standard 9:** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: The scope of work for this project solely replaces existing windows and will not remove or add any openings. Per the National Register record (and associated Berkeley landmark application) the only prominent feature related to the windows concerns the window groupings and layout, not the units themselves. The scope of the project also involves the replacement of almost every window unit on the building which would make the differentiation between the old and new units a moot point. The proposed material, operations, divisions and divided lite patterns would be compatible with the historic architectural elements of the building.

An assessment of compliance with all of the applicable SOI Standards is itemized in the draft Findings and Conditions for Approval; see Attachment 1.

B. Landmarks Preservation Ordinance SAP Findings

In order to approve a request for an SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. An analysis of the project with respect to the required findings of LPO is outlined below.

BMC Section 3.24.260, Paragraph C.1: *“For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features...”*

Analysis: The proposed window replacement would incorporate units that use the same or substantially similar materials, operation, divisions and divided lite patterns as the existing units. The scope of work also involves a significant amount of the windows on the building, which would preserve the visual uniformity of the building’s fenestration treatment and pattern and the overall façade composition.

“...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.”

Analysis: The scope of the application involves a comprehensive rehabilitation of the windows and would not modify the exterior visual character of the building by creating new or removing existing openings. Additionally, the landmark documentation related to the existing building does not cite the window type and characteristics as a distinguishing feature.

C. Landmarks Preservation Ordinance Section 3.24.280

Based on instances of window units detaching and falling out of their openings as well as the larger considerations of safety and welfare related to the HVAC system of the building, Section 3.24.280 of the Landmarks Preservation Ordinance regarding unsafe or dangerous conditions on landmarks, historic districts or structures of merit is of particular relevance for the review of this Structural Alteration Permit. The text of the code section is provided below:

“None of the provisions of this chapter shall be construed to prevent any measures of construction, alteration or demolition necessary to correct or abate the unsafe or

dangerous condition of any structure, other feature, or part thereof, which such condition has been declared unsafe or dangerous by the Planning and Community Development Department or the Fire Department, and where the proposed measures have been declared necessary, by such department or departments, to correct the said condition; provided, however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this section. In the event any structure or other feature is damaged by fire or other calamity or by act of God, or by the public enemy to such an extent that in the opinion of the aforesaid department or departments it cannot reasonably be repaired or restored, it may be removed in conformity with normal permit procedures and applicable laws.”

For all of these reasons, staff finds that the proposal is generally permissible and consistent with applicable codes and guidelines, and could be received favorably.

V. Recommendation

In accordance with BMC Section 3.24.220, staff recommends that the Commission conduct the public hearing on this Structural Alteration Permit application and, after receiving a presentation from the Project Applicant:

Take favorable action on options one and/or two pursuant to BMC Section 3.24.260 and approve the Structural Alteration Permit.

Attachments:

1. Draft Structural Alteration Permit Findings and Conditions for Approval
2. Project Plans, received April 21, 2025
3. Landmark Application for Berkeley Civic Center Historic District
4. Applicant Statement, received April 21, 2025
5. Historic Steel Window Energy Assessment, received November 20, 2024
6. Manufacturer’s Specifications for Proposed Window Units, received April 18, 2025
7. Sample Photos of the Color, Material, and Glass for the proposed windows, received April 18, 2025

Prepared by: Joshua Muller, Associate Planner; jmuller@berkeleyca.gov, (510) 981-7488

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

MAY 1, 2025

1947 Center Street – State Farm Insurance Company Building

Structural Alteration Permit #LMSAP2024-0007

PROJECT DESCRIPTION

Structural Alteration Permit to replace windows at a National Landmark property.

CEQA FINDINGS REQUIRED UNDER CEQA

1. The discretionary design review for this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”).

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation (36 CFR Part 67), the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Evidence: The proposed project does not require a change of use.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Evidence: The existing window units are not cited as a significant feature of the landmark in its original landmark application, so the project will therefore avoid the removal of distinctive materials and the alteration of features that characterize the property and will retain the historic character of the property.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Evidence: The new window units will not resemble or replicate designs from the property’s historic Moderne period. These new features are contemporary and will not result in a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Evidence: Changes to the property that may have acquired significance in their own right are not affected by this project. There have been no significant modifications or redesigns of the building that could exhibit historical significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Evidence: Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as recess dimension of the windows and the use of metal as a material, will be substantially retained and preserved with this limited-scope project.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Evidence: As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: Standard conditions of approval for a Structural Alteration Permit will require any potential chemical or physical treatments to be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Evidence: The project does not have the potential to affect any archaeological resources because no excavation is proposed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evidence: The proposed new work is designed with complimentary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the building. Owing to these aspects, as well as the comprehensive nature of the project scope, new work will be sufficiently differentiated from the historic design.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence: If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. Pursuant to Section 3.24.260(C)(1)(a-c) of the Landmarks Preservation Ordinance, the Commission must make the following findings for permit applications for construction, alteration or repair:

- (a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The proposed window replacement will incorporate units that use the same or substantially similar materials, operation, divisions and divided lite patterns as the existing units. The scope of work also involves a significant amount of the windows on the building, which will preserve the visual uniformity of the building's fenestration treatment and pattern and the overall façade composition.

- (b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: The scope of the application involves a comprehensive rehabilitation of the windows and would not modify the exterior visual character of the building by creating new or removing existing openings. Additionally, the landmark documentation related to the existing building does not cite the window type and characteristics as a distinguishing feature.

- (c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: The building in question is not a structure of merit and this finding is therefore not relevant or applicable to this Structural Alteration Permit.

I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Project Approval. This Structural Alteration Permit approval is for 1947 Center Street, as substantially shown and described on the project plans dated April 21, 2025, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on May 1, 2025 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060. B.4	On-Going	Land Use Planning
6.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>
8.	<p>Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.</p> <p>A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.</p> <p>B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.</p> <p>C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).</p> <p>D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.</p>	<p>City of Berkeley BMC Section 23.404.060 (C) “Time Limits”</p>	<p>On-Going</p>	<p>Land Use Planning</p>
9.	<p>Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the</p>	<p>City of Berkeley</p>	<p>On-Going</p>	<p>Land Use Planning</p>

I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>
	permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/ <u>Monitoring</u>
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title 'Structural Alteration Permit Conditions.'	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: <input type="checkbox"/> Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
III. During Construction A. Building & Safety Division		Regulation Source	Timing/ Implementation	Enforcement/ <u>Monitoring</u>

1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

IV. During Construction B. During Construction: Public Works		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works

2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works
3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works



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San Diego | San Francisco | Seattle | South Florida | Washington, DC



Consultants

Project

**HISTORIC STEEL WINDOW
SCHEMATIC DESIGN**
1947 CENTER STREET
BERKELEY, CA 94704

Client

NOLL & TAM ARCHITECTS
729 HEINZ AVENUE
BERKELEY, CA 94710

Mark	Date	Description

Project No. 2024.0881.0

Date 18 APRIL 2025

Drawn KEL/JAW

Checked AJB

Scale As Noted

Sheet Title

TITLE SHEET

Sheet No.

G000

HISTORIC STEEL WINDOW SCHEMATIC DESIGN

1947 CENTER STREET, BERKELEY, CA 94704

GENERAL NOTES

- THE BUILDING IS A REGISTERED HISTORIC RESOURCE. ALL WORK MUST CONFORM TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC BUILDINGS.
- DRAWINGS AND ASSOCIATED SPECIFICATIONS APPLY ONLY TO THE SPECIFIC PROJECT IDENTIFIED IN TITLEBLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT SPECIFIC WRITTEN CONSENT OF ARCHITECT/ENGINEER, ARCHITECT/ENGINEER'S SUB-CONSULTANTS, AND OWNER. ANY UNAUTHORIZED USE OF ARCHITECT/ENGINEER'S WORK PRODUCT SHALL BE AT USER'S SOLE RISK AND USER SHALL INDEMNIFY ARCHITECT/ENGINEER AGAINST ANY LIABILITY OR LEGAL EXPOSURE RELATED TO THE UNAUTHORIZED USE.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, ARE TO BE TAKEN AS A WHOLE, AND SHOULD INCLUDE SUFFICIENT INFORMATION NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK IN A MANNER CONSISTENT WITH THE DESIGN INTENT. IN THE ABSENCE OF EXPLICIT OR REASONABLY INFERRABLE INFORMATION ON DRAWINGS OR IN SPECIFICATIONS, PROMPTLY SEEK CLARIFICATION FROM ARCHITECT/ENGINEER AS A REQUEST FOR INFORMATION.
- SPECIFIED PRODUCTS ARE BELIEVED TO HAVE PROPERTIES ADEQUATE FOR THE INTENDED PURPOSE. IF CONTRACTOR HAS PREVIOUSLY FOUND SPECIFIED PRODUCTS TO BE UNACCEPTABLE FOR ANY REASON, CONTRACTOR SHALL PROMPTLY INFORM ARCHITECT/ENGINEER AS A REQUEST FOR SUBSTITUTION.
- PROMPTLY REPORT TO ARCHITECT/ENGINEER AS A REQUEST FOR INFORMATION KNOWN OR SUSPECTED ERRORS, INCONSISTENCIES, OR OMISSIONS WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS AS WELL AS KNOWN OR SUSPECTED VARIANCE OF DRAWINGS AND SPECIFICATIONS FROM EXISTING CONDITIONS, FOR BIDDING PURPOSES ONLY AND UNLESS OTHERWISE DIRECTED BY ARCHITECT/ENGINEER, THE MORE STRINGENT REQUIREMENT OR BETTER QUALITY SHALL TAKE PRECEDENCE.
- DIMENSIONS, QUANTITIES, AND GEOMETRIES PROVIDED FOR EXISTING CONSTRUCTION ARE BASED ON ORIGINAL DRAWINGS AND LIMITED FIELD DOCUMENTATION BY ARCHITECT/ENGINEER. FIELD VERIFY APPLICABLE INFORMATION PRIOR TO SUBMITTING A BID, ORDERING MATERIALS, OR OTHERWISE COMMITTING RESOURCES TO THE WORK. PROVIDED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PROVIDE LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND COORDINATION DIRECTLY AND INCIDENTALLY NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ACTIVITIES OR DUTIES OF ARCHITECT/ENGINEER OR TESTS, INSPECTIONS, OR APPROVALS REQUIRED OR PERFORMED BY THIRD PARTIES SHALL NOT RELIEVE CONTRACTOR OF ITS OBLIGATION TO PERFORM THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR PROPER AND COMPLIANT EXECUTION AND COMPLETION OF THE WORK.
- COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF AUTHORITIES HAVING JURISDICTION APPLICABLE TO THE WORK.
- SUPPLY OWNER WITH SAFETY DATA SHEETS (SDS) FOR EACH CHEMICAL THAT WILL BE BROUGHT ONTO OWNER'S PROPERTY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR, AND SHALL HAVE SOLE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK. ARCHITECT/ENGINEER HAS NO SUCH RESPONSIBILITIES. SPECIFIC INSTRUCTION THAT MAY BE GIVEN IN CONTRACT DOCUMENTS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SHALL NOT RELIEVE CONTRACTOR OF ITS RESPONSIBILITY FOR CONTROL AND COORDINATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE WORK. ARCHITECT/ENGINEER HAS NO SUCH RESPONSIBILITIES BEYOND ITS OWN EMPLOYEES.
- THE WORK WILL BE PERFORMED AT AN OCCUPIED AND OPERATIONAL FACILITY. COORDINATE CONSTRUCTION ACTIVITIES AND PROCEDURES WITH OWNER TO (A) MAINTAIN UNOBSTRUCTED EXISTING MEANS OF EGRESS FROM FACILITY; (B) COMPLY WITH FACILITY'S EXISTING SECURITY PROCEDURES AND REQUIREMENTS; AND (C) PROVIDE NOT LESS THAN 48 HOURS ADVANCE NOTICE TO AND GAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION ACTIVITIES THAT WILL DISRUPT NORMAL USE OF FACILITY (INCLUDING EXCEPTIONAL NOISE AND/OR VIBRATIONS, UNCONTROLLED DUST, OBTRUSIVE ODORS, OR INTERRUPTIONS OF UTILITIES). WORK NOT COORDINATED AND APPROVED IN ADVANCE THAT DISRUPTS THE NORMAL USE OF THE FACILITY MAY BE STOPPED UNTIL PROPER COORDINATION AND APPROVAL IS ACHIEVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A CONSEQUENCE OF STOPPAGE.
- SUBMIT PROPOSED DEMOLITION AND CONSTRUCTION SCHEDULES TO OWNER AND ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK. PROCEED WITH THE WORK ONLY AFTER A MUTUALLY AGREEABLE SCHEDULE HAS BEEN ESTABLISHED. REGULARLY REVISE SCHEDULE TO REFLECT PROGRESS OF THE WORK.
- MAINTAIN PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBISH RESULTING FROM THE WORK.
- COORDINATE LOCATIONS OF ON-SITE STORAGE OF MATERIALS AND EQUIPMENT WITH OWNER SO AS TO NOT UNREASONABLY ENCUMBER FACILITY OR SITE.
- DO NOT ALLOW CONSTRUCTION MATERIALS, EQUIPMENT, OR PROCEDURES TO OVERLOAD OR EXCEED THE STRUCTURAL CAPACITY OF EXISTING CONSTRUCTION TO REMAIN, PARTIALLY COMPLETED WORK, OR COMPLETED WORK. MAKE INSPECTIONS AND/OR PERFORM ANALYSES AND TESTS NECESSARY TO VERIFY THAT EXISTING ELEMENTS HAVE ADEQUATE CAPACITY TO SUPPORT PROPOSED CONSTRUCTION LOADS.
- DRAWINGS ILLUSTRATE THE COMPLETED WORK WITH ELEMENTS IN THEIR FINAL INTENDED POSITIONS. PROVIDE SHORING, BRACING, SUPPORT, AND SEQUENCE WORK AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF NEW OR EXISTING CONSTRUCTION DURING THE WORK.
- TEMPORARILY RELOCATE AND RESTORE EXISTING EQUIPMENT AND APPURTENANCES (WHETHER OR NOT SHOWN ON THE DRAWINGS) THAT OBSTRUCT ACCESS TO PORTIONS OF THE WORK.
- DEVELOP, IMPLEMENT, ERECT, AND MAINTAIN SAFEGUARDS TO PREVENT DAMAGE, INJURY, OR LOSS RESULTING FROM THE WORK TO (A) WORKERS, OCCUPANTS, PASSERS-BY, AND OTHER PERSONS; (B) IN-PROGRESS WORK, MATERIALS, AND EQUIPMENT UNDER CARE, CUSTODY, AND CONTROL OF THE CONTRACTOR (WHETHER ON OR OFF SITE); AND (C) OTHER PROPERTY AT THE SITE OR ADJACENT THERETO NOT DESIGNATED AS PART OF THE WORK FOR REMOVAL, RELOCATION, OR REPLACEMENT. IN THE EVENT OF DAMAGE, INJURY, OR LOSS, PROMPTLY NOTIFY ARCHITECT/ENGINEER AND PRESENT PROPOSED REMEDY.
- DEVELOP, IMPLEMENT, ERECT, AND MAINTAIN SAFEGUARDS TO PROVIDE FOR WATERTIGHT INTEGRITY OF WORK IN PROGRESS. IN THE EVENT OF DAMAGE, INJURY, OR LOSS, PROMPTLY NOTIFY ARCHITECT/ENGINEER AND PRESENT PROPOSED REMEDY.
- IN AN EMERGENCY AFFECTING SAFETY OF PERSONS OR PROPERTY, ACT TO PREVENT OR STOP FURTHER DAMAGE, INJURY, OR LOSS.
- ALL WORK SHALL BE SUBJECT TO REVIEW BY ARCHITECT/ENGINEER BEFORE IT IS CONCEALED BY OTHER WORK AND/OR MEANS OF ACCESS IS REMOVED. COORDINATE MANDATORY REVIEWS WITH ARCHITECT/ENGINEER PRIOR TO START OF CONSTRUCTION. PROVIDE REASONABLE NOTIFICATION TO ARCHITECT/ENGINEER TO ALLOW FOR SUCH REVIEW AS WORK PROCEEDS.
- PROMPTLY CORRECT WORK REJECTED BY ARCHITECT/ENGINEER OR FAILING TO CONFORM TO REQUIREMENTS OF THE CONTRACT DOCUMENTS. ASSOCIATED COSTS (INCLUDING ADDITIONAL TESTING OR INSPECTIONS, COST OF UNCOVERING AND CORRECTION, AND COMPENSATION FOR ARCHITECT/ENGINEER'S SERVICES AND EXPENSES MADE NECESSARY THEREBY) SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EXISTING CONSTRUCTION

- EXISTING ITEMS ARE INDICATED AS EXISTING OR (E). ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. FOR CLARITY, SOME NEW CONSTRUCTION MAY BE INDICATED AS (N).
- DIMENSIONS OF THE EXISTING CONSTRUCTION SHOWN ARE BASED ON LIMITED FIELD MEASUREMENTS. ACTUAL DIMENSIONS AND ELEVATIONS OF THE EXISTING CONSTRUCTION VARY. FIELD-VERIFY EXISTING DIMENSIONS AND CONDITIONS PRIOR TO STARTING THE WORK. ADJUST DIMENSIONS OF THE NEW CONSTRUCTION TO FIT THE EXISTING CONDITIONS.
- LOCATIONS OF EXISTING CONCRETE REINFORCING AND EMBEDDED STEEL AND EMBEDDED UTILITIES ARE NOT KNOWN. NOT ALL OBSTRUCTIONS ARE NOTED ON PLANS. WHERE SHOWN ON DRAWINGS, THE DEPICTIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL USE NON-DESTRUCTIVE TECHNIQUES TO POSITIVELY IDENTIFY EMBEDDED ITEMS PRIOR TO DEMOLITION. CONTACT THE CONTRACTING OFFICER IF EMBEDDED ITEMS INTERFERE WITH WORK. REINFORCING (SUCH AS, BUT NOT LIMITED TO, REINFORCING TIES) SHALL BE FABRICATED TO FIT ACTUAL CONDITIONS. CONTRACTOR SHALL IDENTIFY OBSTRUCTIONS AND EMBEDDED ITEMS IN FIELD PRIOR TO DEMOLITION.
- DURING ALL STAGES OF CONSTRUCTION, PROTECT THE EXISTING BUILDING ELEMENTS THAT ARE TO REMAIN. DAMAGE TO THE EXISTING ELEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE SATISFACTION OF THE NATIONAL PARK SERVICE AT THE CONTRACTOR'S EXPENSE.
- DETAILS NOT SHOWN, OR DETAILED ON DRAWINGS, OR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.
- PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF WORK AS SELECTED BY THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE CONTRACTING OFFICER.

HAZARDOUS MATERIALS

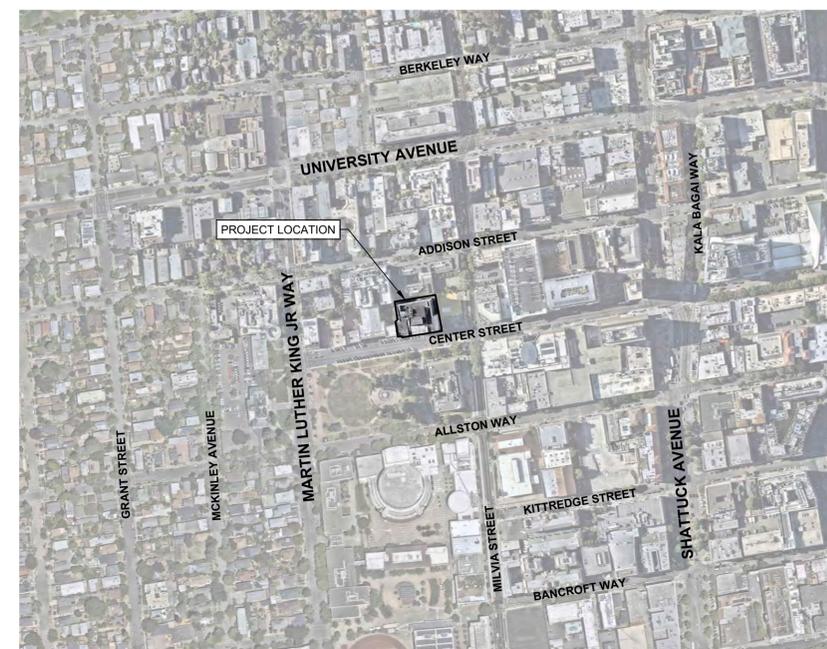
- HAZARDOUS MATERIALS REPORTS HAVE BEEN PREPARED FOR THIS SITE. THE REPORT(S) ARE INCLUDED IN THE SUPPLEMENTAL INFORMATION DOCUMENTS.
- THE PROJECT MANUAL CONTAINS INFORMATION ON EXISTING HAZARDOUS CONDITIONS AND HAZARDOUS MATERIAL PROCEDURES. REFER TO THE HAZARDOUS MATERIALS SPECIFICATION SECTIONS.
- HAZARDOUS MATERIALS ARE TYPICALLY NOT CALLED OUT IN THE DRAWINGS. REFER TO THE REPORT(S) FOR LOCATIONS. ANY DRAWING CALLOUTS TO SPECIFIC MATERIALS OR LOCATIONS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR SPECIFIED TREATMENT AT ALL LOCATIONS, WHETHER CALLED OUT OR NOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PERSONNEL WITHIN THE WORK AREA AND ADJACENT OCCUPIED STRUCTURES ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS FROM THE WORK OF THIS PROJECT.
- IF UNKNOWN MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THAT ARE OUTSIDE THE SCOPE OF THE REPORTS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

MATERIALS DESCRIPTIONS

SEALANT	SilPruf SCS2000
BACKER ROD	SoftRod by NOMACO
ELASTOMERIC COATING	Sika Thorolastic 750 (MULTIPLE COLORS AND TEXTURES TBD)
REPAIR MORTAR	Sikatop 123 Plus
PARGE COAT	Sikatop 123 Plus (TEXTURED FINISH)
STEEL WINDOW PRIMER	Kem Kromik Universal Metal Primer
STEEL WINDOW COATING	Sher-Cryl HPA BY SHERWIN WILLIAMS
REBAR CORROSION INHIBITOR	Sika Armatec 110 EpoCem or Sikagard P 8100 AP
MGNOLITHIC GLASS	6mm CLEAR GLASS
INSULATING GLASS UNIT	6mm CLEAR GLASS WITH SB70 - 12mm ARGON-FILLED GAP - 6mm CLEAR GLASS
ALUMINUM WINDOWS	Graham Windows SR6700 SERIES STEEL REPLICA
JOCKEY SASHES	Wausau SEAL 1737 SERIES CASEMENT WINDOW

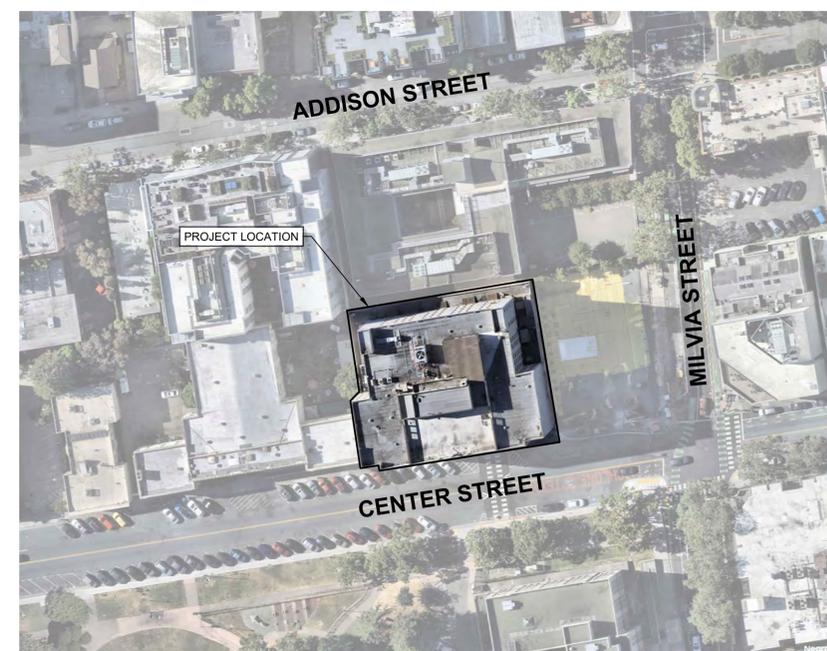
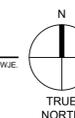
Sheet List Table

Sheet Number	Sheet Title
G000	TITLE SHEET
A200	BASEMENT FLOOR PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A204	FOURTH FLOOR PLAN
A205	FIFTH FLOOR PLAN
A206	SIXTH FLOOR PLAN
A301	SOUTH ELEVATION
A302	EAST ELEVATION
A303	WEST ELEVATION
A304	NORTH ELEVATION
A401	SECTIONS
A402	WINDOW SCHEDULE AND EXISTING WINDOWS
A501	WINDOW REPAIR ELEVATIONS
A502	WINDOW REPLACEMENT ELEVATIONS
A503	WINDOW REPLACEMENT DETAILS
A504	WINDOW REPAIR DETAILS
A505	CONCRETE REPAIR DETAILS



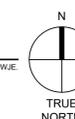
1 VICINITY MAP
SCALE: N.T.S.

CREATED BY NEARMAP ON 9/30/2024. ANNOTATIONS BY WJE.



2 SITE MAP
SCALE: N.T.S.

CREATED BY NEARMAP ON 9/30/2024. ANNOTATIONS BY WJE.



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 fax 510.542.2201

SEAL

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 NOT FOR
 CONSTRUCTION**

APPROVALS

PROJECT TITLE

**CITY OF
 BERKELEY 1947
 Center Street
 Exterior Window
 Replacement**

1947 Center Street
 Berkeley CA

**Structural Alteration
 Permit**

ISSUE DATE **SEPTEMBER, 2024**

N&T JOB NUMBER **21401**

REVISIONS

DATE	DESCRIPTION

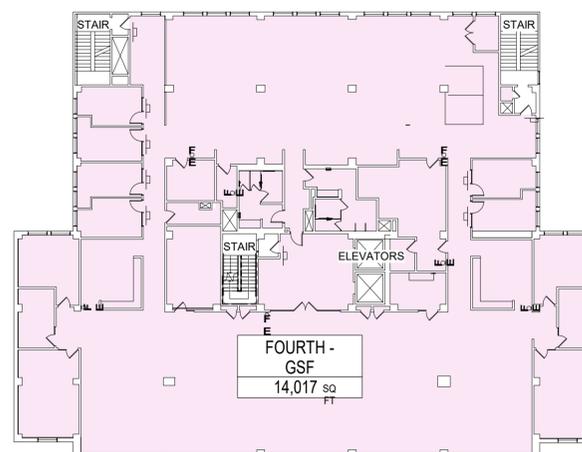
SHEET TITLE
GROSS AREA PLANS

SHEET NUMBER

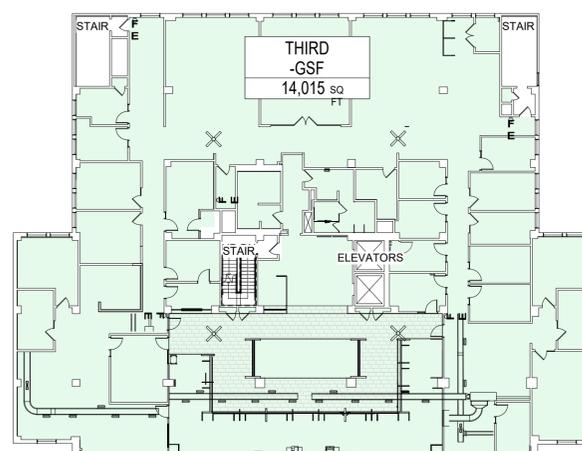
G001

GROSS AREA SUMMARY

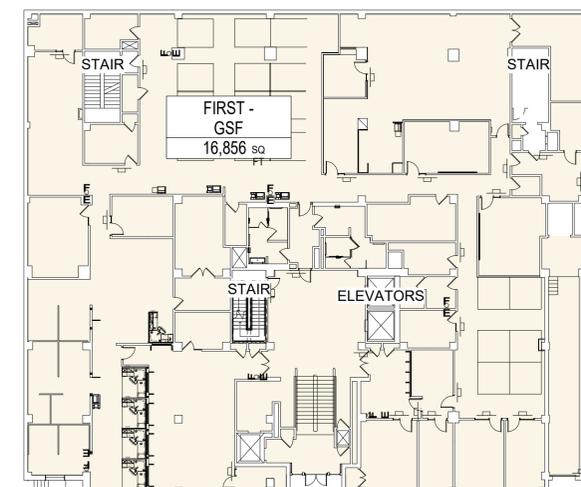
AREA SCHEDULE (GSF)	
Level	Area
BASEMENT	16969 SF
FIRST FLOOR	16856 SF
SECOND FLOOR	13945 SF
THIRD FLOOR	14015 SF
FOURTH FLOOR	14017 SF
FIFTH FLOOR	14004 SF
SIXTH FLOOR	13984 SF
	103790 SF



