CHAPTER 4

Historical Overview and Contexts

Historical Overview and Contexts

Berkeley's Civic Center

Despite the successful 1906 bond, and the completion of the highly acclaimed new Berkeley Town Hall in 1909, the entirety of Berkeley's Civic Center eventually took several more decades to realize.[1] The history of Berkeley's Civic Center is a chronicle of the city growth, national and international political events, and architectural and planning trends. The city's purchase of the land and the pace of construction were affected by two world wars, the Great Depression, and local politics and economics. The style chosen for the buildings and Civic Center plan reflected important architectural movements, from the Beaux Arts Classicism of City Hall and the later Post Office to the Classic Moderne and Art Deco structures of the Depression and World War II eras *(Figure 4.1)*.

The inception of Berkeley's civic center was the town trustees' decision to move the town hall to east Berkeley. In 1900 Berkeleyans approved a bond to build a new public high school at its present site southwest of the relocated Town Hall, and the cornerstone was laid February 23, 1901. This building was later demolished in 1934 to accommodate the larger, more modern, school complex present today.[2] Together, the two buildings formed the seed of a future civic center.

The 1904 conflagration that claimed the original town hall left Berkeley without an official administration building *(Figure 4.2)*. Two years later, the devastating 1906 San Francisco earthquake and fire brought a stream of residents into Berkeley.[3] Spurred by an increased population and a genuine need for an administrative building, the new, larger town hall was completed in 1909. That same year Berkeleyans amended their city charter transitioning from a town to a city, thereby making the new building a "city hall."[4]

In 1914, Berkeley's Civic Center gained another building with the construction of the Berkeley Post Office at the southeast corner of the intersection of Milvia Street and Allston Way. Both the City Hall and Post

Figure 4.1
Berkeley City Hall not long after completion in 1909. Source: Historic Postcard.

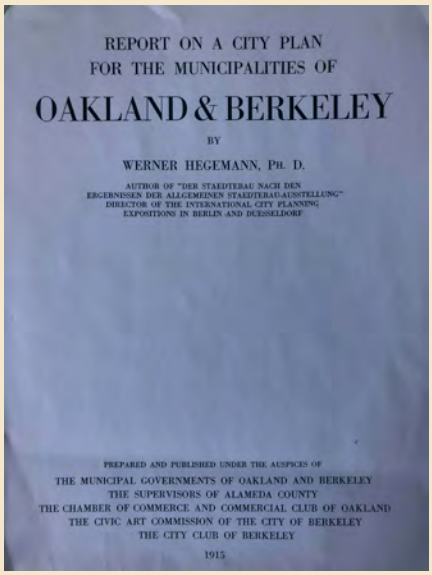
Office represent the Beaux Arts Classicism popular before World War I and feature richly decorated and harmonious facades. *(Figure 4.3).*

A year later, in 1915, the publication of Dr. Werner Hegemann's 1915 Report on a City Plan for the Municipalities of Oakland and Berkeley was a defining moment for Berkeley. Hegemann, a world-renowned German city planner, was invited to the United States in 1913 "to co-operate with American cities in the promotion of planning projects"[5] *(Figure 4.4 Front Cover of Hagemann's Report)*. Hegemann's plan for Berkeley and Oakland embraced the connections that the two cities shared physically and in street plan. Hegemann's report included master plans for Berkeley's Civic Center that had been prepared by planners Lewis P. Hobart and