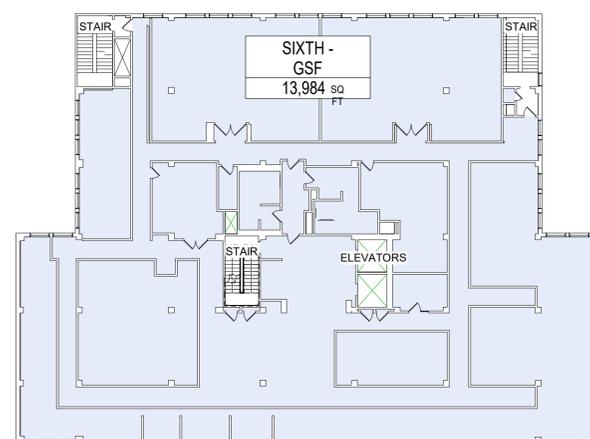
4 04- FOURTH FLOOR
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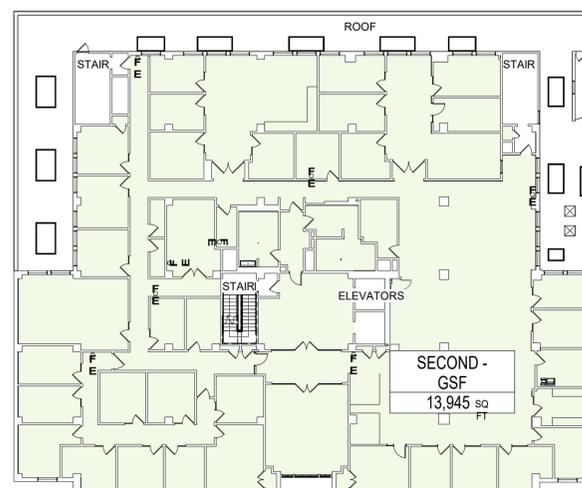
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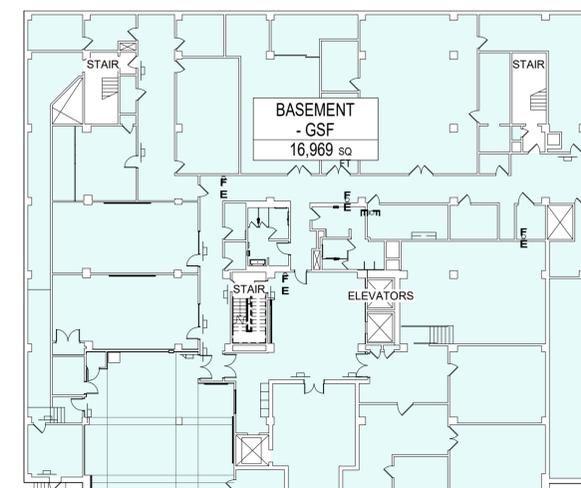
1 01- FIRST FLOOR
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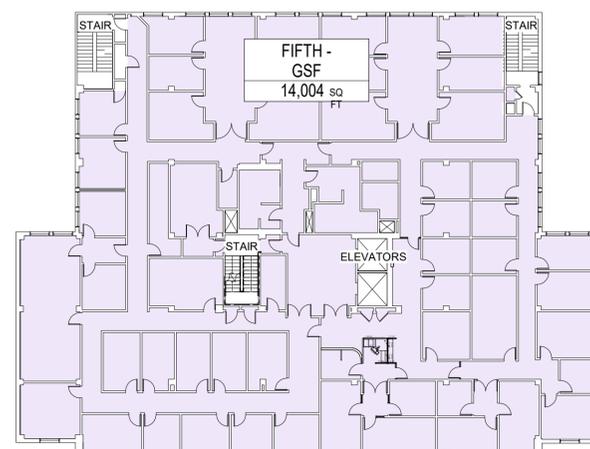
6 06- SIXTH FLOOR (FOR REFERENCE ONLY)
 3/64" = 1'-0"



2 02- SECOND FLOOR
 3/64" = 1'-0"



0 00- BASEMENT
 3/64" = 1'-0"



5 05- FIFTH FLOOR (FOR REFERENCE ONLY)
 3/64" = 1'-0"



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**HISTORIC STEEL WINDOW
 SCHEMATIC DESIGN
 1947 CENTER STREET
 BERKELEY, CA 94704**

Client

**NOLL & TAM ARCHITECTS
 729 HEINZ AVENUE
 BERKELEY, CA 94710**

Mark	Date	Description



Project No. 2024.0881.0

Date 18 APRIL 2025

Drawn KL/JAW

Checked AJB

Scale As Noted

**BASEMENT FLOOR
 PLAN**

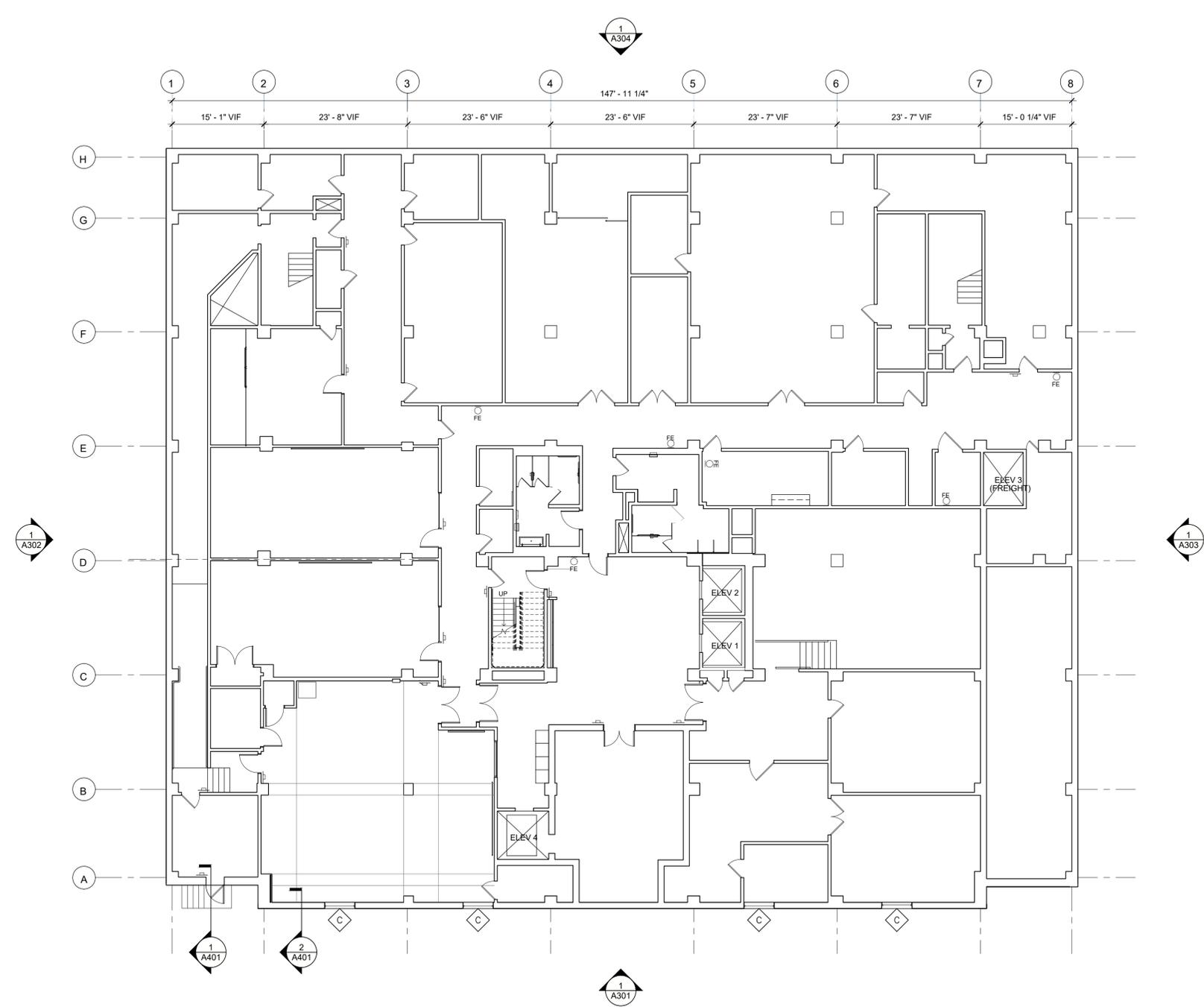
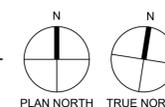
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Sheet No.

A200

1 BASEMENT FLOOR PLAN (FOR REFERENCE ONLY)

SCALE: 3/32" = 1'-0"



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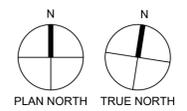
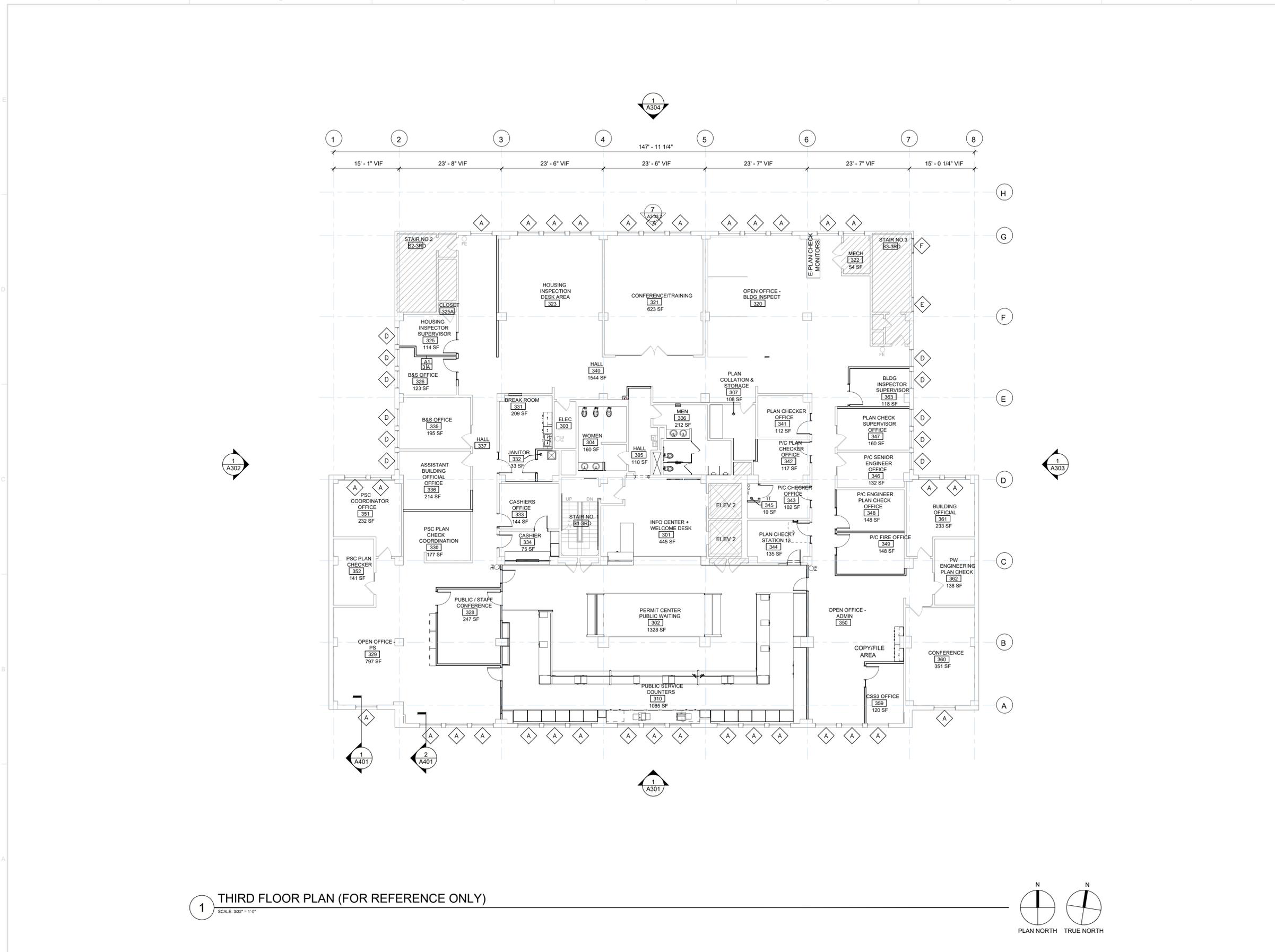
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THIRD FLOOR PLAN
Sheet Title

Sheet No. **A203**

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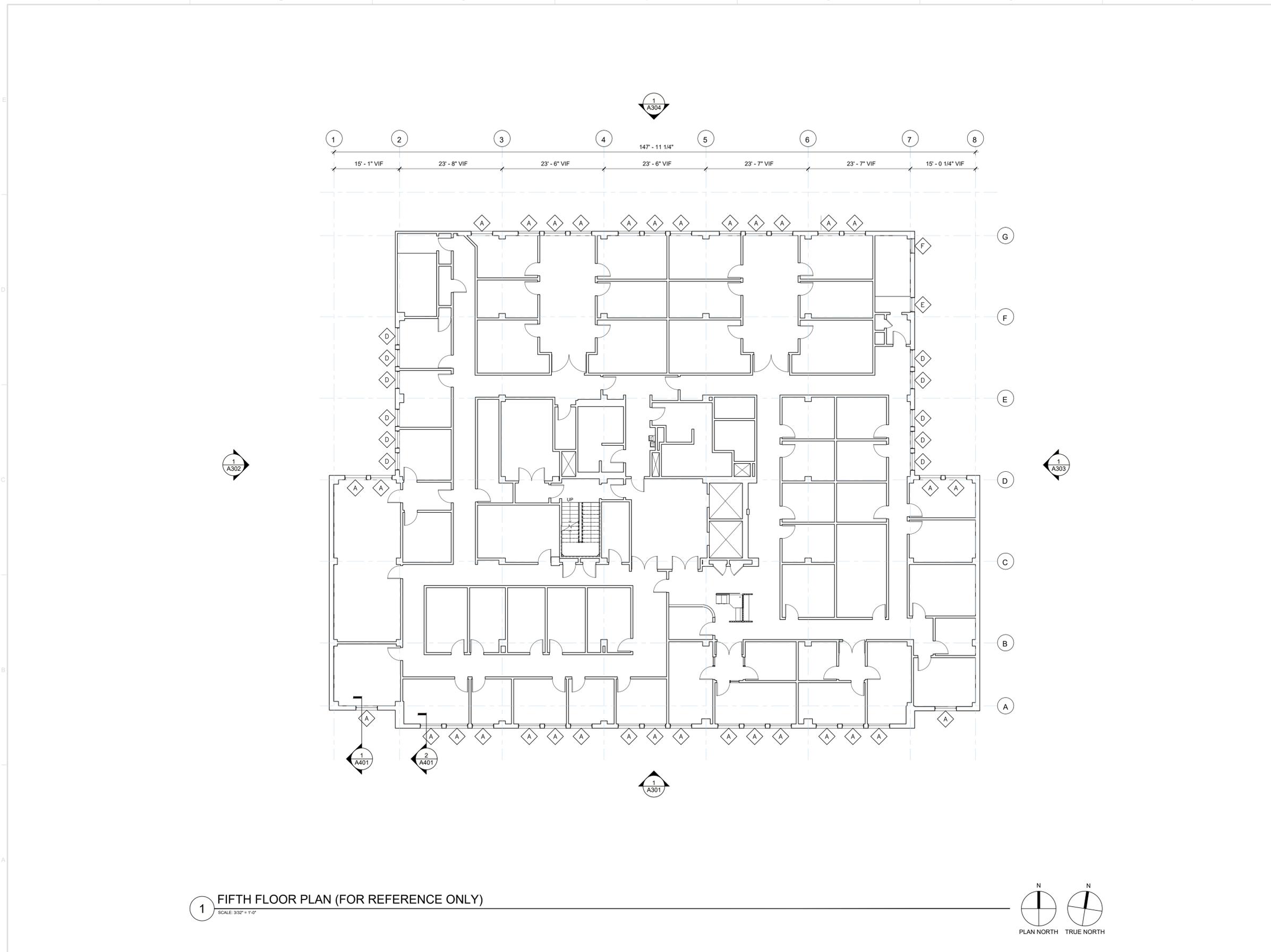
FIFTH FLOOR PLAN
 Sheet Title

Sheet No.

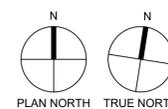
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1 FIFTH FLOOR PLAN (FOR REFERENCE ONLY)
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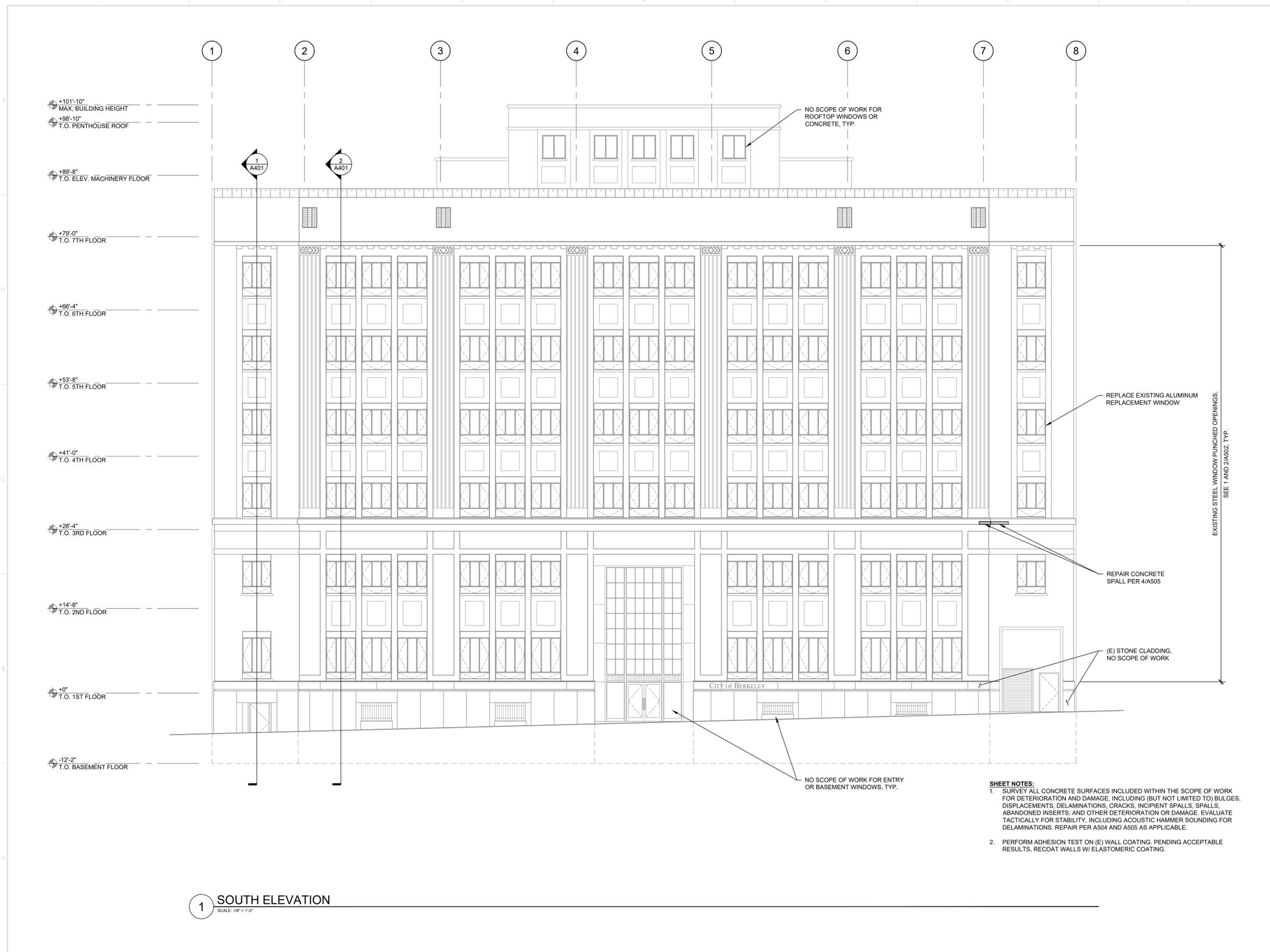
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SOUTH ELEVATION
 Sheet Title

Sheet No.

A301



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
2. PERFORM ADHESION TEST ON (E) WALL COATING. PENDING ACCEPTABLE RESULTS, RECOAT WALLS W/ ELASTOMERIC COATING.

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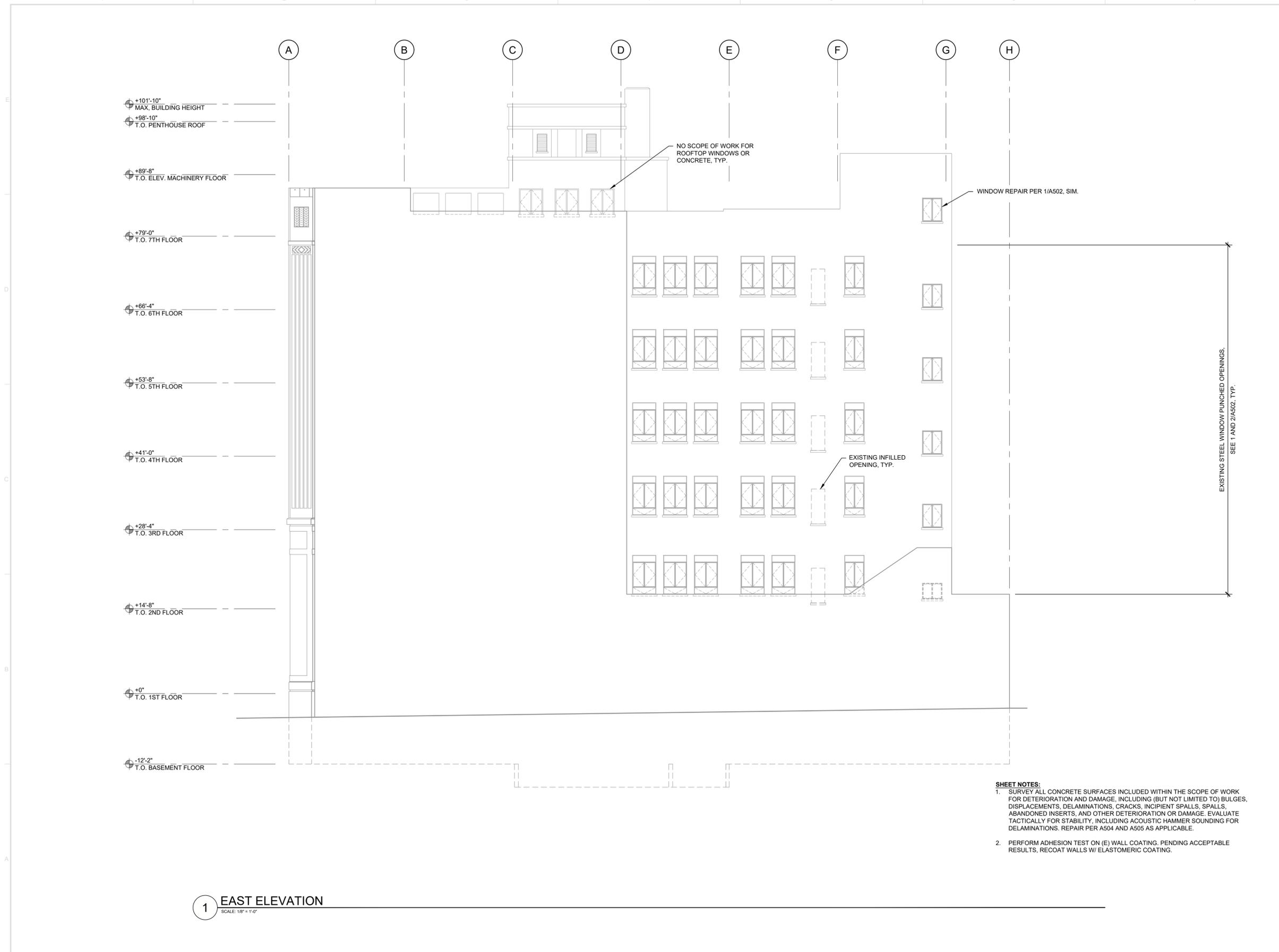
EAST ELEVATION

Sheet Title

Sheet No.

A302

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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

- SHEET NOTES:**
- SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
 - PERFORM ADHESION TEST ON (E) WALL COATING. PENDING ACCEPTABLE RESULTS, RECOAT WALLS W/ ELASTOMERIC COATING.



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Checked AJB

Scale As Noted

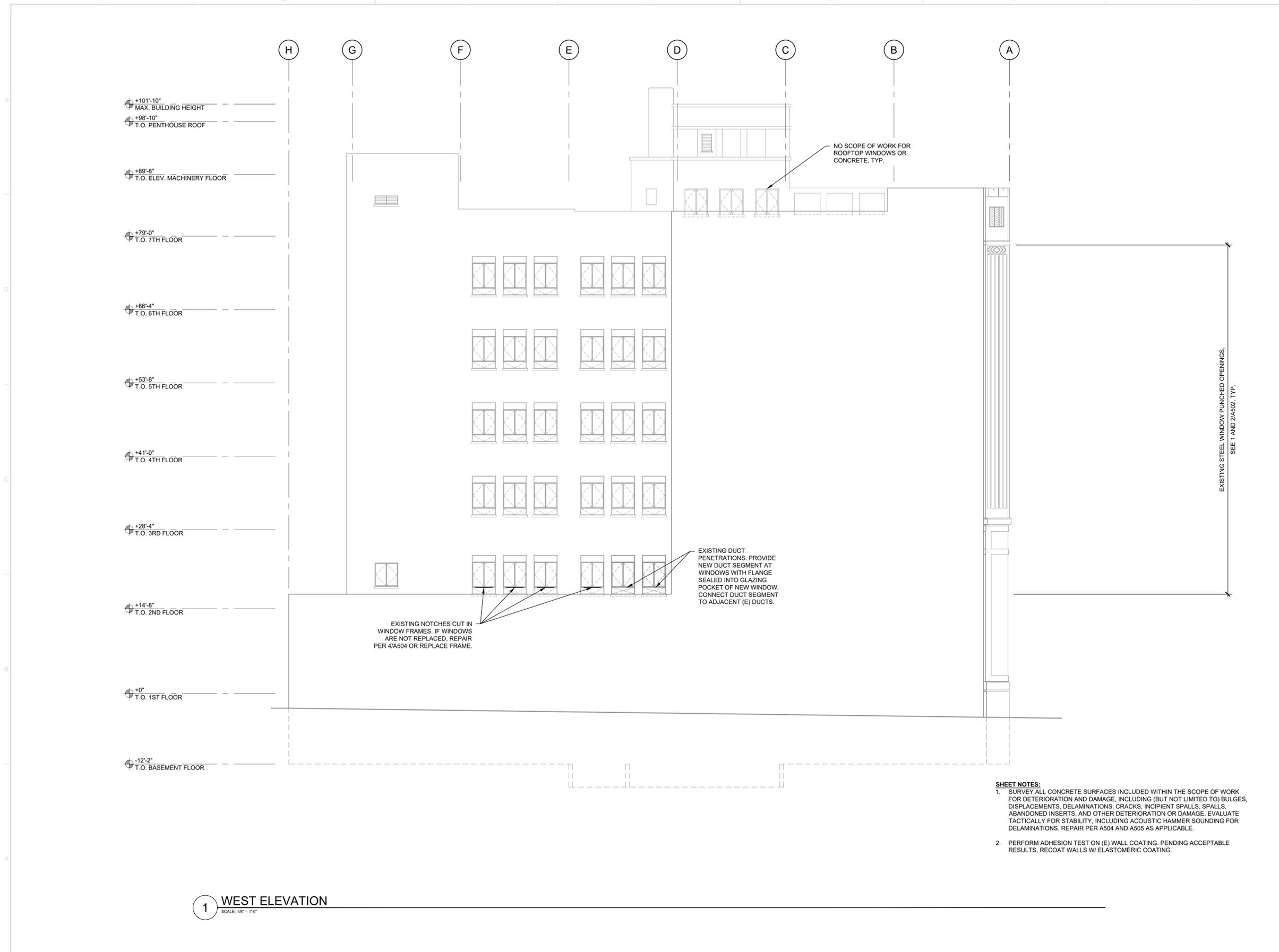
WEST ELEVATION

Sheet Title

Sheet No.

A303

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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
2. PERFORM ADHESION TEST ON (E) WALL COATING. PENDING ACCEPTABLE RESULTS, RECOAT WALLS W/ ELASTOMERIC COATING.



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Project

**HISTORIC STEEL WINDOW
 SCHEMATIC DESIGN
 1947 CENTER STREET
 BERKELEY, CA 94704**

Client

**NOLL & TAM ARCHITECTS
 729 HEINZ AVENUE
 BERKELEY, CA 94710**

Mark	Date	Description

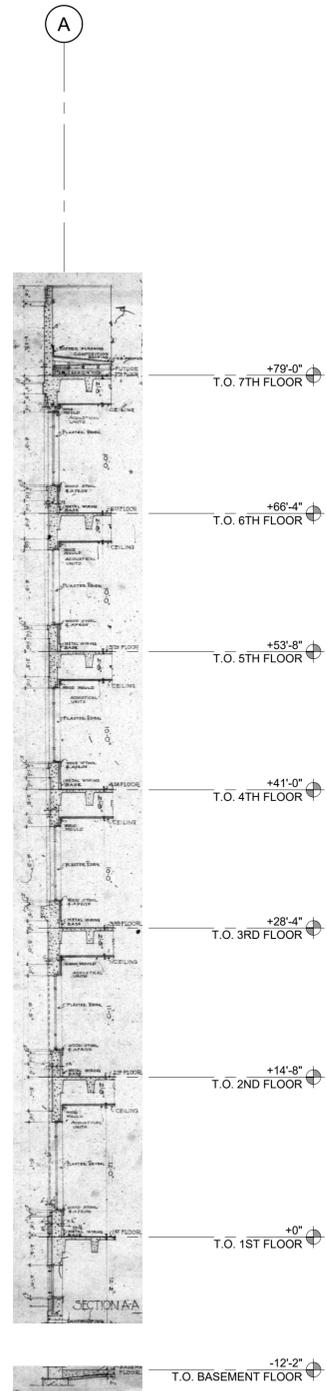


Project No. 2024.0881.0
 Date 18 APRIL 2025
 Drawn KL/JAW
 Checked AJB
 Scale As Noted

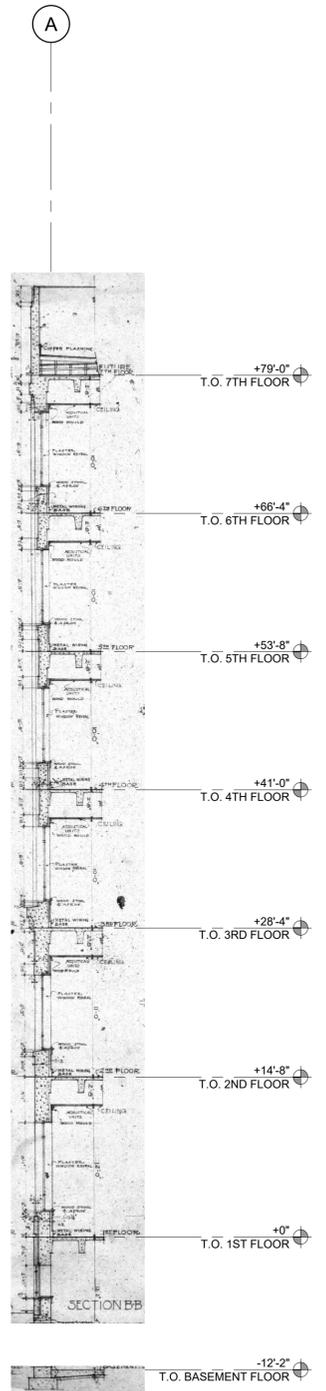
SECTIONS
 Sheet Title
A401
 Sheet No.

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1 SECTION AT GRIDLINE A BETWEEN 1 & 2
 SCALE: 1/8" = 1'-0"



2 SECTION AT GRIDLINE A BETWEEN 2 & 3
 SCALE: 1/8" = 1'-0"



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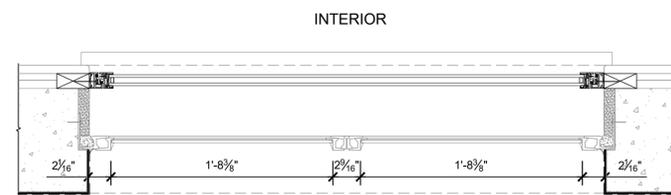
Project No. 2024.0881.0
Date 18 APRIL 2025
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Checked AJB
Scale As Noted

**WINDOW REPAIR
ELEVATIONS**

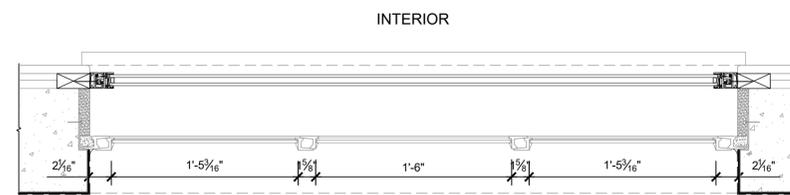
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Sheet No.

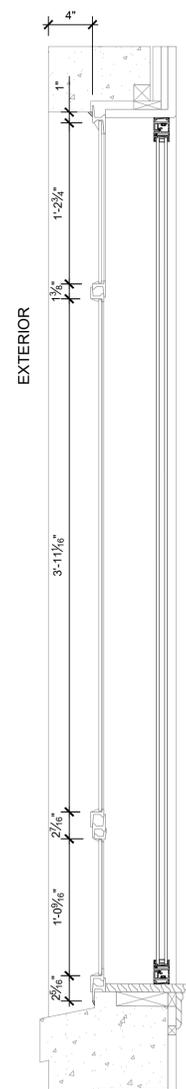
A501



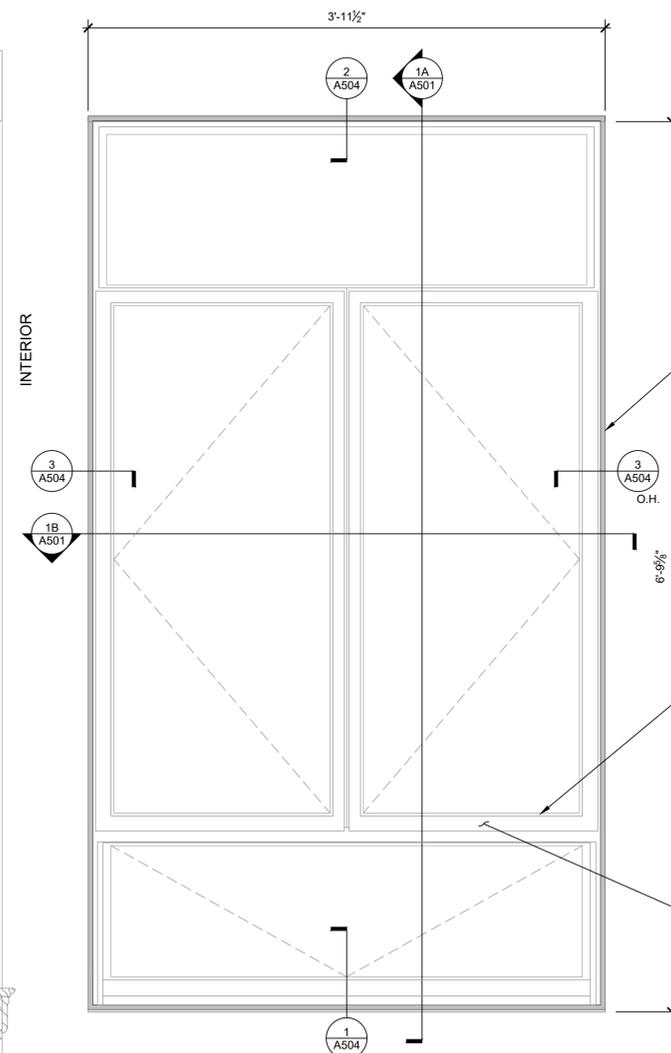
(B) PLAN - SECTION



(B) PLAN - SECTION



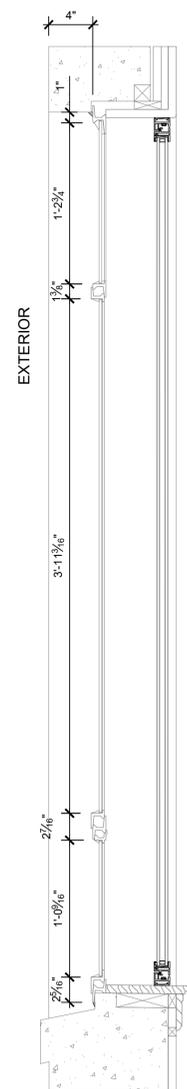
(A) SECTION



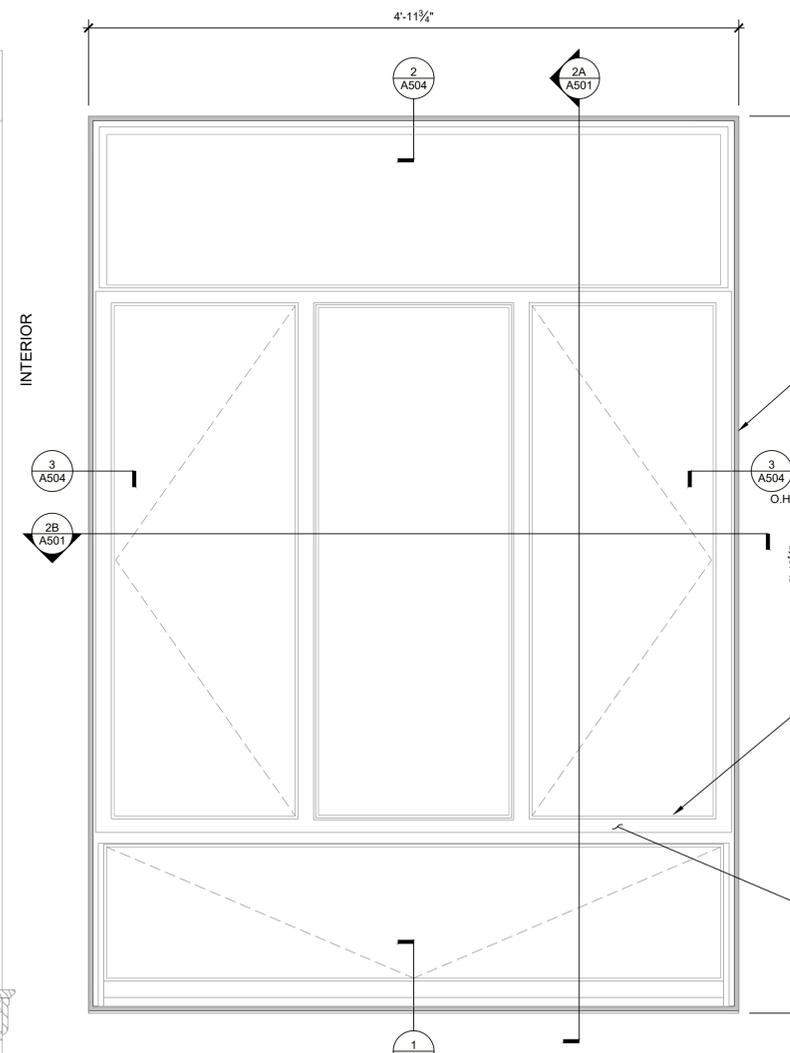
REMOVE (E) SEALANT, REPLACE WITH (N) FILLET SEALANT, TYP.

ABATE AND REMOVE (E) PUTTY. REMOVE (E) GLAZING, SALVAGE, AND REINSTALL, REPLACE BROKEN PANES IN-KIND. INSTALL (N) GLAZING PUTTY, TYP.

ABATE AND REMOVE (E) COATINGS. REMOVE (E) CORROSION. SELECTIVELY REPAIR DETERIORATED OR DAMAGED SEGMENTS, AS OCCUR, PER 4/A504 SIM. PRIME WITH CORROSION INHIBITOR. INSTALL HIGH-PERFORMANCE COATING, TYP. COATING TO MATCH EXISTING COLOR.



(A) SECTION



REMOVE (E) SEALANT, REPLACE WITH (N) FILLET SEALANT, TYP.

ABATE AND REMOVE (E) PUTTY. REMOVE (E) GLAZING, SALVAGE, AND REINSTALL, REPLACE BROKEN PANES IN-KIND. INSTALL (N) GLAZING PUTTY, TYP.

ABATE AND REMOVE (E) COATINGS. REMOVE (E) CORROSION. SELECTIVELY REPAIR DETERIORATED OR DAMAGED SEGMENTS, AS OCCUR, PER 4/A504 SIM. PRIME WITH CORROSION INHIBITOR. INSTALL HIGH-PERFORMANCE COATING, TYP. COATING TO MATCH EXISTING COLOR.

1 WINDOW ELEVATION 01
SCALE: 1/12" = 1'-0"

2 WINDOW ELEVATION 02
SCALE: 1/12" = 1'-0"



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Mark	Date	Description



Project No. 2024.0881.0

Date 18 APRIL 2025

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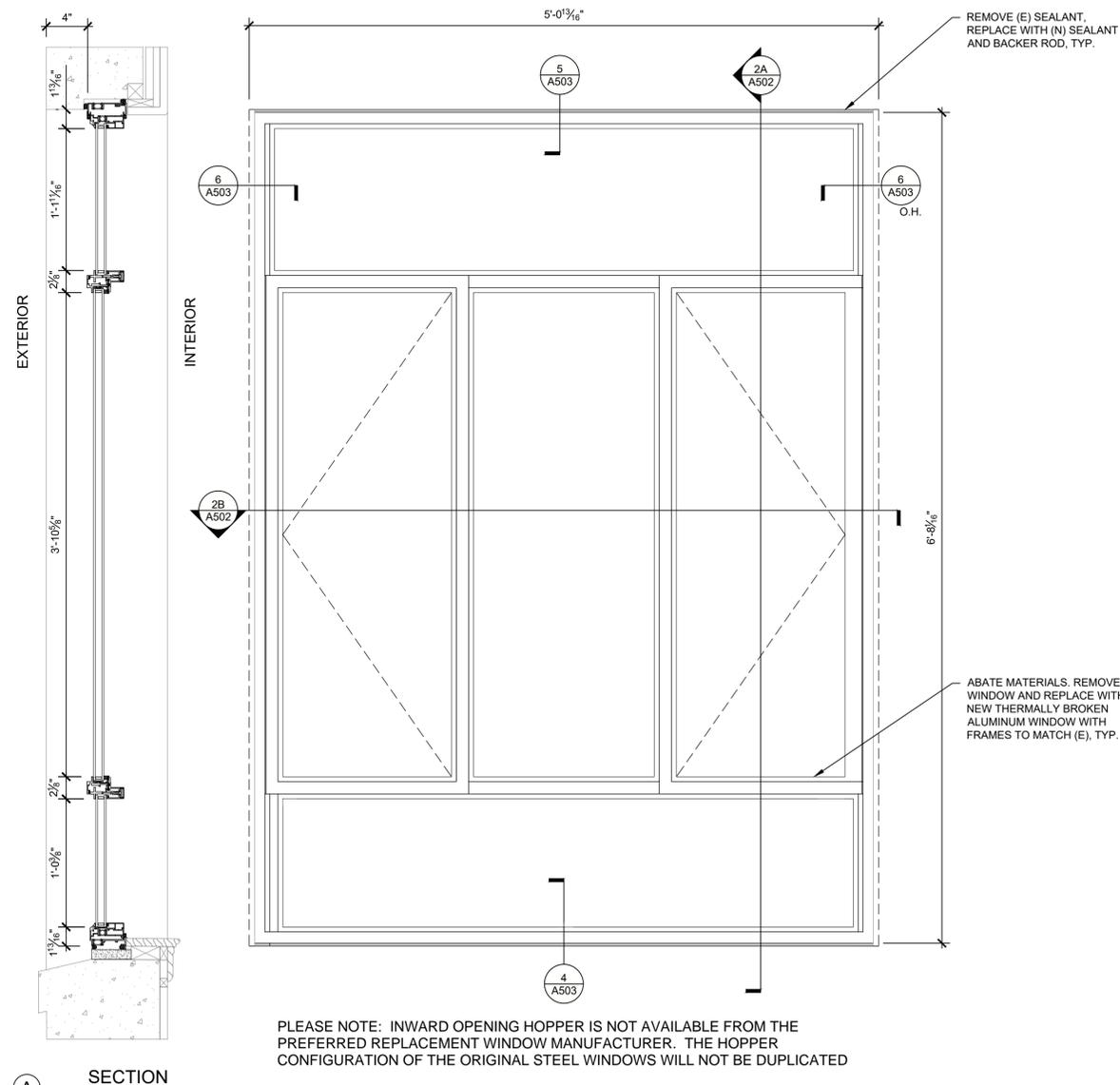
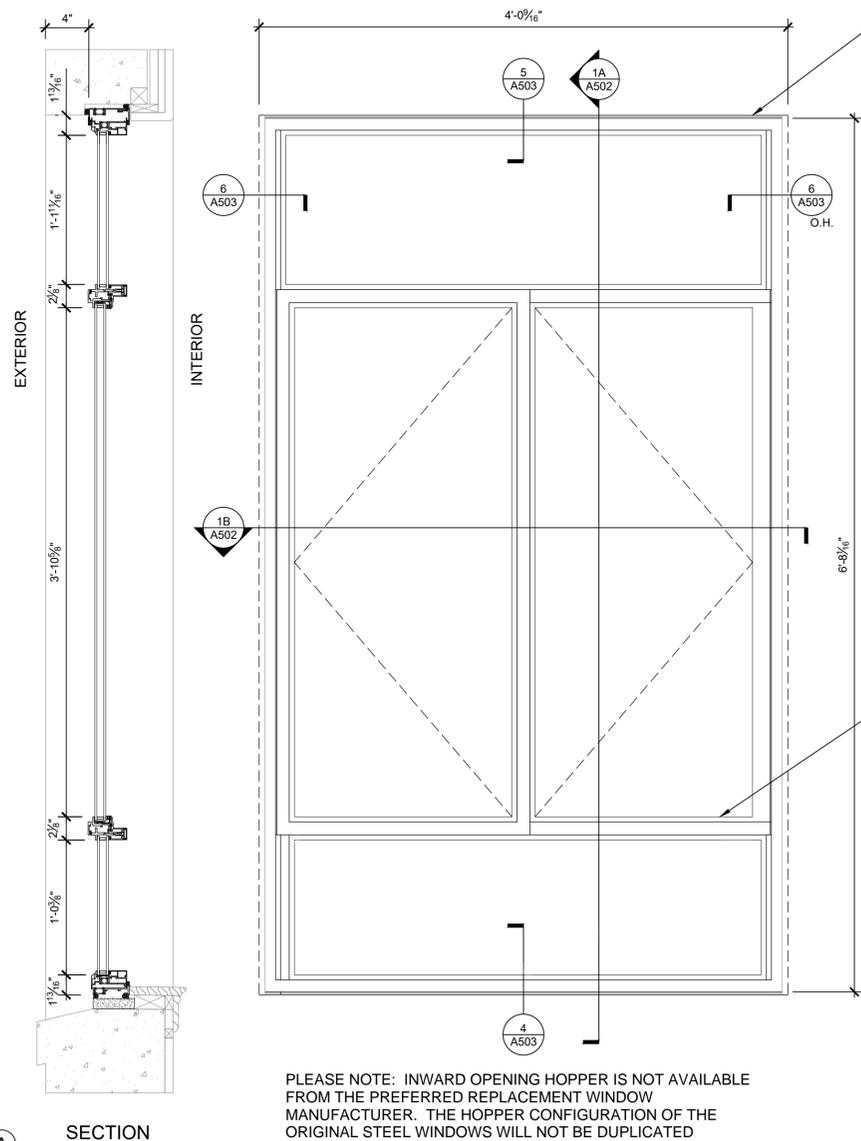
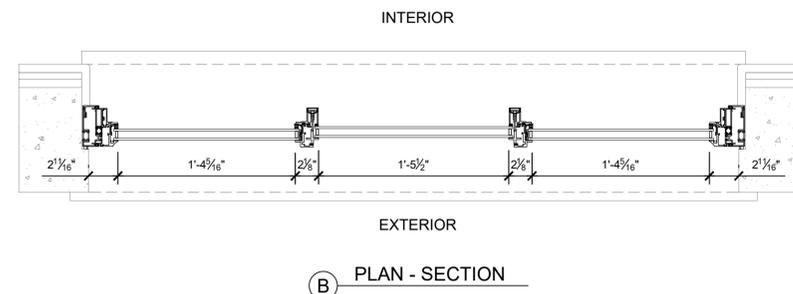
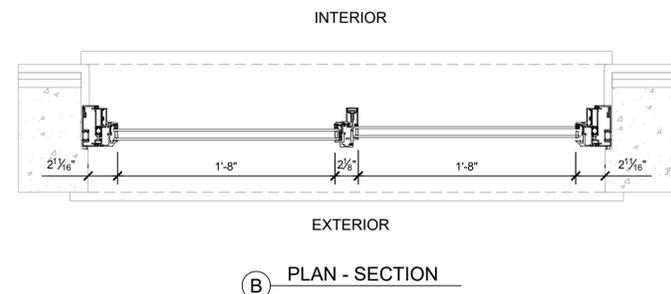
Scale As Noted

Sheet Title

Sheet No.

**WINDOW
REPLACEMENT
ELEVATIONS**

A502



1 WINDOW REPLACEMENT ELEVATION 01

2 WINDOW REPLACEMENT ELEVATION 02

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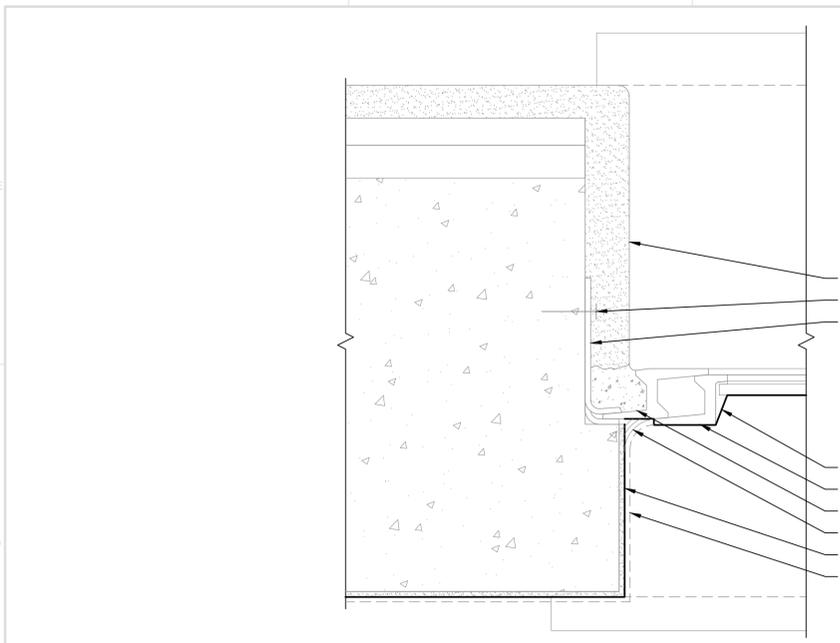
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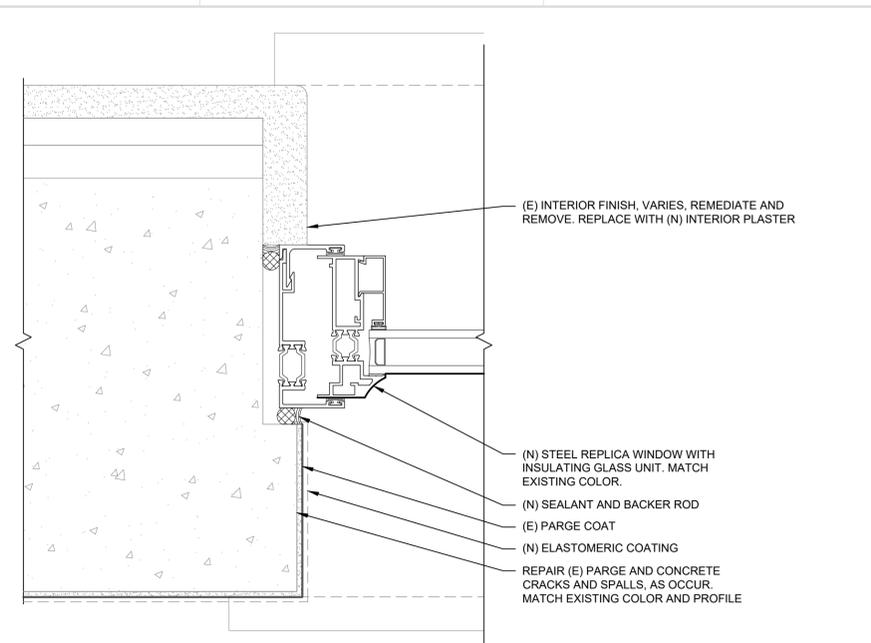
**WINDOW
REPLACEMENT
DETAILS**

A503

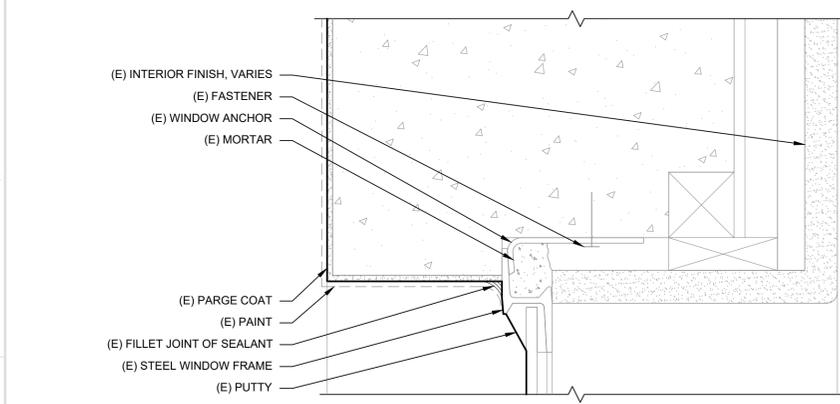
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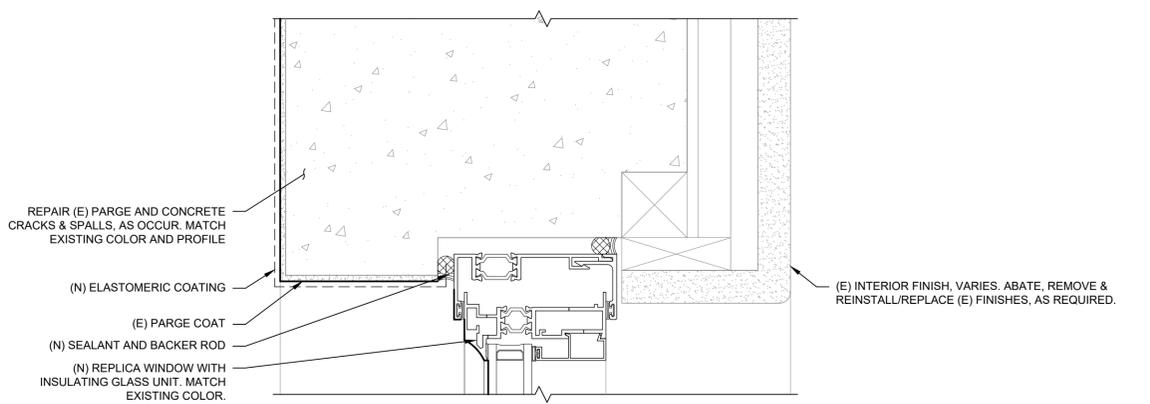
3 EXISTING JAMB
SCALE: 6" = 1'-0"



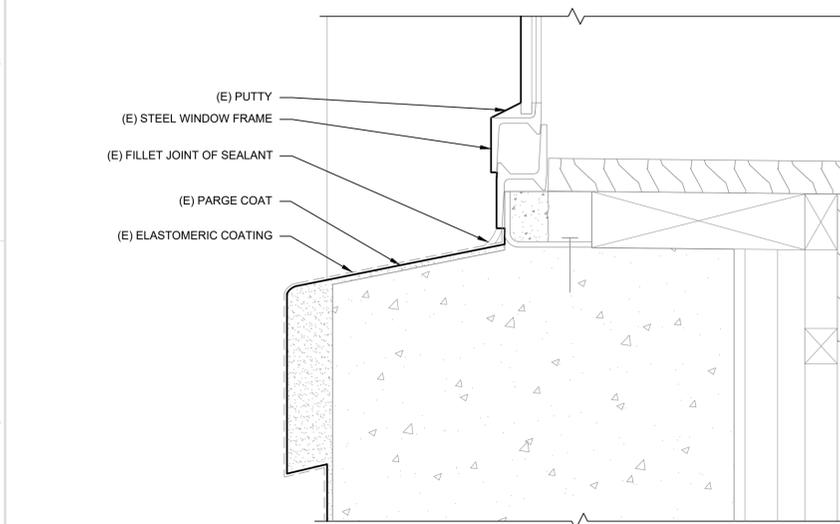
6 REPLACEMENT JAMB
SCALE: 6" = 1'-0"



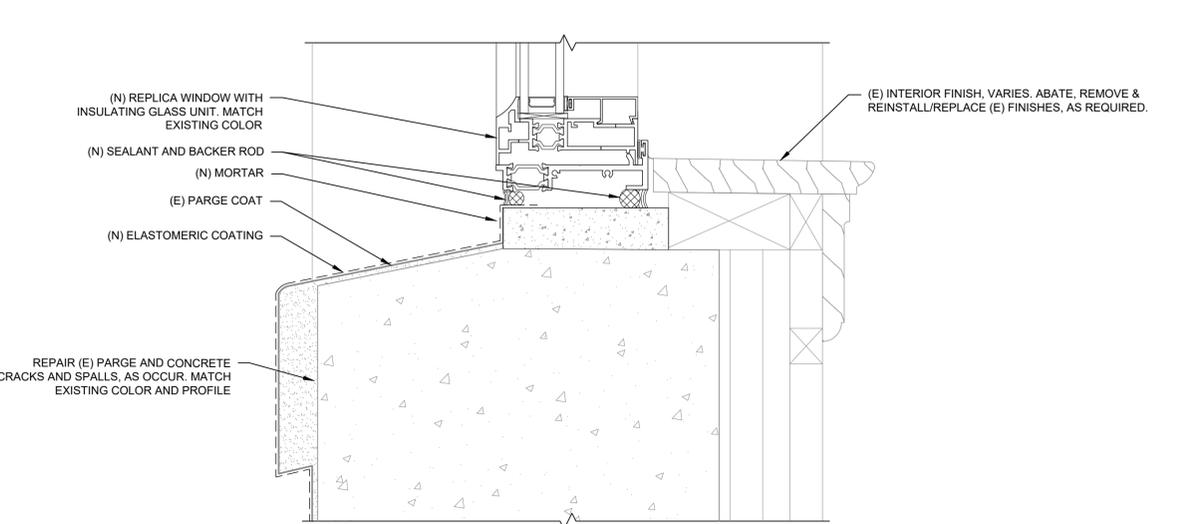
2 EXISTING HEAD
SCALE: 6" = 1'-0"



5 REPLACEMENT HEAD
SCALE: 6" = 1'-0"



1 EXISTING SILL
SCALE: 6" = 1'-0"



4 REPLACEMENT SILL
SCALE: 6" = 1'-0"



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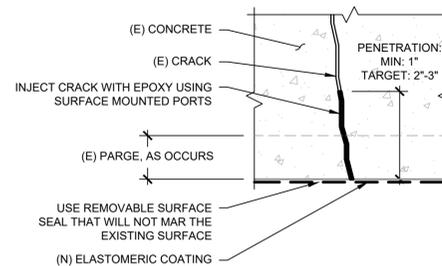
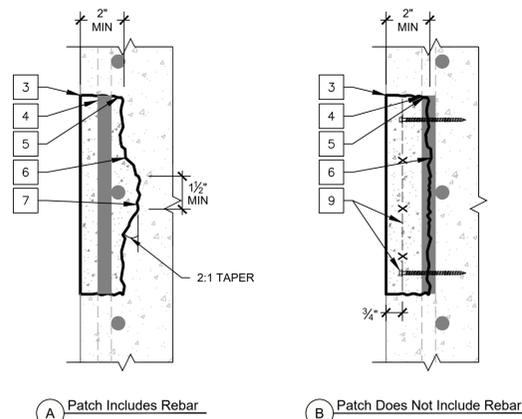
**CONCRETE REPAIR
DETAILS**

Sheet Title

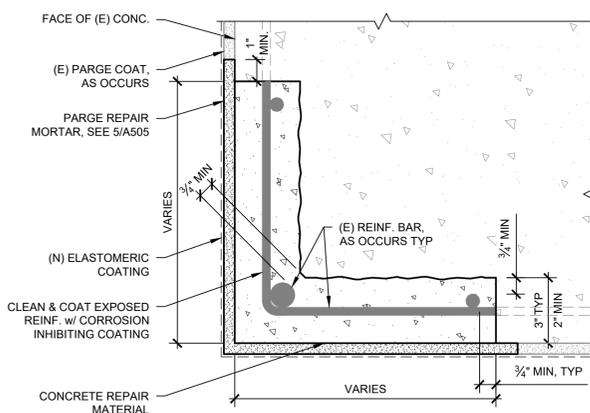
Sheet No.

A505

- SPALL REPAIRS TO BE GENERALLY RECTANGULAR IN SHAPE WITH NO REENTRANT CORNERS.
- SPALL REPAIR FINISH, TEXTURE, AND COLOR TO MATCH ADJACENT CONCRETE.
- SAW CUT AROUND THE PERIMETER OF THE REPAIR AREAS. DO NOT OVER RUN CUTS AT CORNERS. SAW CUT DEPTH: 1/2" MIN.
- CHECK REPAIR AREAS FOR EMBEDDED ITEMS USING NON-DESTRUCTIVE MEANS BEFORE CUTTING. DO NOT SAW THROUGH REINFORCING OR OTHER EMBEDDED ITEMS.
- GRIND OR CHIP SQUARE THE REPAIR AREA EDGES TO PROVIDE A UNIFORM, STRAIGHT EDGE.
- REMOVE CONCRETE AS FOLLOWS:
 - ALL UNSOUND MATERIAL.
 - A MINIMUM DEPTH OF 2" UNLESS NOTED OTHERWISE.
- WHERE 50% OR MORE OF EXISTING REINFORCING IS EXPOSED, CHIP AROUND BAR TO ENCAPSULATE IT ENTIRELY IN THE SPALL REPAIR. PROVIDE 3/4" MINIMUM CLEAR AROUND BAR.
- PREPARE SPALL REPAIR SUBSTRATE TO SPECIFIED CONCRETE SURFACE PROFILE (CSP) 7 OR HIGHER, PER ICRI 310.2R.
- WHERE VERTICAL AND OVER-HEAD SPALL REPAIRS WILL NOT OTHERWISE CONTAIN ORIGINAL OR SUPPLEMENTAL REINFORCING, PROVIDE SPALL REPAIR REINFORCING CONSISTING OF S.S. WELDED WIRE FABRIC AND 1/4" x 2" S.S. SCREW ANCHORS AT 12" O.C.
- IF THE EXISTING REINFORCING HAS LESS THAN 1/2" COVER NOTIFY THE ARCHITECT.
- ADD (N) REINF. BARS TO SUPPLEMENT (E) BARS THAT ARE DAMAGED.

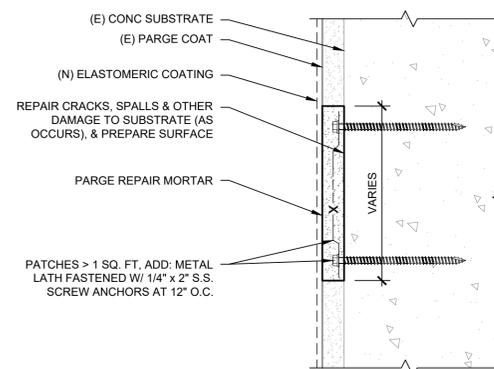


3 TYPICAL SPALL REPAIR REQUIREMENTS
SCALE: 3" = 1'-0"



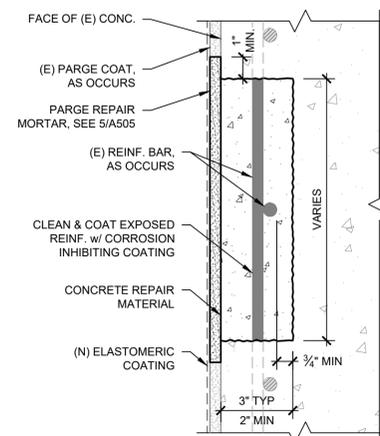
NOTE:
1. SEE 3/A505 FOR TYPICAL SPALL REPAIR REQUIREMENTS.

6 CRACK INJECTION - PARTIAL PENETRATION
SCALE: 1" = 1'-0"



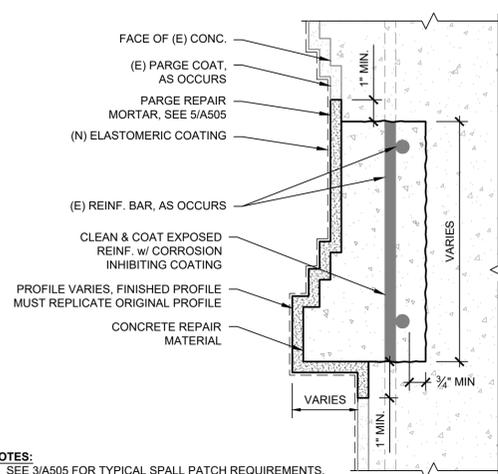
NOTE:
1. SEE 3/A505 FOR TYPICAL SPALL PATCH REQUIREMENTS.

2 CONCRETE SPALL REPAIR AT CORNER
SCALE: 3" = 1'-0"



NOTE:
1. SEE 3/A505 FOR TYPICAL SPALL PATCH REQUIREMENTS.

5 PARGE COAT PATCH
SCALE: 6" = 1'-0"



NOTES:
1. SEE 3/A505 FOR TYPICAL SPALL PATCH REQUIREMENTS.
2. CONFIGURATION VARIES.

1 CONCRETE SPALL REPAIR
SCALE: 3" = 1'-0"

4 CONCRETE ORNAMENTAL SPALL PATCH
SCALE: 3" = 1'-0"

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NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Berkeley Historic Civic Center District

other names/site number N/A

2. Location

street & number N/A not for publication

city or town Berkeley vicinity

state California code CA county Alameda code 001 zip code 94704

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] June 29, 1998
 Signature of certifying official/Title Date
 State Historic Preservation Officer
 State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of commenting official/Title Date
 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain) _____

 Signature of the Keeper Date of Action 12/3/98

Berkeley Civic Center District
 Name of Property

Alameda County, California
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
 (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
7	3	buildings
1	0	sites
1	0	structures
0	0	objects
9	3	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Current Functions
 (Enter categories from instructions)

(See attached continuation sheet)

7. Description

Architectural Classification
 (Enter categories from instructions)

(See attached)

Materials
 (Enter categories from instructions)

foundation _____

walls _____

roof _____

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

(See attached)

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-018

BERKELEY CIVIC CENTER DISTRICT
ALAMEDA, CALIFORNIA

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 6 Page 1

6 Function or Use

Historic Functions

Current Functions

- | | |
|---|---------------------------------------|
| 1. 2134 Martin Luther King, Jr. Way
GOVERNMENT/city hall | EDUCATION/administrative |
| 2. Allston-MLK Jr. Ways-Center Street
LANDSCAPE/park | LANDSCAPE/park |
| 3. 1931 Center Street
SOCIAL/civic | SOCIAL/civic |
| 4. 2180 Milvia Street
GOVERNMENT/banking | GOVERNMENT/city hall |
| 5. 1930 Allston Way
EDUCATION/CULTURE/theater | EDUCATION/CULTURE/theater |
| 6. 2001 Allston Way
SOCIAL/civic-recreational | SOCIAL/civic-recreational |
| 7. 2000 Allston Way
GOVERNMENT/post office | GOVERNMENT/post office |
| 8. 1947 Center Street
COMMERCE/business | COMMERCE/business |
| 9. 1835 Allston Way
GOVERNMENT/city hall annex | EDUCATION/administrative |
| 10. 2171 McKinley Street
GOVERNMENT/police-jail | GOVERNMENT/police-jail |
| 11. 2117 McKinley Street
GOVERNMENT/health services | GOVERNMENT/fire station- headquarters |
| 12. 2110 Martin Luther King Jr. Way
GOVERNMENT/court house | GOVERNMENT/court house |
| 13. 2111 McKinley
HOUSING/private | HOUSING/public |

United States Department of the Interior
National Park Service

BERKELEY CIVIC CENTER DISTRICT
ALAMEDA COUNTY, CALIFORNIA

National Register of Historic Places Continuation Sheet

Section number 7 Page 1A

7. DESCRIPTION Architectural Classification and Narrative Description (continued)

Architectural Classification

EARLY 20TH CENTURY
Beaux Arts Classicism
Moderne
Art Deco

Materials

foundations-concrete
walls-painted concrete-stucco
roof- hidden behind parapet, slate, clay tile
other:
painted sheet metal cupola
ART/bas relief sculpture
terra cotta decorative elements
marble columns

United States Department of the Interior
National Park Service

BERKELEY CIVIC CENTER DISTRICT
ALAMEDA COUNTY, CALIFORNIA

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

7. DESCRIPTION Architectural Classification and Narrative Description (continued)

CIVIC CENTER HISTORIC DISTRICT: GENERAL DESCRIPTION

Berkeley, California's Civic Center Historic District comprises portions of a five block area surrounding Martin Luther King Jr., Civic Center Park, the district's central feature. The area is located approximately a 1/4 mile to the East and South of the physical center of the city, and one block west from the center of downtown. The area is bordered on the west by McKinley Street, on the east by Milvia Street, on the south by Allston Way and on the north by Center Street.

The district provides predominantly public services. Thirteen buildings, one site and one structure are in the district. There are nine contributing buildings, one contributing site and one contributing structure, there are four noncontributing buildings. Civic Center Park is located on the west side of the block bordered by Allston Way, Center Street, Milvia and Martin Luther King, Jr. Way. This block is 315' x 590'. The civic center's four major contributing buildings are located on an axis with one another, forming a cross axis at the center of Civic Center Fountain located in the park. The four buildings which form the cross-axis are: "Old" City Hall, on the west, across Martin Luther King, Jr. Way; the former Federal Land Bank Building, located on the eastern third of the park block; the Veterans Memorial Building, located on the north, across Center Street; and the Berkeley Community Theater located on the south, across Allston Way. The architectural styles of contributing buildings are representative of the period of significance 1909-1950. The buildings range from one to six stories. "Old" City Hall (1909), in the Beaux Arts Classic style, and the Post Office (1914), in the Classic Italian Renaissance Style, are among the earliest buildings and the most decorative. Six contributing buildings date from 1928-1950 and are variations of the simpler Moderne Style. All share a high degree of workmanship, materials, quality of design, decoration, and are painted in a compatible palette of pale golds, greens, rose, blues, grays and cream.

The block on the west, across Martin Luther King Jr. Way, where the "Old" City Hall stands, is owned by the City. There are seven buildings on this block. Three are contributing buildings and four are noncontributing buildings. The three contributing buildings include "Old" City Hall and are on the south end of the block and were built to house civic functions. The County Court House and the Fire Department Headquarters, generally in the center of the block, were built after the period of significance. Most of the north third of the block is a surface parking lot and includes two noncontributing buildings which were originally private dwellings but now owned by the city.

Berkeley's Civic Center area is bordered by the downtown commercial and retail district on the east and north, and residential neighborhoods to the west and south. Characteristics that distinguish the Civic Center are achieved by the presence of the park with its tall green background of mature trees, and the siting of contributing buildings back from the sidewalk with some planted landscape features in front or next to them. Major landscape features are present in Civic Center Park and in front of "Old" City Hall. The elements that make up these major landscape features include concrete paths, lawns, mature evergreen trees and Civic Center Plaza and Fountain.

United States Department of the Interior
National Park Service

BERKELEY CIVIC CENTER DISTRICT
ALAMDEA COUNTY, CALIFORNIA

National Register of Historic Places Continuation Sheet

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

The creation of a clearly defined civic center required more than three decades of planning and land acquisition to achieve. Despite the decades of planning, and the separate nature of each individual project, a cohesive ensemble was created. The appearance of the district retains a high degree of integrity because there have been few changes since the district achieved significance when the Berkeley High School Community Theater was completed in 1950, after 11 years of construction. However, since the district evolved over more than three decades, significant changes did occur between 1909-1950. For example, the land for Civic Center Park, the Veterans Building and the Old City Hall block was purchased from private owners; buildings were removed for the park, parking lots, the Community Theater, Veterans Building, and County Court House. The general condition of the buildings is good to excellent and there have been no significant alterations to the park or individual contributing buildings.

No known archeological resources have been recorded. Strawberry Creek, which once flowed through the park has been culverted and there is no evidence of the creek today. However, creekside areas often contain evidence of indigenous people. All features of the district are manmade. There are no natural prominent features. Vegetation, even large trees, were planted. The topography gently slopes to the west.

1. City Hall - Contributing Building 2134 Martin Luther King, Jr. Way John Bakewell & Arthur Brown, Jr. 1908-9

Listed on the National Register of Historic Places

City Hall is located on the west side of Martin Luther King, Jr. Way across the street from Civic Center Park, facing east towards the park. City Hall is an example of early 20th Century Revival Beaux-Arts classicism, using decoration derived from Greek and Roman sources in a symmetrically composed three part arrangement. The design of the Berkeley City Hall was inspired by the Town Hall at Tours, France which was designed in 1901 by Arthur Brown's professor at the Ecole des Beaux Arts, Victor Laloux. John Bakewell and Arthur Brown's design was selected as the winner of a 1907 competition. The center of the facade is on axis with the center of Civic Center Park.

City Hall is a rectangular shaped building containing two main floors over a raised concrete basement. The surface of the building is blue/gray painted plaster over concrete; the window trim, wrought iron balconies and the cupola is painted a grayed blue/green. The building is set back from the street approximately 30'. Three concrete pathways lead to the entrance staircase; approaching from the south and north the pathways form a semi-circle and there is one in the center. These pathways surround a lawn. Large redwood trees on either side of the building create a green backdrop. A central concrete staircase rises in two sections. The wide three-sided lower staircase rises from the pathways at ground level. The center portion of this staircase is the widest side. The lower staircase rises to a wide landing enclosed by classic balustrades on the north and south. The upper section of the staircase

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

terminates at the entrance. The entire composition of the entrance staircases is wide at the bottom and progressively gets narrower towards the top.

The central element on the east side is recessed, contains the entrance and is flanked by two projecting side bays that are smaller, decoratively simpler and shorter than the dominant central element. The central element is 86'x 66" and is divided into five equal sized bays with the entrance in the center. Each bay is separated by engaged Ionic styled columns that rise the full two stories and support six projecting cornice elements that serve as bases for ornamental dentels and monumental urns. Behind the urns is a blank frieze terminating in a secondary cornice molding, with a cartouche in the center. The columns stand on large square bases that are approximately 5' on each side. Each base is separated by Classical balustrades below each arched window. The central portion has a raised, hipped gray slate roof, which provides a large attic storage space. There are ornamental flames at either end of the metal capped ridge. At the center of this hipped grey slate roof is a lantern styled 60' cupola and spire constructed of painted sheet metal on wood frame. The cupola was restored and the building painted original pale blue/gray colors in 1991. There are two small bulls-eyed dormers on the lower portion of the roof, above and between the central bay.

The fenestration of the central section consists of one large window (almost a full floor tall) in each bay, on both floors. The windows on the first floor are arched and framed by an arched molding fabricated from the same concrete plaster as the walls. This window molding is bisected in the center of the arch by a decorative volute keystone element. The central arched opening contains the entrance. On the second floor the windows are framed by rectangles. Both have keystone elements in the center of the window frames. Under the first floor windows is a Classic balustrade and under the second story windows are individual balconies with decorative iron railings, supported by brackets. The two wings (each 31' x 77") are identical and are set perpendicular to the central portion. The details and materials of the wings are the same as the central section, but treated more simply. Under their second floor windows, on the south and north sides, are balconies, supported by large curved foliated brackets, which run the entire length of the windows; they have the same decorative iron railings as on the main facade. These wings have hipped roofs, capped with a metal ridge with ornamental flames at either end. The interior is also significant for the decorative techniques exhibited in the painted columns at the base of the main stairway and in the trompe l'oeil painting of the walls and ceiling of the stairwell. These are perfectly preserved examples of decoration that was popular at the turn-of-the-century.

There have been few alterations to the building since it was completed in 1909. The only change on the main facade was the replacement of the operable sections of the original wood sash with aluminum, but the pattern of the window divisions has been retained. The major alteration occurred in 1950 when the rear of the building was extended about 10' on each side of the stair-bay to create additional office space. The windows on either side of the stair bay were enclosed as part of this work so that the main staircase is now much darker than it was originally. The building retains a high degree

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

of integrity and was designated a City Landmark in 1975. It is also listed on the National Register of Historic Places.

2. Civic Center Park - Contributing Site

Civic Center Fountain - Contributing Structure

2100 Block of Martin Luther King Jr. Way

Henry Gutterson, Chair of the Design Committee

Bernard Maybeck, Julia Morgan, John Gregg,

East side between Allston Way and Center Street

1938-1942

Martin Luther King, Jr., Civic Center Park occupies the western 2/3 of a block. The land slopes gently to the west. The park is composed of seven major elements: Fountain Terrace, Christmas Tree Terrace, Civic Center Fountain, large open lawn area, shuffle board court, playground and flag pole. All original elements date from the completion of the park in 1942. At the east side, the park ends at the Farm Credit Building and its driveway/parking lot. Between the formal park spaces and the Farm Credit Building, is a green backdrop created by groves of trees, including redwood, deodar cedar, and magnolia. Sheltered in the groves were two concrete restroom structures; the southern structure remains, but the northern bathroom was removed in the 1970s. Between the groves of trees is a raised terrace with original concrete perimeter walls; in the center stands Berkeley's "Municipal Christmas Tree", a Giant Sequoia (approximately 90' tall) lit with colored lights during the winter holiday season. This terrace forms the narrow eastern end of a hardscape area that widens out in the center of the park into Fountain Terrace. Fountain Terrace is a circular flagstone terrace. Half the terrace is surrounded by tile covered concrete walls with five openings to paths. The original wall was reconstructed to display the brightly colored hand painted tiles of the Peace Wall in 1987. The location and size of the reconstructed walls replicate the original perimeter walls of the terrace with the exception of a new opening on the west side, but the colors of the tiles are not compatible with the creamy colors of the district. The Fountain is in the center of this terrace. It is a 50 foot diameter circular concrete fountain composed of a large outer pool with two tiered levels that step up to a cylindrical core where water jets and colored lights were once mounted. It has not been determined when the fountain water jets and lights were removed. The cross-axis formed by the district's four major buildings (City Hall to the Farm Credit Building running east-west, and north-south from the Veterans' Memorial Building to the Community Theater) is located here. All of the fountain structure is original, as is the flagstone terrace surrounding the fountain. The fountain is Moderne in character, constructed of unadorned concrete with the original board marks still showing. West of the fountain terrace is a large lawn surrounded by wide paths in their original configuration, and most in original concrete. The lawn is the open centerpiece of the park, intended for large gatherings and recreational use. West of the lawn is a narrow, linear hard surfaced area, flanked by trees and shrub plantings, along the Martin Luther King, Jr. Way frontage of the park. The southern end of this area was intended for the elderly, and retains

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

shuffleboard courts, although in damaged condition. The northern portion is a children's play area, which is its original use, although the play equipment is modern. Between the play area/shuffleboard courts and the central lawn is a flagpole, the first feature installed in the park during construction. Surrounding the park are a number of original light poles, although their heads have been removed and replaced with modern fixtures.

Most of the plantings in the park, including an array of camphor trees flanking the central lawn and western end, are original. Original elements of the park furniture still remain, including a number of concrete and wooden benches. Although Civic Center Park was not completed until 1942 it was anticipated as early as 1908 when "Old" City Hall was designed. Bonds were finally approved in 1940 making \$125,000 available to buy and develop the land. A committee was appointed to design the park. The chair was architect Henry Gutterson, with architects Bernard Maybeck and Julia Morgan and Landscape Design Professor, John Gregg Henry Gutterson, with William Corlet, Jr., designed the Community Theater in 1937, and had located the theater on axis with the Veterans Building. As chair of the park design committee it is not surprising that the major significant element in the cross axial plan is the Civic Center Fountain. Civic Center Park is a Berkeley Landmark, designated in 1997

3. Veterans Memorial Building - Contributing Building

1931 Center Street

Henry H. Meyers

1928

The Veterans Building is an example of the Classic Moderne style. The facade is a simplified, horizontal three-part vertical composition, two stories with a raised concrete basement as the base, a two-story shaft, and parapet entablature above a simple cornice molding. The building is constructed of reinforced concrete-plaster, painted cream with pale rose and blue accents, and is T-shaped in plan. Overall the building is 180' wide and 120' deep. The central entrance section is recessed and slightly taller than the wings. Each wing is about 40' feet wide and articulated into 3 bays by 4- two-story fluted pilasters. There is one window between the pilasters on each floor with ornamental spandrel panels. The parapet has panels with a scrolled tendril motif and projecting acanthus leaf cornice at the top. The words "Veterans Memorial" are incised in the frieze between the seals of the United States and the State of California. The building has not been altered. A disabled ramp was added on the east side of the entrance in 1990, which removed some planting, but this is not a significant alteration, and it was retrofitted and repainted by the City in 1996.

Most of the interior is finished in dark wood paneling and smooth plaster. The main lobby has a tile floor and polychrome tile baseboard. Display cases with contain momentos of veterans organizations. Tile faced staircases with wrought iron handrails rise to the second floor at either end of the lobby. In the center of the building is a large two-story auditorium. The building was designed by Alameda County Architect Henry H. Meyers and architects Mildred Meyers, his daughter, and George R. Klinkhardt. The building was designated a City of Berkeley Landmark in 1985.

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

4. Federal Land Bank - Contributing Building

2180 Milvia Street

James W. Plachek

1938

The Federal Land Bank building is a classic WPA Moderne style with a symmetrical three part composition repeated around the building in different ways. The building was designed by James W. Plachek. On the Milvia Street side the main entrance to the building is in the center of a slightly recessed central section. On the west side of the building, overlooking Civic Center Park, the building is a deep U-shape with two towers, one containing stairs and the other containing the elevators, that create an exaggerated Art Deco zigzag design. Above the central section is a penthouse, containing mechanical equipment, with a hipped roof. Windows are grouped in threes and these groups are separated by wide bands of concrete-stucco. On the north and south sides the window groups are again treated in a three-part composition. The five-story building has understated, shallow decoration incised into its concrete-stucco siding. The building is painted gray with pale blue/green and rose beige accents. The blue/green color is also used for the window trim. These are colors are believed to be original. Most of the interior remains intact and the exterior of the building has not been altered. The entrance lobby is notable for its original Moderne details. The building became Berkeley's new City Hall in 1977 and was designated a City of Berkeley Landmark in 1985.

5. Berkeley High School Community Theater 1937, completed 1950 and Little Theater 1937/40 -Contributing Building

1930 & 1920 Allston Way

Henry H. Gutterson and William Corlett, Sr., Architects

Robert Howard, Sculptor-1937-50

The Florence Schwimley Little Theater and Berkeley High School Community Theater along with associated classrooms, offices, storage and shop rooms, are located on Allston Way in the center of the block bordered by Martin Luther King Jr. Way on the west, and Milvia Street on the East. The entire composition is nearly symmetrical in plan with three major divisions: the large four story theater proper in the center, the 2 1/2 story west wing containing the Little Theater, and the 1 1/2 storey east wing containing the music and drama classrooms and offices. On the north side of the building overlooking Civic Center Park, the stage area of the Community Theater is expressed as the tall central portion of this composition, set above a rectangular one-story base. In the center of this is a deeply carved bas-relief of seven figures, designed by sculptor Robert Howard, depicting from the bottom to top, sculpture, painting, music, dance, poetry and drama. The center of this work of art is directly on axis with Civic Center Fountain and the entrance to the Veterans Building on the north side of the park.

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

On the flanking wings are two bas relief heralds, one female and the other male, also by Robert Howard. The Little Theater is the high school's old auditorium, built in 1907, which was extensively remodeled and incorporated into the plan. It has a broad entry staircase to an open entrance balcony on its west side, it is approximately 1/2 a story higher than on the east wing.

The south side of the theater complex faces into the school campus on axis with the entrance to the main classroom building (the "C" building) across an open courtyard. The entrance vestibule and exhibition halls are contained in a one-story section which is set in front of a second story section so that the height and mass of the theater is minimized on the interior of the campus. On either side of the entrance are two panels with bas-reliefs also by Robert Howard; the one on the west is a figure representing drama, dance, music and the figure on the east represents poetry, sculpture and painting.

The seating area of the Community Theater is circular. The rectangular stage, with a slightly curving north wall, is located on the north side. The Little Theater is on the west side of the Community Theater and the classrooms, shops and offices are on the east side. On the south side of the Community Theater, curving around approximately 3/4 of the seating area, is the entrance vestibule flanked by two exhibition halls. The School Board Journal Vol. 122 #1, 1951 further describes the interior: "The interior diameter of the main theater is 160 feet, with an orchestra floor of 2406 seats and a balcony of 1091 seats, a total of approximately 3500 seats. The stage is 100 by 55 feet and the proscenium opening is 50 feet wide and 30 feet high. The orchestra pit, which is raised and lowered by electrically operated screws, accommodates 84 musicians with their instruments. This orchestra pit may also be raised to stage a height to enlarge the stage apron....The Little Theater seats 628."

Its basic method of construction is steel and reinforced concrete, made up of pre-fabricated rectangular panels hung on a steel frame. The repetitive rectangular shapes created by these panels are decorative as well as functional. The Moderne/Art Deco styled building is sheathed in cream-colored concrete-plaster; window trim and doors are pale pink. The colors are original. The building express a hierarchy of space through the use of simple geometric volumes emphasized by the decorative and artistic bas-relief murals and other surface embellishments molded or carved into the concrete-stucco walls. Decoration also includes: lettering and stripes carved into the concrete-stucco exterior surfaces; fluted pilasters and columns; rounded bays and corners; curved overhangs over some entrances; and concrete and brick-faced planter boxes.

Berkeley High School moved to a newly built school building located at the corner of Martin Luther King, Jr. Way and Allston Way in 1901. By 1934 three additional buildings had been constructed along Allston Way. Two of the older building were demolished for the construction of the Science Building and the Community Theater in 1934. As noted above, the auditorium building was remodeled and incorporated into the theater building.

The Berkeley High School Community Theater was dedicated June 5th, 1950 twelve years after the school board entered into an agreement with architect William Corlett Sr. and Henry Gutterson "for the preparation of plans and specifications for the erection and construction of a new auditorium at Berkeley High School and for the remodeling of the old auditorium" (Minutes of the

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

School Board January 31, 1938) Construction of the theater was begun in late 1940, and by December 1941 the steel frame of the almost circular building was nearly complete when the United States entered World War II and construction came to a standstill. It was not until 1949 that construction resumed. The open steel-frame theater stood for almost a decade and became known as the "bird cage".

The Berkeley High School Community Theater is oriented with its back to the Civic Center and its entrance from the interior of the school campus. However, a sketch of a "General Scheme of Expansion and Development" dated October 1937 shows the auditorium facing a Civic Center Park, which didn't yet exist. School Board minutes of November 1, 1939 report that "Architects Corlett and Gutterson presented sketches of a new idea for the orientation of the auditorium unit for Berkeley High School previously approved June 28, 1939. The architects pointed out that on further study, the required high scene house, as originally located opposite the north front of the academic Building, would be, in their judgment over-powering in mass and an obstacle to the openness and unity of the courtyard and that the reversal of the plan...would eliminate that difficulty. Other advantages cited: direct access to the auditorium by the students, lower cost of the vestibule, more space between "C" building and auditorium, less glare, avoidance of traffic hazard on Allston Way and removal of heating plant to separate building. Architects stated that the new front on Allston would be adequate and appropriate for the proposed Civic Center. "

The theater building retains a high degree of integrity. The exterior of the building, its color, windows, brick side walks, retaining walls and planter beds, stairs and pathways, have had little modification or alteration, and are present in photographs for the theater's opening celebrations. Even some plant material has been partially retained. Most of the major interior spaces are also original including upholstery, drapery and rugs. The Florence Schwimley Little Theater and Berkeley High School Community Theater were designed as an ensemble of high school related buildings in 1937 and include the Shop and Science Buildings located to the west, and buildings to the east that were never built. For purposes of the Civic Center Historic District Application, only the Community Theater and the Florence Schwimley Little Theater are included in the Civic Center District application because of their community uses. The Florence Schwimley Little Theater, Berkeley High School Community Theater and Shop and Science Buildings are City of Berkeley Landmarks, designated in 1992.

6. Young Men's Christian Association - Contributing Building **2001 Allston Way** **Benjamin G. McDougall** **1910**

The Young Men's Christian Association building is a four story rectangular building above a raised basement. The building sits flush with the sidewalks at the north east corner of Allston Way and Milvia Street. The main entrance is on Allston Way with a secondary entrance on Milvia Street. The building is a three part composition vertically and horizontally on both sides, with the entrances in the

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

center of the composition. The walls of the raised basement and first floor are cream colored concrete plaster, formed to look like stone, and serve as the base of the composition. The walls of the third, fourth and fifth floors are faced with dark red brick. The "shaft" of the composition, the third and fourth floors, is separated from the "base" by a horizontal belt course; the fifth floor is also separated by a horizontal belt course and is capped by a heavy cornice supported by dentils. A parapet completes the composition. All decorative elements are cream colored concrete plaster. Quoins, also of concrete plaster define the corners and separate the central sections from the sections on either side. The central element on the Allston Way facade contains a recessed entry, with marble floors and kick-plate, framed by Tuscan columns; and above is a classic Palladian styled window. The entrance on the Milvia street side is framed by an arch of concrete plaster made to look like stone. Above the central element on the Allston Way facade, under the cornice are the words "Young Men's Christian Association" in gold lettering. The style of the YMCA building is Early 20th Century Revival/Colonial/Georgian.

The YMCA building has had two additions of almost equal size to the original building. Both these additions are on the east side of the building, along Allston Way.

The first addition was constructed in 1960 in a style consistent with mid-century utilitarian architecture in cream colored concrete plaster. The second addition was constructed in 1992 and is sheathed in red brick. It was designated a City Landmark in 1990.

7. United States Post Office - Contributing Building
2000 Allston Way
Oscar Wenderoth
1914

Listed on The National Register of Historic Places

The elegant facade of the Post Office could be described as a "free adaptation of Brunelleschi's Foundling Hospital" in Florence with its arcade high round arches on plain Tuscan columns gracing its facade. The style of the Post Office is referred to as Second Renaissance Revival. The two story, raised basement rectangular shaped building is set back from the sidewalk about 15 feet. The building faces Allston Way. A series of entrance doorways are recessed behind the entrance loggia of eleven vaulted arches extending almost the full width of the building. Marble Tuscan columns support the arches. Concrete plaster made to look like stone define the corners of the building. The arches are outlined in molded terra cotta. A wide terra cotta belt-course, with dentils, swags, medallions, and wave patterns, visually separates the ground floor from the second floor and continues around the whole building. A smaller terra cotta frieze, with other Classical motifs, tops the second-story just below the eaves. The corners of the facade are heavily rusticated with cast blocks simulating stone. The roof is hipped, red tile over wood sheathing, and has a wide overhang with two rows of curved wooden brackets framing rectangular panels. The arches on the exterior are repeated on the inner wall of the loggia and again in the wall between the lobby and the workroom. These arches are identically

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

glazed. The Postmaster's office door is framed in carved wood, similar to the vestibule, and in the arch around the door is a mural of figures from the Spanish and pioneer period of Berkeley's history, painted in 1936-7 by Suzanne Scheuer for the Treasury Relief Art Project. A 130' addition was constructed in 1931/2 at the rear of the original 35' deep building, along Milvia Street. This addition has a flat-roof and is one-story plus basement. It has the same wall, cornice and window motif as the facade, even on the sides facing the driveway and loading dock. The Berkeley Main Post Office is well preserved and its fine materials have endured well. The Post Office was designated a City of Berkeley Landmark in 1980 and is listed on the National Register of Historic Places.

8. State Farm Insurance Companies Building-Contributing Building 1947 Center Street James Plachek 1947/8

The State Farm Insurance Company Building is a six-story, 115,000 square feet, steel-reinforced concrete structure in Classic Moderne style. The building is divided horizontally and vertically into three sections. The recessed entrance opening is two stories high in the center of the facade. The central section, which contains a group of three windows on each floor projects several feet from the side sections. The side sections contain two groups of three windows on each floor. The corner element, set back about 4 feet, has a single window on each floor. The base of the building is rose colored polished stone and the rest of the building is concrete stucco painted pale rose. The building has not been significantly altered. A huge neon sign, which sat on the roof of the building, was removed in 1963 when the company sold the building.

9. City Hall Annex - Contributing Building 1835 Allston Way James W. Plachek 1925

The building is a one story stucco-sided building with a red tile roof. It is located on the corner of Allston Way and McKinley Street. The roof line repeats and continues that of "old" City Hall and the fenestration follows the same simple elongated vertical lines which are evenly spaced around the building. Small hipped ventilation dormers are set into the roof. It is a free standing building set apart from the City Hall. From Civic Center Park the building is not visible behind bushes and trees. The interior was alterationed in 1983, but the the exterior of the building has not been altered and retains its integrity. The building was designated a City of Berkeley landmark in 1988.

10. Hall of Justice - Contributing Building 2171 McKinley Street

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

James Plachek
1938/39

Groundbreaking for Berkeley's Hall of Justice, commonly known as the police station, was March 28, 1938 and the building opened November 12, 1939. The building is a three-story L-shaped building with its horizontal facade facing McKinley Street, and the end of the L facing east to Center Street. It is constructed of re-reinforced concrete. The building is larger than "old" City Hall approximately 130' long x approximately 75 feet deep, with an "L" on the north/east side approximately 40' x 25'.

On the McKinley street facade the building is a three part composition with the entrance in the center of a projecting bay, which is approximately 1/2 the width of the flanking bays. This central element has a slightly rounded corner element. Verically the building is a two part composition, with the first floor treated like a raised basement with two main floors above. On the ground floor of the entrance bay is a single doorway opening. On each of the two floors above the entrance there are three windows. At the cornice in the center is an incised sign proclaiming: "Hall of Justice". The two bays flanking the entrance have five windows on the ground floor; and on the two main floors there is a single window next to the central bay and then four large windows divided into three sections except for the north second floor where there are only three "slits" for windows (where the jail is located) These slit windows are probably an alteration; early drawings for the building show the fenestration the same on both sides and this would be more consistent with the Classic Moderne style of the building. The windows contain three lights each resulting in an overall horizontal composition.

Stylistically the building is simple Moderne, with subtle overtones of classic revivalism popular in the early 20th Century. Except for the slit windows and some small additions at the rear, the building has not been altered.

11. Berkeley Public Health Building - Noncontributing Building
2117 McKinley Street
Michael Goodman
1955

Berkeley Public Health Building, now the main administrative office building for the Fire Department, is a two story rectangular building with a cut-out, recessed entry on the south side of the building creating a small L. The building is faced with rose colored concrete blocks. Window frames are rusticated concrete block to look like stone one block wide. Window frames are brown steel divided into three parts; upper and lower sections are the same size, fixed, narrow and horizontal; the center section is taller and divided in the center with two operable windows. The windows are evenly spaced around the building and are the same size on the two floors. : six on the south sides, 2 on the south facing wall of the entry, four across the front, and 8 on the north side. The entrance, on the south-west side of the building, facing McKinley Street, is sheltered by a simple, tar-roofed awning supported by steel poles that are very typical of the building's period. There is a gray concrete sided

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7. DESCRIPTION Architectural Classification and Narrative Description (continued)

utility box on the roof. Two dwellings were demolished for this building. The building has not been altered and retains integrity. The building is a noncontributor because it was built after the period of significance.

12. Alameda County Court House - Noncontributing Building **2120 Martin Luther King Jr. Way** **John Hudspeth** **1958/9**

The Alameda County Court House, dedicated June 30, 1959, is a two story rectangular building facing Martin Luther King Jr. Way and is located to the north of "Old" City Hall. The two story recessed glazed entrance is on the south side of the building approached under a projecting two story porch. A string course of windows along the first floor are set above blue tile panels and wrap around the south corner of the building. The second floor string course of windows are centered in the center half of the building. The exterior of the building has had little modification, only a small addition to the north side was added in the 1980s and is very compatible with the original design. The building appears to be in good condition and retains its integrity. It is a noncontributing building because it was constructed after the period of significance.

13. McKinley House - Noncontributing Building **2111 McKinley** **c1925/moved to site in 1950s**

Three story multi-unit dwelling, rectangular in shape. The narrower side of the building faces McKinley Street. The ground floor is treated like a raised basement. The two main floors are treated identically: a pair of French doors with three lights each, open to a very narrow wrought iron balcony on the north side; on the south side on each floor is a large window with a single pane central section flanked by side panels with three lights each. The entry is on the south side in the center of the building. It is covered by a small entry porch with a clay tile roof. A single row of clay tiles decorate the front parapet. The walls are gray textured plaster painted gray, with white painted simulated quoins at the corners. The "raised" basement walls and quoins are painted a darker gray than the main floors. It is a representative example of a 20th Century Revival Italianate Style. It is a noncontributing building because it was moved to the site after the period of significance.

Berkeley Civic Center District
Name of Property

Alameda County, California
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography (See attached)

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Politics/Government

Social History

Architecture

Community Planning

Period of Significance

1909 - 1950

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bakewell, John R.; Brown, Arthur, Jr.; Corlett, William, Sr.; Gutterson, Henry Higby; Maybeck, Bernard Ralph; Morgan, Julia; Meyers, Henry H.; Plachek, James W.; Schnier, Jacques; Howard, Robert Boardman

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Berkeley Civic Center District
Name of Property

Alameda County, California
County and State

10. Geographical Data

Acreage of Property (Under 10 acres)

UTM References

(Place additional UTM references on a continuation sheet.)

1	10	564180	4191385
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Cerny/Arch'l Historian; Jerri Holan/Arch'l Historian; Linda Perry/
Historian

organization Berkeley Architectural Heritage Assoc. date March 2, 1998

street & number 2318 Durant Avenue telephone (510)841-2242

city or town Berkeley state CA zip code 94704

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name (Varies - please see attached)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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8. Statement of Significance

Narrative Statement of Significance

BERKELEY'S CIVIC CENTER HISTORIC DISTRICT

The solemnity and seriousness of democratic community government, the jubilation and pageantry involved with public festivals and other cultural events taking place in the civic center complex and a bit of the grandeur and pomp inevitably associated with formal aspects of government anywhere. . . are expressed within Berkeley's Civic Center as a whole. . . From its earliest and most primitive beginning amongst neolithic cultures, the civic square or park was the center of community activity, whether the activity was play, pageantry, religion, government or commerce. As time passed, structures arose around it to house one or more of these functions. So in a very real sense, the central square or park should remain the dominant element of a governmental center. As a key element in Berkeley's civic center complex, the park, then, is an important place and the means by which the expression of local civic character can be achieved.

-Lawrence Halprin, Halprin & Associates, Landscape Architects
"Report on Master Plan for Berkeley Civic Center Park"
January, 1964, pp. 1-3

I. SUMMARY FOR NATIONAL REGISTER CRITERIA A AND C

For almost one hundred years, Berkeley's civic center district has served the needs of its government and small community. Beginning in 1899 when the first City Hall building was strategically relocated to its current site, the district took over a half century to plan and develop. It embodies the political trends of the nation as well as the region and the city during the district's period of significance, 1909-1950. Both World Wars, the Depression, and local politics influenced the district's development. The district also represents the town's importance as an agricultural center for the surrounding region due to the influence of the first state university, the University of California, Berkeley.

The civic center district includes federal, regional, and local government buildings, along with a community theater, a YMCA, and a Veteran's Memorial Building all surrounding a central park. These diverse community buildings, located in Berkeley's most important public space, reflect significant social aspects of Berkeley's history, important to the citizens' health, safety, and welfare. The park plan and its collection of civic buildings illuminate the variety of architectural and design influences (the City Beautiful Movement, Beaux Arts and Art Deco/Moderne) that prevailed during the first half of this century. The park layout and its buildings were executed by renowned designers and fortunately the district is largely unaltered and retains a high degree of integrity. As a result, Berkeley's Civic Center is locally significant as an ensemble of harmoniously planned buildings and as a collective body of civic architecture.

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8. Statement of Significance **Narrative Statement of Significance (contin.)**

II. AREAS OF SIGNIFICANCE

A. Politics/Government/Social History

By its very nature, Berkeley's Civic Center District has been intimately intertwined with the political and social history of the city. The land was acquired, and the buildings designed and constructed, with public approval and funding. Every significant government decision in Berkeley, from 1899 onwards, occurred somewhere in the Civic Center District. The enactment and administration of laws by which the city was governed, and most activities related to political processes, took place within the district's buildings. In addition, the community's most cherished public service, its renowned police department, resides in the district. From its elegant Old City Hall to its streamlined Community Theater, the district has survived almost 100 years of local politics amazingly intact. From festive Christmas celebrations at the fountain to solemn Memorial Day gatherings with the Veterans, Civic Center Park has been the center of a democratic community's pattern of life. Not surprisingly, the district has been -- and still is -- the most important site in Berkeley's history.

Berkeley incorporated as a city in 1878 in order to prevent annexation by the neighboring City of Oakland. The process also identified a need for better law enforcement: settlers from the Gold Rush had brought commerce as well as shiftless characters. Consequently, law enforcement was an important concern for the City's early residents which has continued to the present day. While uniting its different communities, the incorporation was an uncomfortable union of contrasting interests: the University at one end and commerce at the other, separated by farmers who were reluctant to have their land made part of the town in the first place. Tensions were reflected in civic decision-making and the location of the Town Hall became a chronic source of controversy. Initially, Berkeley did not have any civic buildings and Town Trustees met in rented or borrowed buildings, trying to adjust their meeting place from east to west and back again to satisfy both parts of town. In 1884, a Hall was built at Sacramento and University Avenues which was used for twenty years. It satisfied neither district and was difficult to get to. This Hall, in 1895, witnessed the adoption of the Town's Charter. By 1897 considerable community sentiment for removal of the Hall to the eastern part of town was evident and in 1899, Trustees decided that the Hall would have a new home on Grove Street (now Martin Luther King Jr. Way). The new building site was reasonably centered in town enough to avoid the claim that any one district had been disadvantaged by the relocation.

In 1900, after two unsuccessful tries, Berkeleyans approved a bond issue to build an adequately-sized public high school. A permanent site was purchased on an adjacent block southeast of the Town Hall site. The school was built in 1901 and, in combination with the Town Hall, the two municipal functions formed the beginnings of Berkeley's historic Civic Center district.

In 1904, the Town Hall burnt down and the city's volunteer fire department was transformed into a full-time paid force. In 1905, August Vollmer (1905-45) was elected as Town Marshal and over the next forty

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years, with much support from the Berkeley community, he developed one of the most highly respected police departments in the United States. In 1906, with community support, the Berkeley police developed the first electric signal light system in the United States.

At this time, the city entered a new era, politically, socially and economically. A spirit of political reform was abroad in the nation and California. The "Progressive Era" was well underway: industrial trusts were being attacked, government corruption exposed and reform proposed, the power of the individual citizen strengthened through direct primary elections and the initiative process, and far-sighted enterprises in the public interest were created or expanded. The 1906 earthquake and fire in San Francisco brought a flood of new residents to Berkeley and the town was becoming one of the leading cities in California. The University of California was flourishing, with enrollment rising and grand new permanent buildings of the Phoebe Apperson Hearst Architectural Plan completed on the campus nearly every year. New residential subdivisions were being planned on all sides, the business district was prospering and busy, and municipal facilities were growing. In 1903, Berkeley housed its Public Library Building (at Kittredge and Shattuck) in a substantial Carnegie-sponsored building designed by University Architect John Galen Howard. The newly minted high school campus, adjacent to the proposed new City Hall, was a source of community pride.

As a result of these forces, the City Beautiful Movement was introduced to Berkeley's civic-minded leaders as a fitting way to design Berkeley's most important and public building, the new Town Hall. Built in 1909, the new Hall marks the formal beginning of Berkeley's progressive political history. It was the first civic building constructed in the district's Period of Significance. In 1909, citizens amended their City Charter to make Berkeley a city, not a town, and the "Town Hall" became "City Hall."

Located in traditional proximity to City Hall, Berkeley's first federal government office, the Post Office, was authorized in 1910 but not completed until 1915. Across from the Post Office, built with funds raised by civic leaders in 1910, the YMCA was located catty corner from the high school and was one of the community's most beneficial social organizations. Lodges and fraternal orders such as the YMCA and the Elks Lodge were important in America in the late nineteenth and early twentieth centuries. They were centers of community life where 'prestigious' citizens socialized. Not surprisingly, most early civic leaders were associated with one organization or another. In the early 1900s, as there were not a lot of public facilities available, these buildings provided an important service for the community. In Berkeley, a number of large buildings were erected to house such groups, the largest being the Elks Lodge next to the Post Office. Because many of the groups were socially active, they were usually involved with controversial issues and in Berkeley, they were an integral part of the city's early political history. The YMCA was especially significant because it was not exclusive and open to the general public, including women.

About the time the YMCA was being completed, the Police Department, firmly established in the basement of new City Hall, was competently overseeing the safety of its community. Berkeley became the first American city to put all of its officers on bicycles. Later, in 1912, the force became the first completely

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motorized department in the country with motorcycles. In 1914, the entire force was equipped with cars. In 1915, Dr. Albert Schneider of the Berkeley Police Force created the nation's first scientific crime detection laboratory. That same year, the first Junior Traffic Police Force in the country was organized by Berkeley's police force in cooperation with its public schools in order to prevent crime among juveniles.

Contemporaneously, efforts to improve cities and apply the lessons of the new planning profession were changing communities throughout the nation. The "White City" of the Chicago's Columbian Exposition of 1892 and the City Beautiful Movement had awakened civic-minded leaders to the concept that America's increasingly crowded, dirty, and disorganized urban centers could be transformed into pleasant, attractive, healthful communities. Public-spirited citizens brought Chicago's Daniel Burnham to San Francisco just before the 1906 earthquake to plan its civic areas. His designs widely influenced government planning throughout the region. In the midst of the many important public buildings being constructed in Berkeley, city officials in 1911 and 1915 commissioned master plans for the City's growing civic center. Influenced by the City Beautiful Movement, the plans were intended to transform the messy area into a healthy, rationally-organized park district which would improve urban life, uplift the spirit and inspire civic pride and good citizenship. The plans denote a central park surrounded by harmoniously designed civic buildings. At about this time, to bolster public interest, the city initiated an annual fair in the civic center district and promised to include a children's playground in developing the park.

The same public spirit, in 1911, elected Berkeley Mayor J. Stitt Wilson who became the first Socialist Mayor elected in the United States. For purposes of civic betterment in 1923, after many years of debate, Berkeley also became one of the country's first cities to adopt a "City Manager" type of government. This meant closer collaboration between legislative and administrative branches of city government, budget control, greater efficiency, and integration of municipal departments. It was intended to reduce corruption and waste in the provision of municipal services. Similarly, Berkeley's Police Force was gaining recognition at the time under its progressive Chief August Vollmer and was beginning experiments in "scientific policing." In 1923, lie detectors were invented at the University of California in Berkeley and the first practical model was used by the City's police force. In addition, as a result of extensive training programs, Berkeley's police department recruited the first college-trained woman police officer in the United States.

World War I interrupted further development of city government and the Civic Center. Not surprisingly, the first civic building to be constructed in Berkeley after the War was the Veterans' Memorial in 1928, an important part of the civic center's development. An ambitious statewide building program was passed by the state legislation in the 1920s reflecting the political and social influence of World War I veterans. It enabled counties to include in their tax rate a certain portion for construction of memorial buildings dedicated to war veterans. As a result, Alameda County contains an impressive collection of veterans' memorial buildings, including Berkeley's, still in use today.

The Depression stifled Berkeley's grand plans for a government center and funding for "the civic park"

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was slow in materializing. It was not until federal relief programs of the late 1930s that a second phase of civic improvements began. Because the university was a land grant college and the center of agricultural education and research in the state, Berkeley was, by 1917, one of twelve regional locations in the United States for the Federal Land Bank. After the Depression, the Agricultural Adjustment Act of 1933, required the Farm Administration, through the Federal Land Bank, to refinance farm mortgages in order to help farmers reestablish themselves. As part of President Roosevelt's "New Deal" policies, universities were to educate farmers to farm more efficiently in order to better feed the millions of hungry people. Because the School of Agriculture and Extension Services at the University of California in Berkeley were the center of agricultural education in the state, the Federal Land Bank, in 1937, needed to build new regional headquarters in Berkeley to administer the federal relief program and implement its policies. Strategically, the city sold the land it had acquired for the eastern portion of civic park to the Bank for its headquarters and then used income from the sale to purchase private parcels on the rest of the block for the rest of the park.

The further development of the civic center is also related to the Federal Land Bank. From the 1920s through the 1950s, the State Farm Insurance Company sold insurance to county Farm Bureaus throughout the country. Based in Illinois, the company typically positioned itself in medium-sized university towns and located its offices in civic or city centers, very often close to Federal Land Banks. In the 1940s, the company expanded its insurance to include auto and life. As a result, in 1946, it built its new offices across the street from the Federal Land Bank, its largest client, while other similar business located in Berkeley's downtown business district on Shattuck Avenue.

In order to continue serving citizens with a top-notch police force, in 1939, the city built new headquarters for its most popular branch of city services. The force moved out of the basement of City Hall and into the new Hall of Justice, located directly behind City Hall, in close proximity to other municipal services. The Hall of Justice contained a dual radio/telephone switchboard installed by telephone engineers and police technicians and the department became the first in the country to use radios in its police cars.

Ironically, by this time, all of Berkeley's civic buildings were in place surrounding the central park, but the City had yet to acquire the remaining private parcels for the civic district's central park.

In 1939, the Golden Gate International Exposition opened on Treasure Island in San Francisco Bay. Glowing in the center of the Bay and clearly visible from Berkeley, it provided a fantasy city of designs and attractions. Berkeley residents flocked to the Exposition which held 'Berkeley' and 'University of California' Days. Perhaps it was the threat of impending World War, or perhaps it was the appeal of preserving memories of Treasure Island in the form of a civic fountain centerpiece, whatever the cause, Berkeley citizens finally approved a bond measure in 1940 -- after rejecting a few other measures beginning with one in 1914 -- that enabled the City to purchase the remaining land for its civic center park. The park was one of the last park projects undertaken by the Works Progress Administration which assisted the City with construction.

Once approved, the development of Civic Center's park moved rapidly forward. Civic leaders, local

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organizations, and the WPA all contributed to the Park's realization by donating funds, flagpoles, benches, memorial trees, and the promised children's playground equipment. In the midst of World War II, in 1942, the park was completed, over 30 years after its original conception by City Beautiful planners. It culminated three decades of public effort to create a formal open space in Berkeley's civic core. It was one of the community's most important events. The new park was dedicated on Memorial Day, 1942, with patriotic pageantry appropriate to a nation at war. Crowds ringed the central lawn. Soldiers in World War I uniforms proceeded a young woman in flowing white dress and crown (presumably Lady Victory), borne by Boy Scouts, through the park. An orchestra performed on a temporary stage and speeches were made. Photographs of the event reveal Berkeley's definite small-town character, with young children scurrying around on the lawn to get the best view of the parade, people of all ages, and knots of spectators gossiping on the margins of the crowd. In the 56 years since the Park was dedicated, a broad array of political, cultural, and other events have taken place in the park enriching the physical space with social and historical associations.

At about the same time that the Federal Land Bank was being constructed, Berkeley's school system was also being affected by President Roosevelt's New Deal policies. The school administration, in 1937, planned an expansion of the high school facing the central park. The school was a great source of civic pride and the expansion was to take up the whole block directly south of the park. The expansion not only included the typical science and math laboratories, but the planners also included a performing arts facility because such arts were an integral part of education. Furthermore, the sophisticated Berkeley community -- where amateur drama had been popular since the turn of the century -- lacked a good facility for performing arts. The idea to merge the community's need for a theater with the philosophy of broad education seemed to suit the nature of Berkeley's growing civic center. When proposed in the late 1930s, the theater building was conceived with the spirit that a school should be a community center, not a blackboard jungle. It was part of the 1930s Model City Program which envisaged, among other things, an exemplary school system and a Civic Center complex for Berkeley.

Because the building trades were badly affected during the Depression, Roosevelt created the Works Progress Administration, commonly known as the WPA. Because of a WPA grant in 1939, construction for the theater began in 1940 and was rushed to avoid conflict with the national defense program of World War II. But with the attack on Pearl Harbor, construction stopped and was not resumed until 1949. For an entire decade, the auditorium sat an unfinished skeleton on the local skyline and was known familiarly as the Bird Cage. The Community Theater was finally completed in 1950, the last civic building constructed during the Civic Center District's Period of Significance (1908-1950).

In October, 1949, the local school board decreed the name of the facility would be the Berkeley High School Community Theater. Local veteran groups favored a name which would commemorate the 137 student who died in World War II. After a prolonged debate which considered such suggestions as a beacon light atop the auditorium and even an eternal light within, the board decided instead to incorporate a Memorial Court into

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the project. It should be noted that in January, 1965, the adjacent Little Theater became officially the Florence T. Schwimley Little Theater in honor of a long-time drama teacher at the High School.

The Berkeley High School Community Theater was formally dedicated on June 5, 1950. With a program devoted to the history of Berkeley, then Governor Earl Warren spoke at the opening ceremonies. On June 10, 1950, the local Lions Club sponsored a presentation of Art Linkletter's "People Are Funny" radio show in the theater as a charity. For years, the Berkeley Community Theater was one of the best-equipped theaters in the Bay Area and was rivaled only by the War Memorial Opera House in San Francisco. In the early 1950s, it was lauded as Berkeley's "Temple of Beauty" or as the largest indoor auditorium on the Pacific Coast and one of the largest in the country. In an article published in the 1951-52 (23rd Edition) of the *American School and University*, Superintendent Nelson reported that George Ford, manager of the *Ballet Russe de Monte Carlo*, called this one of the finest theaters in the world. Since then, it has been eclipsed by such facilities as UC-Berkeley's Zellerbach Hall and the Center for the Performing Arts in San Jose -- just as it superseded the once popular and heavily used Greek Theater on the UC-Berkeley campus.

As the anchor for the community's performing arts, the Berkeley High School Community Theater has been a mainstay for the cultural life in Berkeley and the East Bay. It was -- and is -- supported by Berkeley's adjacent downtown district which contained a variety of entertainment venues, restaurants, and the like. The Park, too, was the site of many community festivities, city-wide gatherings, and cultural events of importance. It was -- and is -- used for a wide range of civic purposes including celebrations, rallies, fairs, holiday celebrations, and concerts. In combination with the Berkeley Community Theater, the park has been the stage for a broad array of performing events all of which express the diverse lifestyles of Berkeley citizens.

The Civic Center District has continued to serve Berkeley's government and community until the present day. Between 1955-63, the City purchased the northern half of the City Hall block and in 1958, the Alameda County Courthouse was built on this block. Later, Berkeley's Fire Department built its headquarters here and other city services have located in smaller buildings on this block. The City Council outgrew its quarters and moved the City Hall into the Federal Farm Credit Buildings in the 1970s and the School Administration moved into the Old City Hall. Lastly, in the 1980s, a "Peace Wall" was constructed to celebrate peace with the Soviet Union and Hiroshima. The Wall was among the first of its type and has led to similar memorials throughout the world.

By its very nature, Berkeley's Civic Center District has been intimately intertwined with the political/social history and welfare of the city. Every civic and social function within the district promoted the welfare of citizens. The district is significant for efforts during the first four decades of the twentieth century to establish good public parks and buildings -- not only as a way to beautify communities, but as a means of fostering public-minded behavior and good citizenship. Currently, many civic projects, large and small, are being considered for the district. A county courthouse, a public safety building, a new high school building, and a replacement fountain have all been proposed for Berkeley's historic Civic Center District.

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B. Statement of Significance

Narrative Statement of Significance (contin.)

II. AREAS OF SIGNIFICANCE

B. Architecture/Community Planning and Development

Berkeley, California's Civic Center Historic District is significant locally for its ensemble of civic buildings which are characteristic of architecture and city planning during the period of significance 1909-1950. The district embodies the distinctive characteristics common to many early 20th century civic centers inspired by the City Beautiful movement and Beaux Arts classicism popularized by the 1893 Chicago World's Fair. Such civic centers often have a central park or plaza area surrounded by a group of compatible or harmonious buildings whose functions are primarily civic. Individual buildings are symmetrically designed and usually form an axis or axes with one another. A Beaux Arts plan for Berkeley's civic center was published in 1914 illustrating a central park with a fountain in the center and surrounded by a harmonious group of buildings. These characteristics are present in today's Civic Center District

Old City Hall (1909) and the Post Office (1914) were built before the First World War and are representative of Beaux Arts classic revival styles with richly decorated, but harmonious, facades. Three major contributing buildings and the park were built between 1928-1950, and are representative of the artistic values and economic restraints of Classic Moderne. All contributing buildings have the symmetrical facade arrangement typical of classicism, and four of these buildings create a cross axial composition running east-west (from Old City Hall to the Farm Credit Building) and north-south (from the Veterans' Memorial Building to the Community Theater) which meets in the center of Civic Center Fountain. The area conveys its significance through the spatial relationships between these major features that were created by conscious community planning beginning in 1909 and culminating in 1950. Despite the length of time it took the city to assemble the property and construct the buildings, the resulting district is a clear expression of aesthetic ideals and preferences at the turn of the century.

The major contributing site (the park) and fountain, and individual contributing buildings reflect historic and current functions which remain essentially the same and have retained a high degree of integrity. All are located on their original sites; few, if any, physical alterations or changes have been made to the individual buildings or the park; the original harmonious colors of the buildings have been retained; most of the interiors are intact. The relationship between contributing buildings, the downtown and the park has not been changed since the area achieved significance.

When Old City Hall was completed in 1909, its design, scale, and elegant silhouette reflected Berkeley's growth from a town to a city. Its design was a conscious community planning decision because it proclaimed the city's new image as the "Athens of the West" in keeping with the beautiful neo-classic buildings being built on the University campus under

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Narrative Statement of Significance (contin.)

University architect, John Galen Howard. Despite the ambitious plans published in 1914 for a grand colonnaded, tile-roofed ensemble of buildings, the citizens of Berkeley repeatedly rejected bond issues for its construction. While the larger and more fully realized Beaux-Arts University of California Campus was being built between 1902 and the late 1920s, Berkeley's Civic Center remained uncompleted.

1. Old City Hall, 1909, was the first building to be constructed in what would become Berkeley's more fully developed civic center. It set the stage and became the keystone for the future civic center. It embodies the distinctive characteristics of Beaux-Arts Classicism, a significant style of architecture for primarily institutional and civic buildings during the late 19th and early 20th centuries. It was designed by John Bakewell and Arthur Brown, Jr. who studied at the Ecole des Beaux-Arts in Paris, after graduating from the University of California in the 1890s. They established a partnership in 1906 and the Berkeley City Hall was one of their earliest commissions. Other works by the firm include the more elaborate San Francisco City Hall (1912-1916), and the San Francisco Opera House (1932). Their design was selected as the winner of a 1907 competition to replace the original Berkeley Town Hall (Samuel and J. C. Newsom, 1884) which had burned in 1904. As the keystone to the future Civic Center and in anticipation of a larger complex, the "new" City Hall was constructed a few feet to the north of the previous building so that it was on axis with the block to the east. Thirty-three years later Civic Center Park was built on this block.

Old City Hall is an expression of aesthetic ideals and preferences during the period of significance and is a characteristic example of a particular time. The building illustrates the physical features that occur in Beaux-Arts Classicism by the form and proportion of the structure, its plan, style and materials. The building is reinforced concrete over a steel frame, a method of construction typical of large buildings during this period. Its decoration is derived from Greek and Roman sources in a symmetrical arrangement.

The building retains a high degree of integrity. There have been few alterations to the building since it was completed in 1909. The interior exhibits decorative techniques used at the time for the painted columns at the base of the main stairway and in the trompe l'oeil painting of the walls and ceiling of the stairwell. These are well preserved examples of decoration and representative example of a period.

The only change in the main facade has been the replacement of the operable sections of the original wood sash windows with aluminum, but the pattern of the window divisions has been retained. The major alteration occurred in 1950, when the rear of the building was extended about 10 feet on each side of the stair-bay to create additional office space, but this can not be seen from any public right-of-way. The windows on either side of the stair bay were enclosed as part of this work, so that the main staircase is now much darker than it was originally.

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8. Statement of Significance Narrative Statement of Significance (contin.)

2. Martin Luther King, Jr., Civic Center Park and Fountain, 1938-1942, are the physical centerpieces of Berkeley Civic Center District. Although the second-to-last part of the Civic Center complex to be completed, the park was anticipated in 1908 when City Hall was designed. Its acquisition and construction culminated more than three decades of planning and attempts to achieve a unified civic center of public buildings arranged harmoniously around a central park/plaza. The park retains a high degree of integrity. Most of its original features, and almost all of the park hardscape and most of its permanent landscape plantings have survived intact.

The park is significant because it embodies the distinctive characteristics of a civic center park conceived in the early 20th century as an expression of the City Beautiful movement which emphasized the creation of parks and other public amenities as a way to beautify communities and inspire public-minded behavior. These characteristics include: a symmetrical plan; an open lawn space for public gatherings and relaxation; two raised performance spaces, one above the lawn and another above the fountain plaza; a water element in the form of a fountain; the community Holiday Tree; and paved pathways, benches and trees. It also displays distinctive stylistic characteristics in the form of physical features such as the fountain, steps and walls that use Streamline, Art Deco or Moderne design themes from the 1930s when the park was constructed. The park is associated with regionally and nationally significant designers including Henry Gutterson, Bernard Maybeck, and Julia Morgan (all studied at the Ecole des Beaux Arts in Paris) and university Professor and landscape architect John Gregg.

The park is associated stylistically with the 1939 Golden Gate International Exposition (on Treasure Island in San Francisco Bay), a major cultural and design milestone in regional history. The inspiration for a large, lighted fountain and the actual plumbing and pumps of the fountain came from the Exposition, which closed in 1940 while the park was being planned. It is likely that the direct model for the fountain was the Exposition's monumental "Fountain of Western Waters" in the "Court of Pacifica" which had a closely similar arrangement of circular basins, water jets, and colored lights. All of the fountain structure remaining is original, as is the flagstone terrace surrounding the fountain and an underground concrete vault where the pumps were located. The fountain is Moderne in character, with symmetrical circular and curved elements and constructed of unadorned concrete with the original board marks still showing.

3. The Veterans Memorial Building, 1928, is an important part of the development of the Civic Center and expresses the community's desire to create a cohesive unity. The building is a characteristic example of the Classic Moderne Style: while it lacks the highly decorative plastic qualities of Beaux Arts classicism, it retains the symmetry and classic references of that style in a simpler and less three-dimensional manner. Its classic colonnaded recessed entry refers to both Old City Hall and the Post Office, and to three High School buildings (now gone) which were in the classic revival style and standing at the time this building was built. The building exemplifies a simplified handling of classicism that was popular for civic buildings between 1920-1950. This

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BERKELEY CIVIC CENTER DISTRICT
ALAMEDA COUNTY, CALIFORNIA

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Section number 8 Page 11

8. Statement of Significance Narrative Statement of Significance (contin.)

form of classicism has not been highly regarded and is sometimes referred to as "stripped" classicism. It was not a style associated with avante garde design at the time, but the style was appropriate for the area and supported the Beaux Arts concept of a harmonious grouping of buildings and its function as a Veterans Memorial Building. The building is the work of a regionally noted architect who designed other Veterans buildings in Alameda County, and with his daughter, who was also an architect.

4. The Federal Land Bank Building is significant for its contribution as a major element in the district's axial plan: it is the east element on the east/west axis through the park to Old City Hall and shows the conscious planning decisions made by the community to organize the civic center space. Used as Berkeley's City Hall since 1977, the building exemplifies its heritage as a Federally sponsored Depression era building project through its restrained classic ornamentation and symmetrical three-part classical composition. Its most notable exterior feature is the exuberant zigzag design of the twin elevator towers, which are both practical and decorative, flanking the west entrance to the building and emphasizing the axial composition with Old City Hall. The interior is also intact and distinctive for its Art Deco detailing, especially in the lobby. It was designed by locally prominent architect James W. Plachek in 1938. The building retains a high degree of integrity.

5. The Berkeley High School theater complex building: Florence Schwimley Little Theater, 1937, and Berkeley High School Community Theater, 1937-50, is a significant component of the Civic Center District. The center of the 1/2 block long 1 to 2 1/2 story building is the four story Community Theater. In the center of its north facing exterior wall, overlooking Civic Center Park, is an exuberant three story bas relief sculpture which rises above the stage door. The center of this is the south element of the north/south axis of the Civic Center District. The building was designed by Bay Area architects Henry H. Gutterson and William Corlett Sr. Architect Henry Gutterson was a 1907 graduate of the University of California at Berkeley and had studied at the Ecole Des Beaux Arts in Paris. Gutterson was appointed chair of the Civic Center Park project in 1937. He and Corlett created the north/south axis by designing the center of the theater building on axis with the Veterans Building with the fountain in the center. The building is also a characteristic example of the Art Deco/Moderne style popular after the 1925 Paris fair entitled "Arts Decoratifs et Industriels." The bas relief sculptures by Robert Howard are examples of a Depression era federally funded public work project. This building, along with the Shop and Science Buildings on the Berkeley High School Campus, are significant as the only planned ensemble of Art Deco styled buildings in the city. The theater building complex, both on the exterior and interior, has had little modification or alteration and retain a high degree of integrity.

6. The Young Men's Christian Association Building, 1910, embodies the distinctive characteristics of the early 20th century revival style in the form of the Georgian Colonial type. It

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BERKELEY CIVIC CENTER DISTRICT
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8. Statement of Significance

Narrative Statement of Significance (contin.)

is the work of noted local architect Benjamin McDougall. It is an expression of the aesthetic ideals of the period as illustrated by its materials and form of decoration. This building is related to the Civic Center by its semi-public function as a social, cultural and recreational center.

7. The United State Post Office, constructed in 1914, embodies the distinctive characteristics of the Beaux Arts Classic Renaissance Revival style. The building is an expression of the aesthetic ideals of the government to "educate and develop the public taste and eventually elevate it to a higher plane" and was designed by the Treasury Department Supervising Architect's Office headed by Oscar Wenderoth. The building conveys its significance through its colonnaded recessed entry, ornamentation and materials. The Post Office is related to the Civic Center by its location, function, date and style. The building retains a high degree of integrity of materials and workmanship; and has not been significantly altered since a 130 foot addition was constructed in 1931/2 at the rear of the original 35 foot deep building, along Milvia Street, which has the same wall, cornice and window motif as the facade.

8. The State Farm Insurance Companies Building, 1947/8, relates to the Civic Center through its architectural design. Built by a private company, but located in the Civic Center District, the building was designed by James Plachek who built the Federal Land Bank Building a decade earlier. Designed to appear as part of the Civic Center, the building, through its method of construction, style of architecture, form, proportion, materials, fenestration, color and details, clearly relates to the Civic Center. The building retains its integrity of materials, workmanship, association, location, and design and has not been altered on the exterior.

9. City Hall Annex, 1925, is related to the Civic Center by its function, location, date and style. It is an expression of an aesthetic ideal and a preference to build a modest, but pleasant addition for city functions. It was also designed by local architect James Plachek. It is residential in scale, showing a preference to be compatible with the residential neighborhood that it faces. The building retains its integrity of materials, workmanship, feeling, association, location, and design. It has not been altered or changed.

10. The Hall of Justice was constructed in 1938 and is characteristic of a utilitarian building (a police department and jail) constructed of reinforced concrete, with sparse decorative detailing found only on its entrance bay. Designed by James Plachek, it is stylistically representative of the period in which it was built and is in a less visually prominent location behind Old City Hall. It is related to the civic center by its function, location and date.

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9. Major Bibliographical References

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UNPUBLISHED RESOURCES

Individual Landmark Applications

Civic Center Park, recorders: Steve Finacom, Linda Perry, Gale Keleman, 1997

Berkeley High School, recorder: Susan Cerny, 1992

YMCA, recorder: Charles Bucher, Jr. 1989

Veterans Memorial Building, recorder, Betty Marvin, 1985

City Hall Annex, recorder: JoAnn Price, 1983

United States Post Office, recorder: Betty Marvin, 1980

City Hall, recorder: Trish Hawthorne, 1980

Federal Land Bank, recorder: Richard Ingersoll, 1977

United States Department of the Interior
National Park Service

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9. Major Bibliographical References

Landmark applications can be obtained from the Secretary to the Landmarks Preservation Commission, Zoning Department, City of Berkeley

The archives of the Berkeley Architectural Heritage Association; The Berkeley Historical Society; Berkeley Public Library: Swingle Collection; The Bancroft Library, University of California; and the Documents Collection of the Environmental Design Library, University of California, Berkeley.

_____ Oral Histories Bancroft Library, UC Berkeley: Jacques Schnier

Public Records: Berkeley School Board Minutes 1938-40

_____ John Galen Howard Papers, Bancroft Library, University of California

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BERKELEY CIVIC CENTER DISTRICT
 ALAMEDA, CALIFORNIA

National Register of Historic Places Continuation Sheet

Section number PROPERTY OWNERS Page 1

Mailing Address	Property Location
Mayor Shirley Dean Members of the City Council James Keene, City Manager City of Berkeley 2180 Milvia Street Berkeley, California 94704	(1) 2134 Martin Luther King Jr. Way Berkeley, California
	(2) 1835 Allston Way (Annex) Berkeley, California
	(3) Civic Center Park Berkeley, California
	(4) 2180 Milvia Street (City Hall) Berkeley, California
	(5) 1931 Center Street (Veterans Bldg.) Berkeley, California
	(6) (DELETED)
	(7) 2111 McKinley Street Berkeley, California
	(8) 2121 McKinley Street (Fire Department) Berkeley, California
	(9) 2131 McKinley Street (Police Department) Berkeley, California
	(10) 2120 MARTIN LUTHER KING JR. WAY (ALAMEDA COUNTY COURTHOUSE) BERKELEY, CA

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National Park Service

BERKELEY CIVIC CENTER DISTRICT
ALAMEDA, CALIFORNIA

National Register of Historic Places Continuation Sheet

Section number PROPERTY OWNERS Page 2

Mailing Address	Property Location
Larry Bush, President and CEO Board of Directors Berkeley YMCA 2001 Allston Way Berkeley, California 94704	(1) 2001 Allston Way Berkeley, California
Jack McLaughlin, Superintendent Berkeley Unified School District 2134 Martin Luther King Jr. Way Berkeley, California 94704	(1) Berkeley Community Theater 1930 Allston Way Berkeley, California (2) Florence Schwimley Little Theater 1920 Allston Way Berkeley, California
United States Postal Service c/o George Banks, Postmaster 2000 Allston Way Berkeley, California 94704	(1) 2000 Allston Way Berkeley, California
G. Bakar Partnership 201 Filbert Street, #700 San Francisco, California 94133	(1) 1947 Center Street Berkeley, California

United States Department of the Interior
National Park Service

BERKELEY CIVIC CENTER DISTRICT
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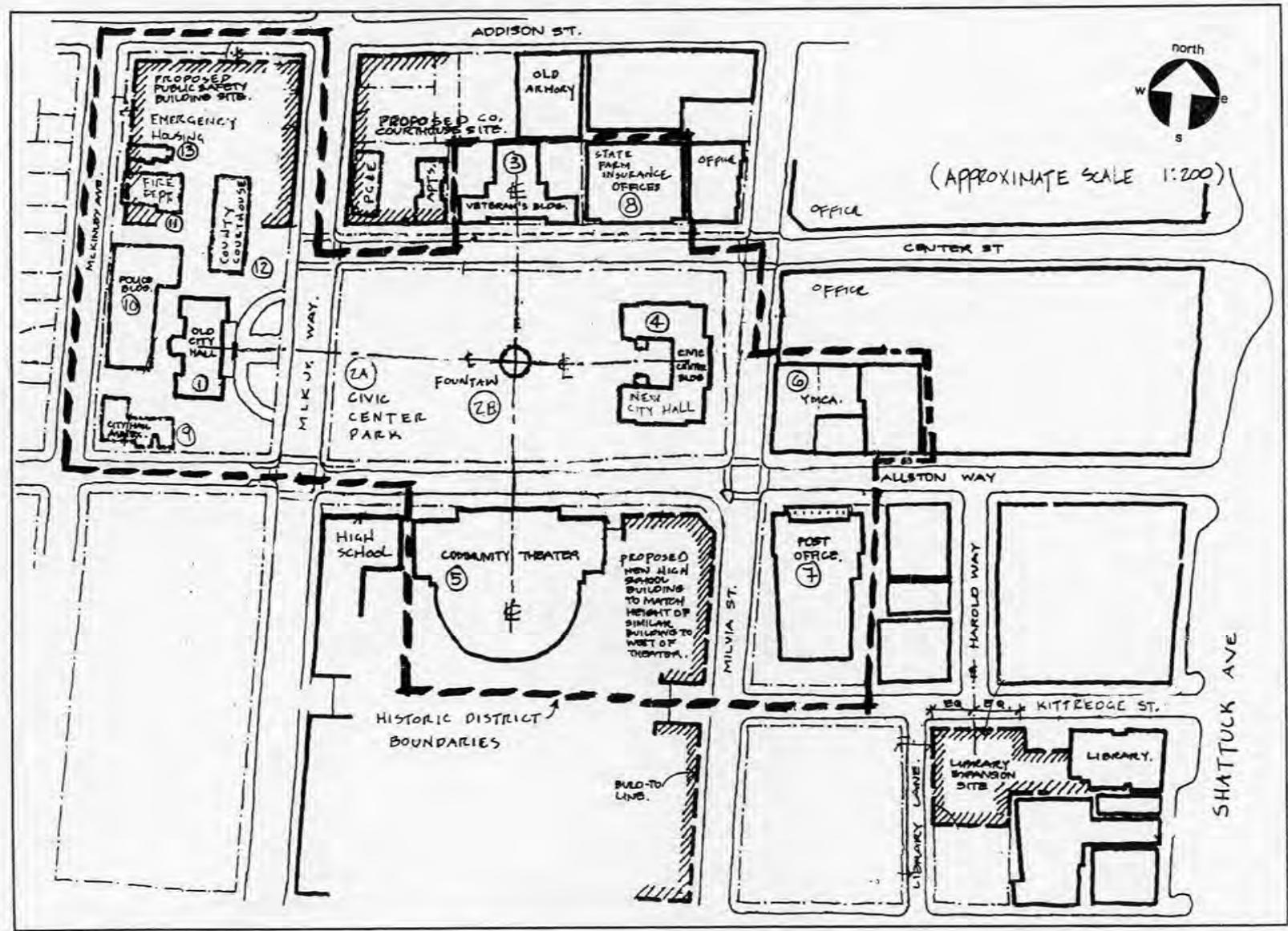
Verbal Boundary Description

The boundary of the nominated property includes the entire block bounded by McKinley and Addison Streets and Allston and Martin Luther King Jr. Way. It also includes the adjoining block bounded by Center Street, Milvia Street, Allston Way and Martin Luther King Jr. Way. North across Center Street is included the Veteran's Building at 1931 Center St. and the State Farm Insurance Building at 1947 Center Street, both to the rear property line. To the East, at the NE corner of Milvia St. and Allston Way is included the Berkeley YMCA at 2001 Allston Way and at the SE corner is the Berkeley Post Office at 2000 Allston Way. The property at the SW corner of the intersection of Milvia and Allston and the Berkeley Community Theater/Florence Schwimley Little Theater at 1930/1920 Allston Way are included. The final piece of the boundary of the nominated property contains the structure at the SW corner of Martin Luther King Jr. Way and Allston Way, at 2200 Martin Luther King Jr. Way

Boundary Justification

The proposed district boundaries were determined by the civic function of the individual properties surrounding Civic Center Park.

SKETCH MAP



BERKELEY CIVIC CENTER DISTRICT

ALAMEDA COUNTY, CALIFORNIA

BERKELEY CIVIC CENTER HISTORIC DISTRICT

Berkeley Civic Center District, Berkeley, Alameda County, California

BERKELEY CIVIC CENTER HISTORIC DISTRICT

Table of Photos*

PHOTO #	BUILDING NAME/ADDRESS	VIEW DESCRIPTION/DIRECTION
1	Civic Center Park	Aerial view from Civic Center Bldg. (Federal Land Bank) looking west over park towards Old City Hall
2	Old City Hall, 2134 Martin Luther King Jr. Way	Front elevation looking west
3	Old City Hall, 2134 Martin Luther King Jr. Way	Front elevation looking west
4	Old City Hall, 2134 Martin Luther King Jr. Way	Side elevation looking north
5	Civic Center Park	Aerial view looking east over park w/Veterans Bldg., Civic Center Bldg., and Community Theater
6	Civic Center Park	Aerial view looking east over park w/Civic Center Bldg. and Fountain
7	Central Fountain, Civic Center Park	Looking east to Civic Center Bldg. w/fountain and Christmas Tree
8	Central Fountain, Civic Center Park	Looking east to Civic Center Bldg. w/fountain and Christmas Tree
9	Civic Center Bldg. (Federal Land Bank), 2180 Milvia Street	West elevation overlooking Park
10	Civic Center Bldg. (Federal Land Bank), 2180 Milvia Street	South elevation, looking northeast
11	Civic Center Bldg. (Federal Land Bank), 2180 Milvia Street	Front/east elevation, looking southwest
12	Civic Center Bldg. (Federal Land Bank), 2180 Milvia Street	Front and south elevation, looking northwest with YMCA in foreground
13	Young Mens Christian Association (YMCA), 2001 Allston Way	West elevation, looking east
14	Young Mens Christian Association (YMCA), 2001 Allston Way	Front elevation, looking north
15	Milvia Streetscape	Looking north on Milvia Street with Civic Center Bldg. on left and YMCA on right

Berkeley Civic Center District, Berkeley, Alameda County, California

16	United States Post Office, 2000 Allston Way	Front elevation, looking south
17	United States Post Office, 2000 Allston Way	Side/west elevation, looking east
18	Empty lot w/temporary school buildings on corner of Allston Way	Looking south to corner of Berkeley High School
19	Berkeley Community Theater, 1930 Allston Way	North elevation, looking southwest
20	Berkeley Community Theater, 1930 Allston Way	North elevation w/ sculptures overlooking Civic Center Park
21	Berkeley Community Theater, 1930 Allston Way	North elevation w/ sculptures overlooking Civic Center Park
22	Florence Schwimley Little Theater, 1920 Allston Way	North elevation w/ sculptures overlooking Civic Center Park
23	Florence Schwimley Little Theater, 1920 Allston Way, and Berkeley High School Science Building	North elevations of the Little Theater and Berkeley High School [the High School is not in the proposed civic center district] fronting Civic Center Park
24	The Science Building of Berkeley High School at the corner of Allston and Martin Luther King Jr.	Looking southeast at the corner of Berkeley High School Science Bldg. [the High School is not in the proposed civic center district]
25	The Science Building of Berkeley High School at the corner of Allston and Martin Luther King Jr.	Sculpture on the corner of Berkeley High School Science Bldg. which relates to sculpture at the Community Theaters [the High School is not in the proposed civic center district]
26	Civic Center Park	Looking southwest from corner of Civic Center Park towards Credit Union
27	Civic Center Park	Civic Center Park sidewalk, looking west through mature foliage, Theater is at left, fountain wall is to right
28	Civic Center Park	Aerial view from Old City Hall, looking southeast towards Community Theater with corner of Park in foreground
29	Civic Center Park	Aerial view from Old City Hall, looking northeast towards Veterans Bldg. with corner of Park in foreground
30	Civic Center Park	Looking northwest across Park towards noncontributory buildings [PG & E and Apt. Bldgs.] at corner of Center and Martin Luther King Jr. , portion of Veterans Bldg. is on right

~~Berkeley Civic Center District, Berkeley,~~ Alameda County, California

31	Veterans Memorial Building, 1931 Center Street	View from Old City Hall to Veterans Bldg., looking northeast.
32	Veterans Memorial Building, 1931 Center Street	Front/south elevation of bldg. from Park
33	State Farm Office Building, 1947 Center Street	Front/south elevation of bldg. from Park with adjacent Veterans Bldg., looking northeast
34	State Farm Office Building, 1947 Center Street	Front/south elevation of bldg. from Park, looking northeast
35	Center Streetscape	View looking east from Center Street towards downtown Berkeley with University of California Campanile in background
36	Corner of Milvia and Center Streets	Looking northeast from Park to noncontributory office bldgs.
37	Corner of Milvia and Center Streets	Looking east from Park to noncontributory office bldgs. across Milvia St., Civic Center Bldg. is on right
38	Center Streetscape	View looking east on Center Street towards downtown Berkeley from County Courthouse, Park is on right, PG&E Bldg. is on left
39	Martin Luther King Jr. Way streetscape	View looking southeast from corner of historic district, noncontributory historic bldg. [Landmark Framat Lodge] is on left
40	Health Dept., Berkeley/Oakland Support Services (BOSS), 2100 Martin Luther King Jr. Way	BOSS Bldg. at corner of Addison and Martin Luther King Jr.
41	Martin Luther King Jr. Way streetscape	View looking south down Martin Luther King Jr. Way, Old City Hall on right, Park on left, High School in background
42	Alameda County Courthouse, 2120 Martin Luther King Jr. Way	Front/east elevation, looking southwest with Old City Hall behind
43	Alameda County Courthouse, 2120 Martin Luther King Jr. Way	Front/east elevation, looking northwest
44	Alameda County Courthouse, 2120 Martin Luther King Jr. Way	Side/north elevation, looking south across parking lot with Old City Hall behind and Fire Dept. And Emergency Housing to right
45	Parking Lot for City services	View looking north across parking lot showing residential neighborhood surrounding this portion of civic center district

Berkeley Civic Center District, Berkeley, Alameda County, California

46	Emergency Public Housing, 2111 McKinley Avenue	Front/west elevation of historic, noncontributory building, looking east
47	Fire Dept., 2121 McKinley Street, and Police Dept., 2131 McKinley Street	View of McKinley Ave. streetscape looking southeast, with Fire Dept. Bldg. in foreground and Police Dept. Bldg. behind
48	Fire Dept., 2121 McKinley Street,	View of entry to Fire Dept., looking northeast, a noncontributory bldg.
49	Police Dept., 2131 McKinley Street	Front/west elevation of Police Dept. Bldg., looking east
50	Police Dept., 2131 McKinley Street	Front view of Police Dept. with Old City Hall behind, looking east
51	City Hall Annex, 1835 Allston Way	View of McKinley Ave. streetscape, looking north, with west elevation of City Hall Annex in right foreground
52	City Hall Annex, 1835 Allston Way	Front/south elevation of City Hall Annex, looking north
53	Municipal Employees Federal Credit Union, 2200 Martin Luther King Jr. Way	Front/east and Side/north elevations of Credit Union Building, looking southwest

*Notes:

- 1) All buildings are located in the City of Berkeley, Alameda County, California.
- 2) All photographs were taken by Jerri Holan, Director, BAHA.
- 3) All photographs were taken February 27, 1998.
- 4) The original negatives are located at the Berkeley Architectural Heritage Association (BAHA) Office, 2318 Durant Avenue, Berkeley, CA 94704 (Phone: 510/841-2242).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Berkeley Historic Civic Center District

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Alameda

DATE RECEIVED: 7/10/98 DATE OF PENDING LIST: 7/20/98
DATE OF 16TH DAY: 8/05/98 DATE OF 45TH DAY: 8/24/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000963

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RETURN - AWAITING NOTIFICATION OF FPO

The Berkeley Historic Civic Center District is significant under National Register Criteria A and C in the areas of Politics/Government, Social History, Architecture, and Community Planning & Development. Focused upon the open, centrally located Civic Center Park, the district represents the governmental service and cultural core of the urban community of Berkeley. The district contains an architecturally significant collection of civic buildings built and planned in classically-inspired and moderne styles from the early 20th century. As an urban plan the district illustrates the fulfillment of City Beautiful planning goals popularized during the period.

RECOM./CRITERIA Return

REVIEWER Paul Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 8/24/98

DOCUMENTATION see attached comments X/N see attached SLR Y/N

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Berkeley Historic Civic Center District

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Alameda

DATE RECEIVED: 12/02/98 DATE OF PENDING LIST: 1/16/99
DATE OF 16TH DAY: DATE OF 45TH DAY:
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000963

NOMINATOR: STATE

DETAILED EVALUATION: Y

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Berkeley Historic Civic Center District is significant under National Register Criteria A and C in the areas of Politics/Government, Social History, Architecture, and Community Planning & Development. Focused upon the open, centrally located Civic Center Park, the district represents the governmental service and cultural core of the urban community of Berkeley. The district contains an architecturally significant collection of civic buildings built and planned in classically-inspired and moderne styles from the early 20th century. As an urban plan the district illustrates the fulfillment of City Beautiful planning goals popularized during the period.

[The appropriate FPO was notified of the proposed nomination--see letter enclosed.]

RECOM./CRITERIA Accept Criteria A & C

REVIEWER Paul R. Lusignan DISCIPLINE Historian

TELEPHONE _____ DATE 12/3/98
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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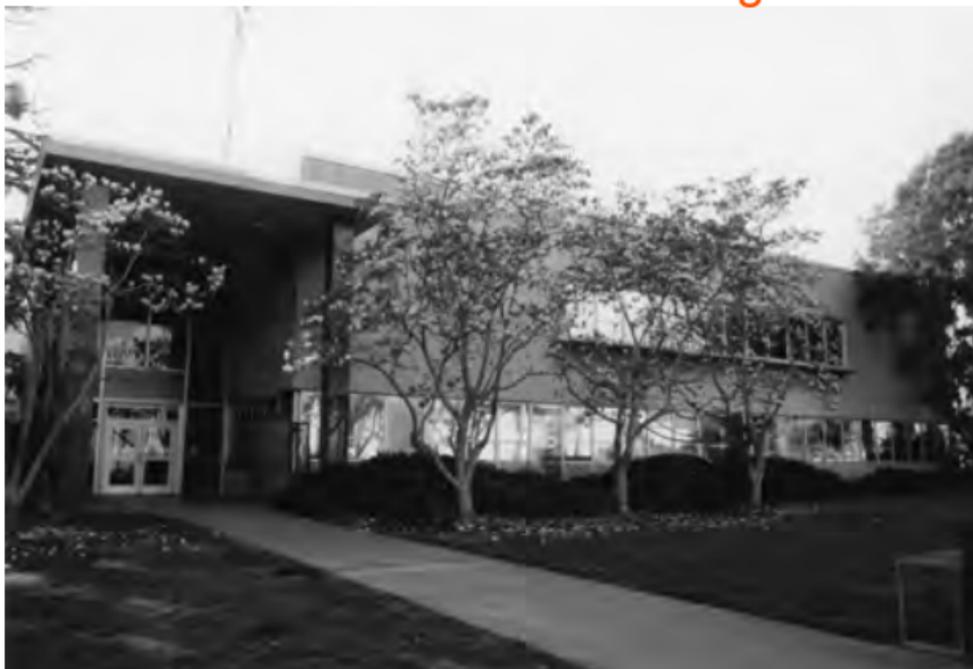
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LPC 2025-05-01
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UNITED STATES
 DEPARTMENT OF THE INTERIOR
 GEOLOGICAL SURVEY

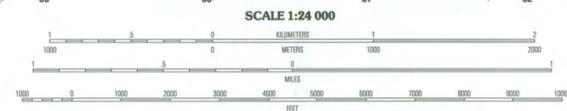
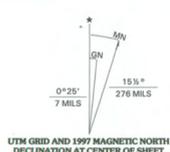
*Berkeley
 Alameda County
 California*

1. NAME - BERKELEY CIVIC CENTER
 HISTORIC DISTRICT
 2. LOCATION
 3. UTM REFER 10-564180-4791385

OAKLAND WEST QUADRANGLE
 CALIFORNIA
 7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
 Compiled from imagery dated 1947. Revised from imagery
 dated 1959. PLES and survey control current as of 1959
 Contours and elevations current as of 1947. Map edited 1996
 North American Datum of 1927 (NAD 27). Projection and
 1000-meter grid: Universal Transverse Mercator, zone 10
 10 000-foot ticks: California Coordinate System (zone 3)
 North American Datum of 1983 (NAD 83) is shown by dashed
 corner ticks. The values of the shift between NAD 27 and NAD 83
 for 7.5-minute intersections are obtainable from National Geologic
 Survey NADCON software
 San Antonio grant boundary omitted because of insufficient data
 There may be private inholdings within the boundaries of
 the National or State reservations shown on this map



ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or improved surface
Secondary highway	Unimproved road
Interstate Route	U.S. Route
	State Route

1	2	3
4	5	6
7	8	

1 San Quentin
 2 Richmond
 3 Biowest Valley
 4 San Francisco North
 5 Oakland East
 6 San Francisco South
 7 Hunters Point
 8 San Leandro

OAKLAND WEST, CA
 1993
 DMA 1559 IV SE-SERIES V895

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





Berkeley-Albany YMCA

We build strong kids, strong families, strong communities.

RECEIVED

APR 22 1998

OHP

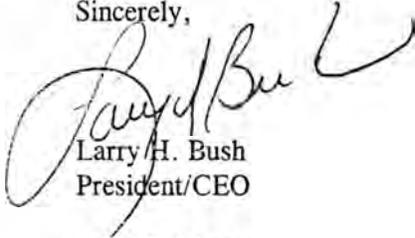
April 21, 1998

Ms. Cheryl Widell
State Historic Preservation Officer
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Ms. Widell:

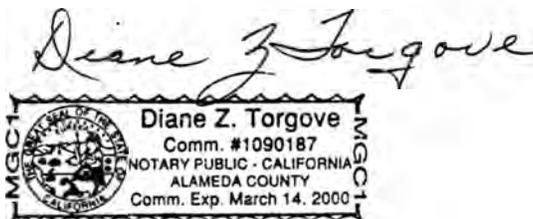
On behalf of the Board of Directors of the Berkeley-Albany YMCA please note our objection to being listed on the National Register.

Sincerely,



Larry H. Bush
President/CEO

Jules F. Mayer
Chair, Board of Directors



Metropolitan Office
2016 Center Street, Berkeley, California 94704
(510) 549-4515 • FAX (510) 649-9885



Berkeley-Albany YMCA

We build strong kids, strong families, strong communities.

MEMO

To: Cynthia Howse

From: LHB *LHB*

Date: June 11, 1998

Re: Historic Support

cc: file

RECEIVED

JUN 24 1998

ONE

Dear Ms. Howse:

This notarized letter is to confirm the Berkeley YMCA's support in it's nomination as a part of the Berkeley Historic Civic Center District to the National Register of Historic Places.

Diane Z. Torgove
Diane Z. Torgove
Comm. #1090187
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
Comm. Exp. March 14, 2000

STATE HISTORICAL RESOURCES COMMISSION

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 942896
SACRAMENTO 94296-0001
(916) 653-6624
FAX (916) 653-9824



June 29, 1998

Ms. Carol D. Shull
Keeper of the National Register
National Park Service
Mail Stop 2280, Suite 400
1849 "C" Street, NW
WASHINGTON, DC 20240

Subject: Berkeley Historic Civic Center District
Berkeley, Alameda County, California
Nomination to the National Register of Historic Places

Dear Ms. Shull:

Enclosed please find the Berkeley Historic Civic Center District nomination to the National Register of Historic Places. This property is located in Berkeley, Alameda County, California.

This district consists of nine contributing resources and three noncontributing resources. Two properties are privately owned and ten properties are publicly owned. Enclosed you will find a notarized letter from one private property owner, Berkeley-Albany YMCA, stating the objection of the YMCA to the National Register listing. This objection is retracted in a second letter from the YMCA, also enclosed.

If you have any questions regarding this nomination, please contact Cynthia Howse, of my staff, at (916) 653-9054.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl E. Widell".

Cheryl E. Widell
State Historic Preservation Officer

Enclosure

STATE OF CALIFORNIA — THE RESOURCES AGENCY

PETE WILSON, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO 94296-0001
(916) 653-6624
FAX: (916) 653-9824



September 29, 1998

Ms. Carol D. Shull
Keeper of the National Register
National Park Service
Mail Stop 2280, Suite 400
1849 "C" Street, NW
WASHINGTON, DC 20240

Subject: Berkeley Historic Civic Center District
Berkeley, Alameda County, California
Nomination to the National Register of Historic Places

Dear Ms. Shull:

Enclosed please find the additional information you requested on the Berkeley Historic Civic Center District: a revised description of the YMCA, a revised map, and the continuation sheet with architectural classifications and materials.

If you have any questions regarding this material, please contact me at (916) 653-9054.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Howse".

Cynthia Howse
Historian II

Enclosure

DEC. 2, 1998 1:25PM

NO. 401 P. 1/1

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

PETE WILSON, Governor

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO 94296-0001
(916) 653-6624
FAX: (916) 653-9824



October 22, 1998



Mr. John Sorenson
Federal Preservation Officer
Facilities Headquarters
4301 Wilson Boulevard, Suite 300
Arlington, Virginia 22203-1861

Subject: Berkeley Historic Civic Center District
Berkeley, California
National Register of Historic Places

Dear Mr. Sorenson:

This letter is to notify you that the Berkeley Historic Civic Center District is being proposed for listing in the National Register of Historic Places. The U.S. Post Office at 2000 Milvia Street, which is already listed in the National Register, is located within the proposed district. If you would like to comment on this designation please submit your comments to this office by November 23, 1998.

If you have any questions, please call Cynthia Howse, of my staff, at (916) 653-9054.

Sincerely,

Daniel Abeyta
Daniel Abeyta
State Historic Preservation Officer

Cc: Kayode Kadara

Post-it* Fax Note	7671	Date	12/2/98	# of pages	1
From	<i>Paul Pusegnan</i>	From	<i>Cynthia Howse</i>		
Co./Dept.	<i>NPS</i>	Co.	<i>OHP</i>		
Phone #		Phone	<i>916-653-9054</i>		
Fax #	<i>202-343-1836</i>	Fax #			

April 21, 2025

1947 Center Street – Window Replacement

APPLICANT STATEMENT

I. Existing Conditions

1947 Center Street is a six-story, 115,000 square foot, steel reinforced concrete structure designed by James Plachek, constructed in 1947-48, and originally owned by the State Farm Insurance Company. It was landmarked in 1998-99 as part of the Berkeley Civic Center Historic District and identified on page 12 in Section 8 of the NRHP as “related” and on page 10 of Section 7 as “contributing”. The exterior of the building has not been significantly altered.

The existing windows are steel sash, single glazed, and are original to the building. Page 8 of the National Register application notes the fenestration as integral to the building’s significance.

II. Project Scope

The proposed project asks for the existing windows to be removed and replaced with thermally broken, aluminum windows with dual-glazing, configured to match the existing sashes. Approximate window count:

- South Elevation (facing Center) = 102
- East Elevation = 35
- North Elevation = 80
- West Elevation = 31

The replacement options are summarized in detail in the attached WJE report and drawings.

III. Project Rationale

The genesis of the project occurred during the Covid-19 lockdown: City staff asked for an evaluation of the building’s mechanical systems with an emphasis on fresh air changes and then a general assessment of the heating and ventilation systems vis-à-vis evolving Covid mitigation protocols.

Capital Engineering, a mechanical, electrical, and plumbing engineering firm who have previously prepared documents for 1947 Center and are familiar with the complicated alterations that have been made to the building systems overtime, was asked to evaluate the existing air distribution. A test and balance sub-contractor, at Capital’s direction, performed an in-depth analysis of the equipment motors, static air pressure, and air distribution metrics throughout the building.

It was determined that extensive recalibration and replacement of older equipment was required, as well as alterations to the supply and return air ducting.

Subsequent energy modeling of the building was performed to determine criteria for new equipment and distribution pathways. The models showed significant heat loss and gain through the steel sashes. Steel is a well-known thermal conducting element. Steel windows have not been allowed in most new construction for many years.

Capital Engineering advised the City and design team that any new equipment installed within the current building envelope would necessarily be compensating for this inefficiency and would consequently be over-designed relative to a new building. The priority for users' thermal comfort then became a more careful evaluation of the building envelope, exploring multiple options (for example: leaving existing windows, insulating walls and roof, etc.). These options and associated metrics are outlined in detail in the attached report from WJE.

The WJE report and recent hazardous material evaluations have pointed to other deficiencies in the window assemblies. It was determined that the best path forward is to first replace the windows.

IV. The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation

Acknowledging that character defining features are, as much as practicable, to be repaired and preserved, the "Rehabilitation" category grants latitude to replace extensively deteriorated and damaged features. The steel windows fall into that category for the reasons outlined above in item III "Project Rationale". The cost to rehabilitate the existing steel sashes is prohibitive for the City and even if accomplished, does not mitigate the thermal performance deficiency.

The severity of deterioration and poor thermal performance falls under Standard #6 and #9: the new windows will match the existing sashes in configuration. While conforming to the scale and proportions of the original sashes, the new windows will clearly be identifiable as new from the interior.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

This proposal offers two options to mitigate the existing window thermal performance. The preferred option, complete window replacement, will not alter the fenestration pattern or proportions of the existing building but will replace the steel windows with thermally-broken, aluminum versions. (Note that the inward-opening hopper vent in the lower portion of the existing steel window sashes is not available from the preferred window manufacturer and will not be duplicated in the aluminum replacement option).

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The preferred complete replacement option removes historic materials.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No conjectural alterations are proposed.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not applicable to the proposed work.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The preferred complete replacement option will remove historic materials.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The state of steel window deterioration makes the restoration of the existing windows impractical and not affordable. A few windows have already been replaced, some have fallen out of their existing openings. The preferred option proposes mimicking the mullion pattern of the existing windows.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable to the proposed work.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable to the proposed work.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The preferred complete replacement option removes the historic steel windows. The proposal is to mimic the existing steel window configurations. If differentiation is desired, alternate pane and operable panel locations can be considered.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

Not applicable to the proposed work.

V. Landmarks Ordinance, 3.24.260: Permit Application-Review standards and criteria

C. Approval of permit applications pursuant to this section may be granted only upon the determination that the proposal conforms to the criteria set forth in paragraphs 1 and 2:

1. For permit applications for construction, alteration, or repair: **(a)** For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character of special historical, architectural, or aesthetic interest or value of the landmark and its site, as viewed both in themselves, and in their setting.

This proposal offers two options to mitigate the existing window thermal performance. The preferred option, complete window replacement, will not alter the fenestration pattern or proportions of the existing building but will replace the steel windows with thermally-broken, aluminum versions. The proposed replacement product, Graham Architectural Products, Series SR6700, will be mostly indistinguishable from the existing metal windows when viewed from the exterior. The new aluminum window profiles are deeper than the existing steel windows and it will be obvious from the interior that the windows are new.

- (b)** For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including façade, setback and height; nor shall the proposed work adversely affect the special character of special historical, architectural, or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as maybe embodied in the designation of the historic district.
- (c)** For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis of designation; nor shall the proposed work adversely affect the special cultural, educational or historic interest of values if that is the basis for designation.

Although no alterations are proposed to building setback or height, the proposed work removes the steel windows from the façade and in as much as that feature is “character defining”, there will be an “adverse affect”. The proposed replacement product, Graham Architectural Products, Series SR6700, will be mostly indistinguishable from the existing metal windows when viewed from the exterior.

2. For permit applications for demolition: the commission shall find that the designated landmark, historic district or structure of merit or portion thereof is in such condition that it is not feasible to preserve or restore it, taking into consideration the economic feasibility of the alternatives to the proposal, and balancing the interest of the public in preserving the designated landmark, historic district, or structure of

merit or portion thereof and the interest of the owner of the landmarked site, historic district, or structure of merit site in its utilization.

Rehabilitation of the existing steel windows is not currently feasible for the City and the T1 bond timeline providing the opportunity to facilitate window replacement is very limited. The existing windows have multiple lead paint coatings, the window putty is asbestos containing, the steel itself is rusting and failing; and as previously mentioned, windows have fallen to the street from their openings. Window rehab and reglazing are technically possible but cost prohibitive, and even if accomplished, the thermal performance of the assembly will not be improved.



Wiss, Janney, Elstner Associates, Inc.
2000 Powell Street, Suite 1650
Emeryville, California 94608
510.428.2907 tel
www.wje.com

October 4, 2024

Tom Beil
Noll & Tam Architects
729 Heinz Avenue
Berkeley, CA 94710

Historic Steel Window Energy Assessment

1947 Center Street - Berkeley, California
WJE No. 2024.0881

Dear Mr. Beil:

At your request, Wiss, Janney, Elstner Associates, Inc. (WJE) has prepared this proposal to provide historic preservation and building enclosure consulting services for a proposed energy upgrade renovation project at 1947 Center Street in Berkeley, California.

Background

1947 Center Street is a six-story office building constructed in the 1940s (Figure 1). The building is owned by the City of Berkeley (City), and located within the Civic Center Historic District. It is noted as a landmark or historic structure of merit on the City's Property & Planning website. In 1998 the building was added to the National Register of Historic Places as a contributing building to the Historic Civic Center District. The exterior walls are constructed of reinforced concrete and have steel windows in punched openings. The windows, which have single-pane casement, hopper, and fixed sashes, are original to the building and are a character defining historic feature. WJE performed an assessment of the windows and issued two reports in 2015, dated May 22 and August 31, which found the windows were functional with some recommended repairs to address leakage and corrosion issues. Our understanding is that those repairs were not implemented.

The City is preparing for an energy upgrade project at the building which includes evaluation of upgrades to the building mechanical systems and the building enclosure, including the walls, roof, and windows. Noll & Tam Architects (NTA), has requested that WJE prepare this report to document the condition of the existing windows, and the work we have performed to date to evaluate thermal improvement options for the walls, windows, roof to assist NTA and the City in determining a treatment approach for the historic windows.

Historic Significance

The Historic Civic Center District was placed on the National Register by the Berkeley Architectural Heritage Association (BAHA). At the time of registration, the district included nine contributing buildings. One of these contributing buildings, the hall of justice, has since been demolished. The statement of significance in the 1998 registration form indicates the historic district qualities as historic under "Criteria



A” due to the identifiable use of the district for civic functions dating back to the 1899 relocation of city hall to its current site, and the concerted efforts to develop a civic district around city hall during the period of significance. Of the contributing buildings, 1947 Center Street was the only building that housed a place of business rather than a civic use. Since being listed, 1947 Center Street is also the only contributing building in the district to have undergone a significant change of use. This building was originally included as the State Farm Insurance Companies Building and is now the location of several city departments. The modifications currently being considered would not affect the use of the building. In fact, the building now has a stronger case for significance under Criteria A, as its use is more in-line with the other buildings of the civic center district.

The 1998 registration form completed by BAHA also indicates the historic district, and more specially 1947 Center Street, qualifies as historically significant under “Criteria C” due to the collection of largely unaltered buildings that retain a high degree of integrity as a group. Criteria C summarizes this well as “a significant and distinguishable entity whose components lack individual distinction.” In particular BAHA noted the relationship between 1947 Center Street and the Civic Center Building across the street, both designed by the same architect, in the same style, and with similar windows, including nearly identical windows. The window modifications current being considered could affect the significance of the building under criteria C.

Condition Assessment

On May 13, 2015 WJE performed a condition assessment of the steel windows. On April 26, 2024 WJE performed a supplement to that assessment to identify any overall trends or significant changes in condition. In both assessments, the window glazing putty was moderately to severe cracked and deteriorated. In both assessments the steel window frames had minor to moderate corrosion at the interior and exterior. These conditions were often associated with locations of glazing putty deterioration, but they were also noted occurring on the surface of the frame where there were no noticeable defects in the paint coating. To identify the cause of damaged interior finishes around windows on the south facade, in 2015 WJE performed water testing which identified leakage through deteriorated glazing putty, but also significant leakage around the perimeter of the window. These perimeter leaks were caused by delaminations in the parge coat on the surrounding concrete walls. There were also leak through cracks in the concrete which telegraph through the parge coat. Lastly, the sealant between the parge coat and the window perimeter was deteriorated.

In the 2024 assessment, putty was noted to be missing at additional window locations. Corrosion of the window frames and deterioration of the parge coat was not noticeably different. The only significant new item we noted during our survey was a concrete spall above a window on the north facade (Figure 2). We do not have a detailed photograph of the same window head from the 2015 survey, however from an overview photo we can see the concrete was not missing at this location in 2015 (Figure 3). We suspect there was a crack at this location which allowed water to penetrate and cause rebar corrosion, resulting in the current spall.



There are three replacement aluminum windows on the building. Two on the north facade, and one on the south facade (Figure 4). This replacement window appears to be functioning well, however there is a displaced gasket at the head (Figure 5).

Thermal Performance

Capital Engineering performed whole-building energy modeling to evaluate the anticipated energy use impacts of modifying the existing building enclosure. The modifications considered were adding roof insulation, adding exterior wall insulation, replacing existing windows with new thermally broken aluminum, and adding new jockey sash window inboard and maintaining the existing windows. Per their modeling, we understand there is minimal energy savings from adding insulation to the roof and walls. Their analysis the options for window replacement and adding a jockey sash offer substantial potential for energy savings. Due to limitations of the software used by Capital for this analysis, they were not able to not directly compare the performance of the window replacement and jockey sash options, however their analysis indicated the potential energy savings for these two options are equivalent. Capital identified the following targets for the window performance, based on the 2022 California Energy Code prescriptive requirements for new construction.

- Roof maximum U-factor: 0.034
- Wall maximum U-factor: 0.650
- Operable Window Maximum U-factor: 0.46
- Operable Window Maximum relative SHGC: 0.22

Note that these targets are purely voluntary for the project. Due to the historic status of 1947 Center Street, the use of the California Historic Building Code is applicable, so the prescriptive energy code requirements need not apply to this project, if meeting them would affect a character defining feature of the historic building.

WJE evaluated the window insulation (U-factor) and Solar Heat Gain Coefficient (SHGC) values for the retrofit options. As the roof insulation and wall insulation options were dismissed, they are not discussed here.

For the window replacement and window jockey sash addition options, we modeled each option using THERM and WINDOW, which are software developed by the Lawrence Berkeley National Laboratory. THERM uses a finite element method to analyze two-dimensional, steady-state heat-transfer effects through a building cross section. WINDOW is used in conjunction with THERM to calculate glazing thermal performance, including the U-factor and solar heat gain coefficients in question. THERM and WINDOW are frequently used by window manufacturers to assess U-factor ratings and condensation resistance of the window assemblies. The boundary conditions used for modeling are per NFRC 100 "Procedure for Determining Fenestration Product U-Factors." The typical window type was modeled at the actual width and height as they occur on the building, approximately 7 feet tall by 5 feet wide, and included all of the intermediate horizontal and vertical mullions, which degrade the U-factor of the assembly. Additionally, for comparison to the energy code, we modeled the same windows at the prescribed NFRC dimensions.



Table 1. Summary of results

Scenario	U-Factor	SHGC
Existing Window- Actual	1.16	0.66
Existing Window- NFRC	1.13	0.72
Window Replacement - Actual	0.56	0.21
Window Replacement – NFRC	0.42	0.22
Jockey Sash – Actual	0.40	0.21
Jockey Sash - NFRC	0.27	0.22

The window assemblies analyzed are shown in the schematic design drawings issued by WJE and attached to this report. Only representative typical details were modeled. The results of our analysis are summarized in Table 1. For comparison of inputs and results, a view of a model of the windowsill for each option is shown in the figures below. The existing window sill is shown in Figure 6, the thermally broken replacement window sill is shown in Figure 7, and the jockey sash window sill is shown in Figure 8. Note that all models show isotherms in a color spectrum. Isotherms are lines or colors showing a consistent temperature at each location, similar to a topography map, however showing temperatures, rather than elevations; with red being the warmest interior temperatures, and violet indicating the coldest exterior temperatures.

These THERM models can show the relative condensation risk between the options. For example, the results for the existing windowsill (Figure 6) shows the interior surface of the existing steel window frames (magenta color) are very close in temperature to the exterior temperature (violet). The jockey sash option has similar results (Figure 8). The existing steel window frames in this option, are actually colder than the existing condition. This is because the jockey sash and the new IGU act similar to added insulation, which blocks the interior heat from reaching the steel window frame directly. For this reason, the risk of condensation in the jockey sash option is the highest of the three, so care should be taken to keep interior air from reaching the existing steel windows during the winter in this option. The thermally broken replacement window option (Figure 7), has the lowest risk of condensation of the three conditions analyzed. The interior face of the aluminum window frame for example is a green color, which is much closer to the interior red color. If a more precise condensation evaluation is desired, we can perform this, if interior temperature and relative humidity conditions can be identified by Capitol Engineering.

Regarding energy performance, the U-factors for the window replacement and jockey sash options are significantly more energy efficient than the existing steel windows. Overall, these options could reduce winter heat loss (U-factor) through the windows up to 50 to 65% compared to the existing windows, with the jockey sash offering slightly more energy savings potential. The NFRC U-factor for the replacement option (0.42) is below the energy code requirement (0.46 max.), however the actual arrangement of horizontal and vertical mullions significantly degrades the performance (0.56). This type of degradation is typical and acceptable per the energy code; however, these results indicate that the energy savings of the actual replacement windows will likely be less than was indicated by Capitol Engineering’s whole-building



energy model. Meanwhile, the actual U-factor for the jockey sash option is better than was assumed by Capitol, indicating that winter energy savings could be greater than their whole-building model indicated. Regarding the models results for solar heat gain, during the summer the window replacement and jockey sash options could both reduced solar heat gain by up to 68%. Performance for the window replacement and jockey sash options are the same, as they assume the use of the same IGU with low-e coating, and the same arrangement of mullions. The actual SHGC results (0.21) are slightly better than the prescriptive code requirement (0.22), which was assumed in Capital Engineering's whole-building model. This indicates the actual energy savings may be slightly greater than their model predicts, however optimism should be tempered with the understanding that whole-building energy models and the THERM models we have prepared have un-controlled variables such as weather variation, HVAC system efficiency, and whole-building air leakage which could easily result in different performance results.

In summary, the jockey sash option offers the best potential for energy savings, but at a cost of increased risk of condensation occurring on the interior face of the existing steel windows. The window replacement option offers similar substantial energy savings while reducing the risk of condensation.

Discussion and Recommended Scope of Repairs

We have evaluated the two window treatment options and have the following recommendations.

Replace steel windows. While this option presents challenges for approval from the Berkeley Landmark Preservation Commission, the City has asked the design team to explore this option. Removal of historic windows from the primary facade (south) may not be approvable, given the property's historic status. If that instance arises, we recommend offering to limit window replacement to the non-primary facades. The scope of repairs for this option would include the following schematic items:

1. Demolition: To avoid concealed corrosion, we recommend removing the window frames, rather than attempting to abandon the portion of the steel window frames currently embedded in the concrete and grout. The destructive openings around the windows performed in 2015 showed the existing steel windows are anchored behind the interior plaster. Removal of the existing windows would entail localized remediation, removal, and replacement of the interior finishes near the window. The interior finishes we have observed include plaster and drywall. Removal of the existing windows will also create a void where the embedded sections of the window are removed. These voids should be filled with structural repair mortar to provide a consistent surface for the installation of new windows.
2. New windows: There are contemporary manufacturers of steel window frames. These frames could be fabricated to be largely similar to the existing windows, however installation of new steel windows to match the existing would not substantially improve the energy efficiency of the building. We previously discussed with the city options to use a new steel window, or retrofit the existing steel windows, to accommodate vacuum insulating glass or pyrolytic coated low-emissivity glass. These options can marginally improve thermal performance, but not to the same degree that a new thermally broken aluminum window could provide. In consultation with the City, we understand the intent is to use insulating glass units (IGUs) and new thermally broken aluminum windows to optimize the thermal improvements made possible by removing the existing windows. Depending on the fabricator selected, these windows could have similar sightlines in elevation, however the depth of



Tom Beil
Noll & Tam Architects
October 4, 2024
Page 6

new aluminum mullions will need to be deeper than the existing steel windows to accommodate the thickness of the IGU and the greater depth of aluminum required for structural support of the window. This would alter the appearance of the windows.

Maintain existing steel windows. If the City desires to substantially improve the energy performance, but are not permitted to remove the existing windows, this option may be necessary. In particular, the Berkeley Landmark Preservation Commission may not permit the removal of the original windows from the primary facade (south), given the property's historic status. If that instance arises, we recommend offering to maintain the existing steel windows on the primary facade.

To improve thermal performance this option would include the addition of a new operable window placed inboard from the existing windows. The drawbacks of this option include the added cost of maintaining the existing steel windows, as well as the added maintenance of the airspace between the new and old windows. The existing windows do not include gasketed air seals, so access to the airspace will be required to clean soot and dust that may intrude, as well as cleaning and removal of condensation which may form on the existing window frames on cold mornings. The scope of repairs for this option would include the following schematic items:

3. Glazing putty: For addressing leakage through the existing window due to the deteriorated glazing putty, we recommend replacement of the glazing putty. Per our prior survey, we assume this will be completed on all facades.
4. Reglazing: While glazing putty is removed, it could be convenient to replace the glazing. However, when an interior jockey sash window with a spectrally selective IGU is added to improve energy efficiency, the modification of the existing glazing of the steel windows would not provide a meaningful improvement in performance. Accordingly, while glazing putty is being replaced, we recommend removal and reinstallation of the existing glass, and replacement in kind where glass is broken. While a comprehensive survey has not been completed, for this schematic stage, we assume 5% of the glass is broken.
5. Window frame: While putty and glazing are removed, it is convenient to address the corrosion of the window frames. The current state of corrosion at the locations we observed does not pose an imminent fall hazard at this time. However, corrosion was observed consistently, and will require treatment in the future. Treatment of the corrosion will require removal of the glass and putty. As that scope is already included above, for cost efficiency we recommend including removal of corrosion product from the frames at this time. While glazing is removed, we recommend removing steel corrosion and repainting the frame at the exterior and interior. We also recommend performing adhesion testing per ASTM D4541 and D3359 on the coating of the steel windows and on the exterior wall to determine whether the existing coatings are suitable for overcoating rather than stripping and recoating. We recommend four tests per ASTM standard per component per elevation. As this has not been completed, we recommend that the bid documents include an alternate for full stripping of the window coating.



6. Perimeter sealant: For addressing leakage through the window perimeter seal, we recommend replacing the sealant with a paintable sealant or a custom-colored silicone sealant with a minimum sealant bond line of 3/8 inch of the fillet bead at the head, jamb, and sills.

The existing exterior sealant has not been tested for hazardous materials. We recommend the City engage a certified industrial hygienist to evaluate this material.

Both window options. There are some items that require consideration to address water leakage regardless of which window treatment option is ultimately permitted. **During our 2015 water testing, we found that a significant portion of the damaged interior finishes were likely caused by water leakage around the perimeter of the windows.** This was due to distress in the exterior parge coating, such as cracks and delamination; as well as voids in the paint coating which covers the parge. If a window replacement project is planned, we recommend evaluating the concrete facade and planning for repair in concert with the window replacement. Without treatment of the concrete wall, there is a risk of leakage continuing to occur around the edges of the new windows. The scope of repairs we recommend for both window options includes the following schematic items:

7. Exterior wall paint coating: Our recommendation is to fully strip the coating (to expose the parge coat) and recoat the exterior wall with an elastomeric coating if the aggregate of adhesion test results (discussed in the window frame section above) indicate the coating is not well adhered, and to perform exterior repairs followed by a full recoating of the building. If budget allows, and the test results indicate that the coating is adhered and performing adequately, we recommend performing the concrete repairs, and recoating the full building to avoid a patchwork of coating overlays at localized repair areas.

An overlay of elastomeric coating, or targeted recoating around windows without fully coating the building may be visually noticeable depending on the extent of the coating overlay. The new coating can be applied as a band across entire floors or at localized repair areas, but in both cases, the new coating will likely be noticeable, even if color matched, as it may have a different sheen and will weather differently than the existing coating. Thus, as a temporary measure coating overlays can be considered to allow time to allocate the required funds for the project.

The existing exterior wall paint coating has not been tested for hazardous materials. We recommend the City engage a certified industrial hygienist to evaluate this material.

8. Parge coat delamination: A wall survey should be performed to identify the locations of poorly adhered parge coat surrounding windows and in the remainder of the exterior wall. We recommend removing and replacing the delaminated parge coat where identified by the survey with a polymer modified patching mortar and anchoring the patch to the structural concrete as necessary with reinforcing fabric, epoxied stainless steel tie wires, etc. Our previous condition assessment indicated that 30% or more of the parge coat below windows sills is delaminated.



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Noll & Tam Architects
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The existing exterior wall textured parge and existing reinforcing fabric from prior repairs below windowsills has not been tested for hazardous materials. We recommend the City engage a certified industrial hygienist to evaluate these materials.

9. Parge coat cracks: Elastomeric coatings can typically bridge cracks 1/32 of an inch. Cracks greater than this width should be filled and repaired, which can be accomplished by routing and patching, routing and sealing, or epoxy injection. It is also possible that some of the parge coat cracks are caused by cracks in the structural concrete, which have telegraphed through the parge coat. Incidents of this were observed in our 2015 site investigation. These cracks will not be revealed until the parge coat is removed. Cracks in the structural concrete may receive a similar crack repair as the parge coat cracks, except urethane crack injection may also be a repair option.

The existing exterior wall textured parge and reinforcing fabric below windowsills has not been tested for hazardous materials. We recommend the City engage a certified industrial hygienist to evaluate these materials.

Closing

Thank you for the opportunity to assist with this project. Please let us know if there is any follow-up or clarifications needed. We look forward to the opportunity to assist you further with the maintenance and improvement of this important building.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Andrew Bishop". The signature is written in a cursive, flowing style.

Andrew Bishop, LEED AP
Associate Principal
California Architect C-36411



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Noll & Tam Architects
October 4, 2024
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Figures



Figure 1. Overview of the south facade of 1947 Center Street.



Figure 2. Concrete spall at window head, north facade, sixth floor.



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Figure 3. Location of window head, viewed from the second floor roof in 2015.

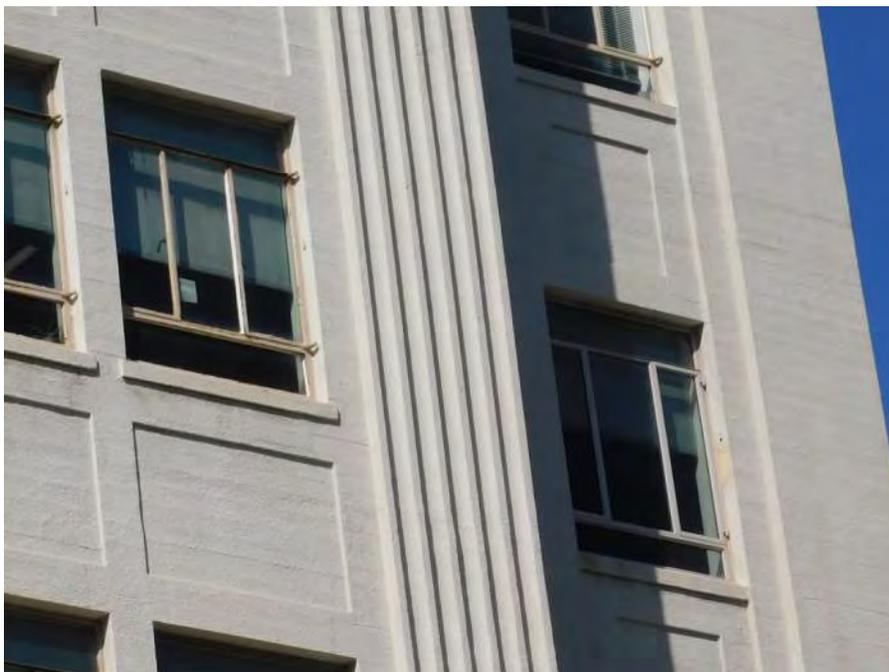


Figure 4. Original steel window (left) and aluminum replacement (right)

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Figure 5. Interior view of the aluminum replacement window.



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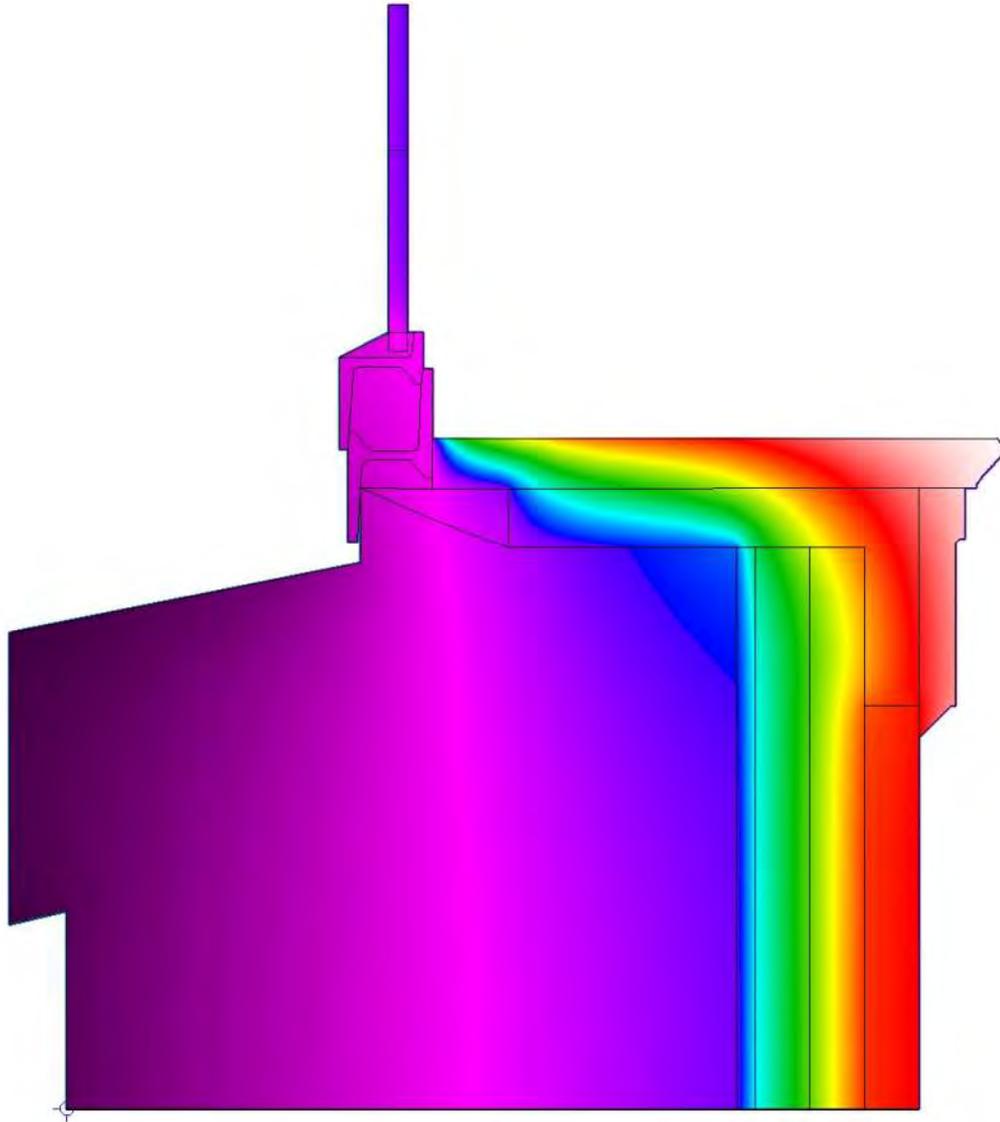


Figure 6. Isotherm results of THERM model for the existing windowsill.



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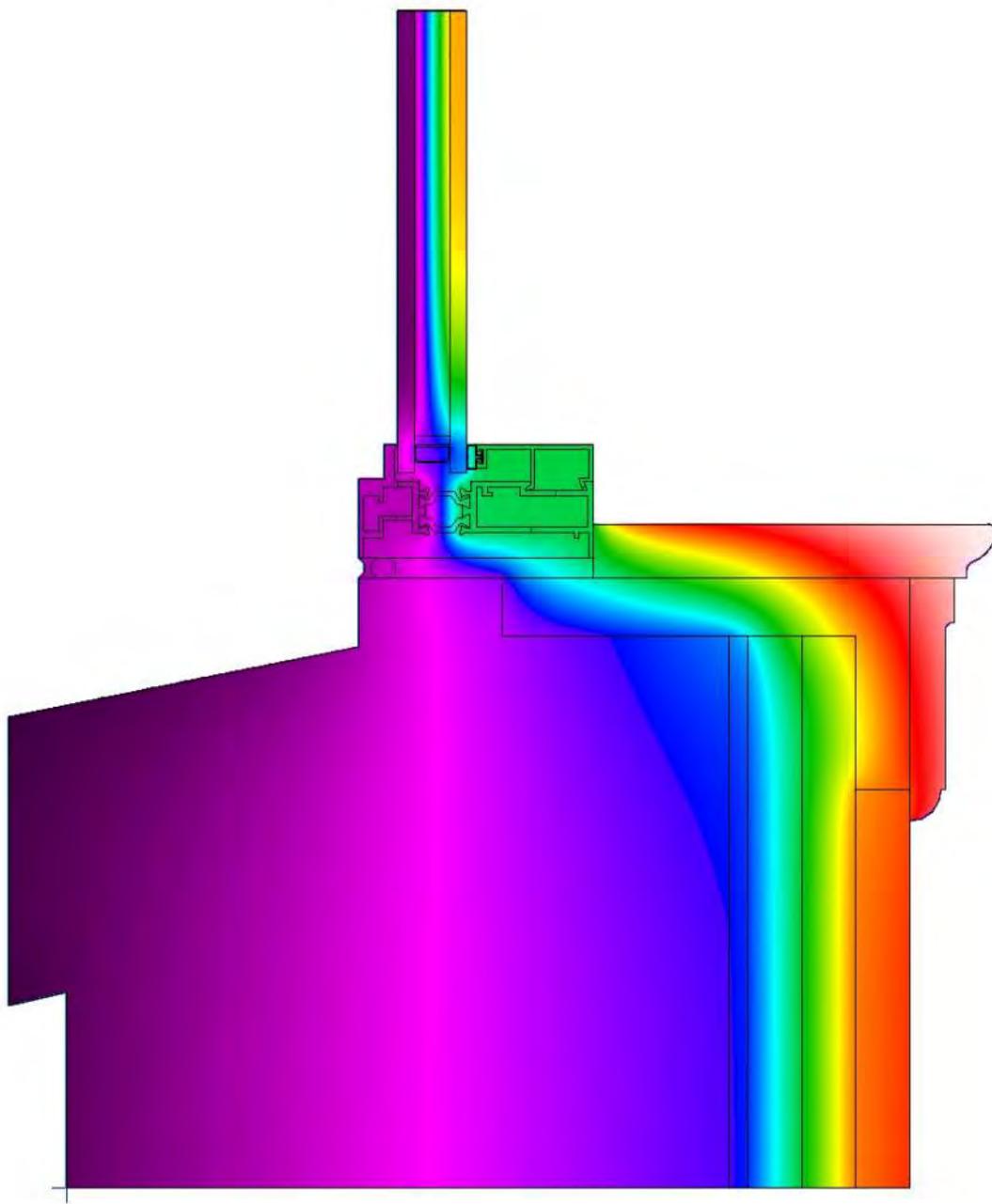


Figure 7. Isotherm results of THERM model for the window replacement option.



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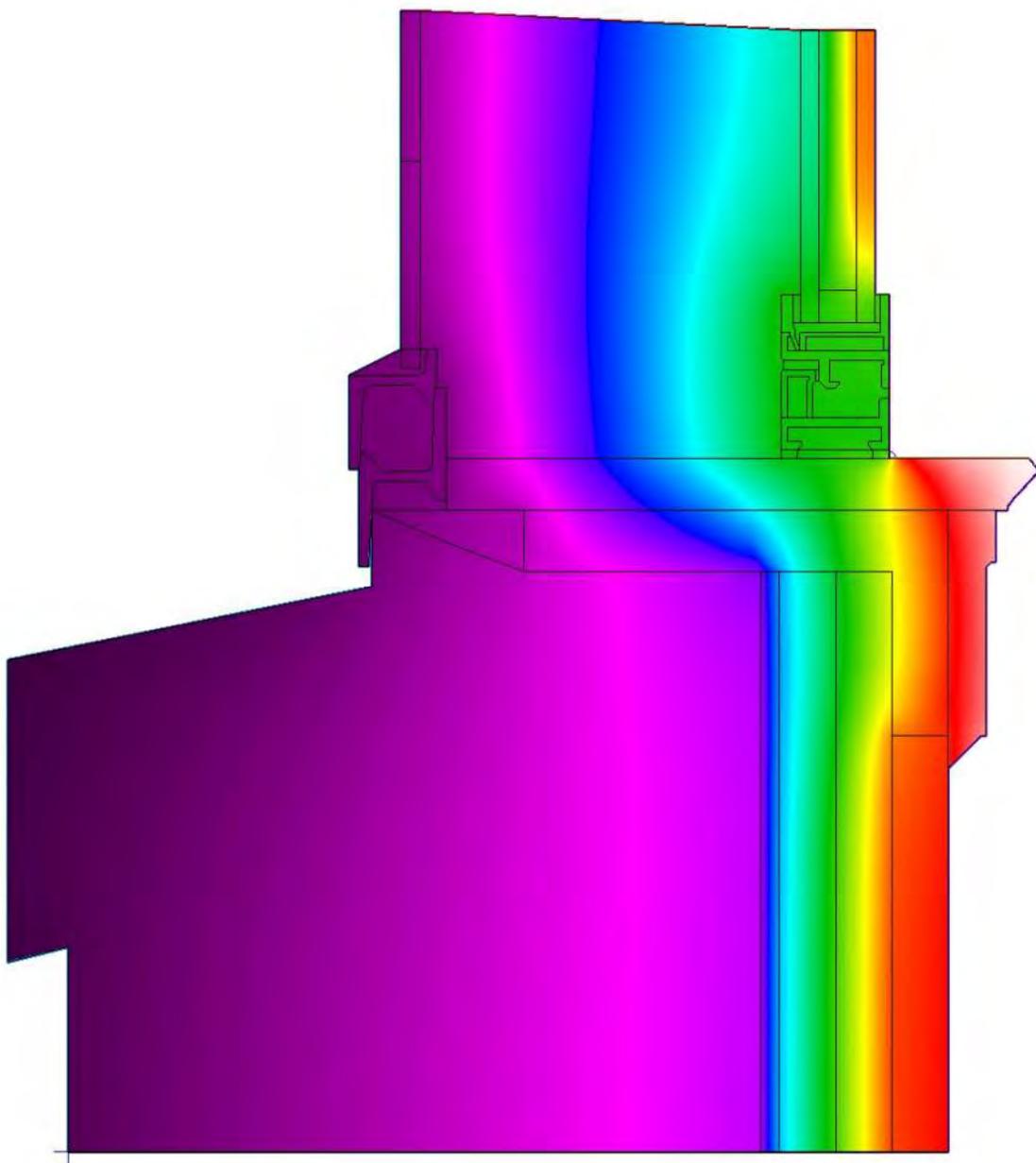


Figure 8. Isotherm results of THERM model for the jockey sash window option.



PPG Color Services
 151 Colfax St
 Springdale, PA 15144
 www.ppgmetalcoatings.com

UC72861
Duranar®
Sahara Sand
 use UC51742 primer only

PANEL NOT TO BE USED AS COLOR STANDARD

This color panel is a laboratory prepared sample to visually represent the standard color. A reasonable degree of color variation can be expected on production line samples. Final color approval should be made with production samples.

4/2/2024

LINETEC

DOVE GRAY
LT615-70 70%
2 COAT INHOUSE BLEND
2/4/2025

This is a lab prepared color sample, color may vary slightly in production line application. This sample should be viewed in natural light.

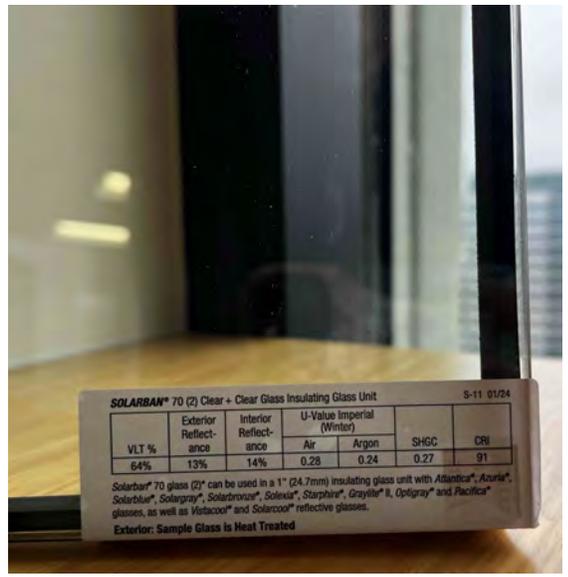
HISTORIC STEEL
 WINDOW
 REPLACEMENT
 1947 Center Street



Wiss, Janney, Elstner Associates, Inc.
 2000 Powell Street, Suite 1650
 Emeryville, California 94608
 510.428.2907 tel | 510.428.0456 fax
 www.wje.com



UC72861
Duranar®
Sahara Sand



SOLARBAN® 70 (2) Clear + Clear Glass Insulating Glass Unit S-11 01/24

VLT %	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Winter)		SHGC	CRI
			Air	Argon		
64%	13%	14%	0.28	0.24	0.27	91

Solarban® 70 glass (2) can be used in a 1" (24.7mm) insulating glass unit with Atlantica®, Azuris®, Solarblue®, Solargray®, Solarbronze®, Solenix®, Starphire®, Grayite® II, Optigray® and Pacifica® glasses, as well as Nitacool® and Solarcool® reflective glasses.

Exterior: Sample Glass is Heat Treated



HISTORIC STEEL
WINDOW
REPLACEMENT

1947 Center Street



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2000 Powell Street, Suite 1650
Emeryville, California 94608
510.426.2907 tel | 510.426.0459 fax
www.wje.com

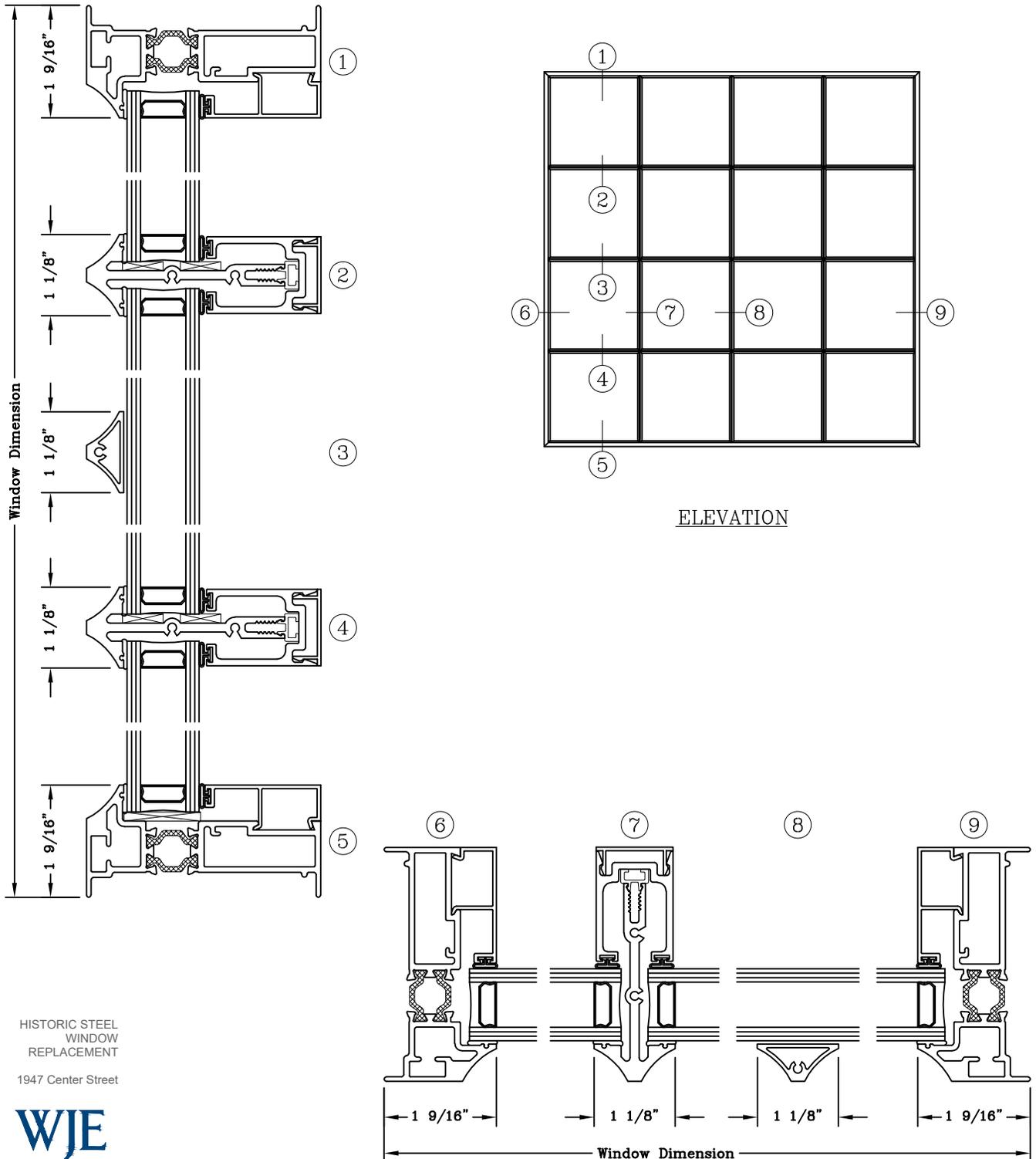
Fixed - 3 1/4"



Series: SR6700 Manufacturing Code: SR6703

Drawing 1/2 Scale - For Custom Size Drawing Contact Graham

Note: Sealant Not Shown On Details. Refer To General Installation Instructions.



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 WINDOW
 REPLACEMENT
 1947 Center Street



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 www.wje.com

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551 Mt. Rose Avenue, York, Pennsylvania 17403-2909 717.849.8100 Toll Free: 800/755-6274

0223 - SR67.03

Web Site: www.grahamwindows.com



SR6700 Series
3/4" Frame Depth
Steel Replica Casement/Projected/Fixed

SR6700 SERIES DATA SHEET

TYPE	AAMA RATING & TEST SIZE	VENT SIZE (inches)	AIR (cfm/ft ²) at 50 mph	WATER (psf)	DESIGN PRESSURE (psf)	STRUCTURAL OVERLOAD (psf)	U-VALUE (BTU/hr/ft ² /°F) ¹
CASEMENT	CW-PG90 36 x 60	34-1/2 x 58-1/2	0.03	12.11	40.10	60.15	0.42 – 0.50
AWNING	CW-PG100 60 x 36	58-1/2 x 34-1/2	0.01	12.11	100.25	150.38	0.43 – 0.51
FIXED	AW-PG110 60 x 99	N/A	0.01	12.11	110.28	165.41	0.28 – 0.37
FIXED WITH FLOATING VENT	CW-PG40 93 x 98	61-3/16 x 37-1/4	0.03	12.11	40.10	60.15	0.37 – 0.44

NOTE: The air infiltration and water resistance performance values provided above were achieved in a controlled lab environment. Performance of our products in the field will vary depending on product configurations, installation methods, and ambient conditions. AAMA 502 "Voluntary Specification for Field Testing of Newly Installed Fenestration Products" should be adhered to for testing installed products. | ¹ U-values will vary depending upon glazing selected

SR6700 SERIES QUICK VIEW:

The SR6700 steel replication window is designed to replicate the original steel windows used in many buildings. Available in fixed, projected and casement configurations. The innovative SR6700 Series window features a "floating vent", large openings and minimal sight lines.



STANDARD FEATURES

- 1" nominal TDL concave muntins & applied grids, replicates historic steel profiles
- Slim-line integral and fixed-stack mull for minimal sight-lines
- Floating vent design with 2" perimeter sight-line
- Stainless steel concealed hinges
- White bronze cam lock hardware
- Overlap of vent to frame for historic replication
- Concave exterior glazing leg
- Out-swing operation only
- Receptor and panning systems available for installation

OPTIONAL FEATURES

- Triple grids - simulated TDL muntins in conjunction with true muntins
- Vent limit devices
- Interior screens with wicket doors
- Receptor frame

Window series: SR6700 Steel Replica Projected/Fixed — General Specifications & Details

- Applications: Historic Replication
- Test Size (Fixed with Vent):
Overall: 93" x 98"
Vent: 61-3/16" x 37-1/4"
- Test Size (Fixed Only): 60" x 99"
- Test Size (Casement): 36" x 60"
- Glazing Options:
Simulated true divided lite
Insulating: 1" IG available
- Muntins: Between-the-glass muntins & true-divided lites available

- Finish Options:
AAMA 2603 — Standard acrylic or polyester
AAMA 2604 — 2 coat 50% fluoropolymer
AAMA 2605 — 2 coat fluoropolymer 70% kynar
Powder Coat
Anodized
- Hardware (Operable Units):
Hinges: 4-bar stainless steel
Lock/Latch: White bronze standard
- Accessories: Contact factory for availability
Frame Family: 3/4"
Fixed Lite Option System: SR6700
Mullions:
Stacking: Integral & fixed-stack mull
Side: 3-piece-mull
Panning: Available
Trims: Available
Receptor Systems: Available
- Exceptions: Call Graham sales rep or see website for more information.

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association and the National Fenestration Rating Council.



Check website for most current information including detail drawings and hardware options:
www.grahamwindows.com - 1551 Mt. Rose Avenue, York, Pennsylvania 17403-2909 - (800) 755-6274 (717) 849-8100

Updated
8-21

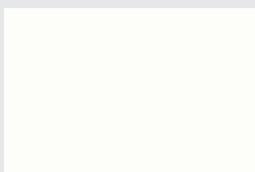
Graham Architectural Products Color Selection Chart

Below is a selection of 12 colors representing those that are frequently specified.
THESE COLORS ARE ONLY APPROXIMATE
 Actual color selection should be made using color chips. Please note that additional colors or project specific colors are available.
 Contact your sales representative or project manager to order actual color samples on aluminum chips for final selection.



Graham White

	<u>PPG code</u>	<u>GAP code</u>
AAMA 2603	UC96873	WH
AAMA 2604	UCFX10290	UG
AAMA 2605	UC72638	AJ



Bone White

	<u>PPG code</u>	<u>GAP code</u>
	UC71726	PEP
	UCFX10004	FE
	UC43350	LC



Colonial White

	<u>PPG code</u>	<u>GAP code</u>
	UC50369	CW
	UCFX10008	UQ
	UC54983	JA



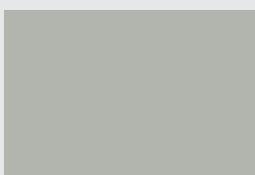
Sandstone

	<u>PPG code</u>	<u>GAP code</u>
	UC50386	CU
	UCFX10082	UR
	UC45392	JV



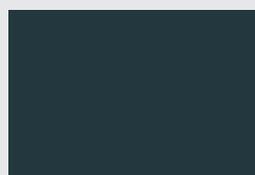
Sahara Sand

	<u>PPG code</u>	<u>GAP code</u>
AAMA 2603	UC107466	SA
AAMA 2604	UCFX10292	UH
AAMA 2605	UC72861	PY



Light Seawolf

	<u>PPG code</u>	<u>GAP code</u>
	UC58943	AIT
	UCFX10081	AIU
	UC45074	HO



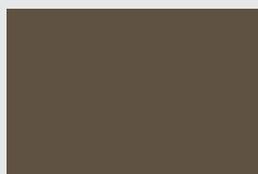
Charcoal Gray

	<u>PPG code</u>	<u>GAP code</u>
	UC97252	CH
	UCFX10080	AIV
	UC54271	XU



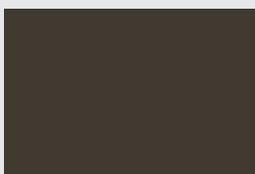
Hartford Green

	<u>PPG code</u>	<u>GAP code</u>
	UC54850	GL
	UCFX10055	UL
	UC51733	JF



Antique Bronze

	<u>PPG code</u>	<u>GAP code</u>
AAMA 2603	UC96895	DZ
AAMA 2604	UCFX10293	UO
AAMA 2605	UC72688	DL



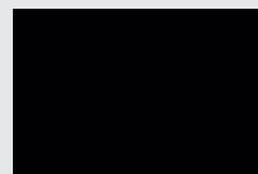
Graham Bronze

	<u>PPG code</u>	<u>GAP code</u>
	UC96872	BW
	UCFX10291	UF
	UC72169	DA



River Rouge Red

	<u>PPG code</u>	<u>GAP code</u>
	UC53979	RU
	UCFX10147	UK
	UC52006	RJ



Black

	<u>PPG code</u>	<u>GAP code</u>
	UC97235	BL
	UCFX10053	UP
	UC40577	HG

AAMA 2603 (e.g. Duracron™)
 AAMA 2604 (e.g. Acrynar™ / Envirocron™ powder)
 AAMA 2605 (e.g. Duranar™ / Corafon™ powder)

Duracron™, Acrynar™, Duranar™, Envirocron™, and Clorafon™ are registered trademarks of PPG Industries.



Product Data Sheet



Aesthetic Description

Solarban® 70 glass (formerly *Solarban*® 70XL glass) is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT).

The world's first triple-silver, magnetron sputter vacuum deposition (MSVD) coating, *Solarban*® 70 glass expands the design possibilities for buildings in two important ways. First, *Solarban*® 70 glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity.

Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulated glass unit (IGU).

Performance Options

When coupled with conventional clear glass in a one-inch IGU, *Solarban*® 70 glass achieves a Visible Light Transmittance (VLT) of 64 percent and a Solar Heat Gain Coefficient (SHGC) of 0.27 to produce a Light to Solar Gain (LSG) ratio of 2.37, making it one of the industry's highest-performing glasses.

The clear aesthetic of *Solarban*® 70 glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, *Solarban*® 70 glass can be coated on the second (#2) surface of nearly all of



The Cirque
 Location: Dallas, TX | Product: *Solarban*® 70XL Glass | Architect of Record: PageSoutherlandPage | Design Architect: Gromatzky Dupree & Associates | Glass Fabricator: Trulite Glass and Aluminum Solutions | Glazing Contractor: Haley-Greer

Vitro Architectural Glass' (formerly PPG glass) wide range of tinted glasses to produce SHGCs as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, *Solarban*® 70 glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with *Solarcool*® reflective or *Vistacool*® subtly reflective color-enhanced glasses.

Supporting Sustainable Design

Vitro Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

Energy Use & Operating Cost Reduction: High-performance glasses by Vitro are engineered to facilitate downsized mechanical equipment costs, leading to reduced long-term energy costs. Visit tools.vitroglazings.com for glass comparison and configuration tools for analyzing glass products.

Sustainability Documentation: Vitro Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the *Cradle to Cradle Certified*™ program, and the first in North America to publish third-party verified Environmental Product Declarations (EPDs) for its Flat Glass and Processed Glass products.

For additional credit opportunities and supporting documentation, visit tools.vitroglazings.com/LEED

LEED® Credit Opportunities			
Possible Points	LEED Credit	<i>Solarban</i> ® 70 Feature	Path/Option Satisfied
18	Energy & Atmosphere (EA) Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Whole Building Energy Simulation (Option 1) or Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (Option 2)
5	Innovation (IN) Innovation in Design	Exceeds minimum performance mandated by local energy codes	Innovation (Option 1), Pilot (Option 2) and Exemplary Performance (Option 3)
3	Indoor Environmental Quality (EQ) Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)

Solarban® 70 Glass

Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites

Outdoor Lite: Coating if Any (Surface) Glass	Glass Type +	Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) %	Visible Light Reflectance		(BTU/hr ² ft ² °F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
				Exterior %	Interior %	Winter Nighttime	Winter Argon		

Solarban® 70 Solar Control Low-E Glass

Solarban® 70 (2) + Clear			64	13	14	0.28	0.24	0.27	2.37
Solarban® 70 (2) Solexia® + Clear			56	11	14	0.28	0.24	0.26	2.15
Solarban® 70 (2) Atlantica® + Clear			49	10	13	0.28	0.24	0.23	2.13
Solarban® 70 (2) Azuria® + Clear			50	10	13	0.28	0.24	0.24	2.08
Solarban® 70 (2) Solarblue® + Clear			41	8	13	0.28	0.24	0.22	1.86
Solarban® 70 (2) Pacifica® + Clear			31	7	13	0.28	0.24	0.19	1.63
Solarban® 70 (2) Solarbronze® + Clear			39	8	13	0.28	0.24	0.20	1.95
Solarban® 70 (2) Optigray® + Clear			46	9	13	0.28	0.24	0.23	2.00
Solarban® 70 (2) Solargray® + Clear			32	7	13	0.28	0.24	0.19	1.68
Solexia® + Solarban® 70 (3) Clear			56	11	12	0.28	0.24	0.32	1.75
Atlantica® + Solarban® 70 (3) Clear			48	9	11	0.28	0.24	0.28	1.71
Azuria® + Solarban® 70 (3) Clear			49	9	11	0.28	0.24	0.29	1.69
Solarblue® + Solarban® 70 (3) Clear			41	8	12	0.28	0.24	0.27	1.52
Pacifica® + Solarban® 70 (3) Clear			31	6	10	0.28	0.24	0.22	1.41
Solarbronze® + Solarban® 70 (3) Clear			38	8	11	0.28	0.24	0.26	1.46
Optigray® + Solarban® 70 (3) Clear			46	9	12	0.28	0.24	0.28	1.64
Solargray® + Solarban® 70 (3) Clear			32	7	11	0.28	0.24	0.24	1.33
Graylite® II + Solarban® 70 (3) Clear			6	4	10	0.28	0.24	0.11	0.55

Vistacool® and Solarcool® with Solarban® 70 Solar Control Low-E (3)*

Vistacool® (2) Azuria® + Solarban® 70 (3)			38	21	23	0.28	0.24	0.24	1.58
Vistacool® (2) Pacifica® + Solarban® 70 (3)			24	11	22	0.28	0.24	0.19	1.26
Solarcool® (2) Azuria® + Solarban® 70 (3)			19	19	27	0.28	0.24	0.16	1.19
Solarcool® (2) Solarblue® + Solarban® 70 (3)			16	14	28	0.28	0.24	0.15	1.07
Solarcool® (2) Pacifica® + Solarban® 70 (3)			12	10	27	0.28	0.24	0.13	0.92
Solarcool® (2) Solarbronze® + Solarban® 70 (3)			15	14	27	0.28	0.24	0.15	1.00
Solarcool® (2) Solargray® + Solarban® 70 (3)			13	11	27	0.28	0.24	0.14	0.93

*Solarban® 70 glass for annealed applications is applied to Starphire® glass, heat treated applications will require either clear or Starphire® glass depending on manufacturing process.

All performance data calculated using LBNL Window 7.3 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

Fabrication and Availability

Solarban® 70 glass is available exclusively through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction.

Solarban® 70 glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

To obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS (877-6457)** or visit samples.vitroglazings.com. For videos, design insights and technical education, visit the Vitro Glass Education Center at glossed.vitroglazings.com. For glass comparison and configuration tools, visit tools.vitroglazings.com.

For more information about Solarban® low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call **1-855-VTRO-GLS (887-6457)**.

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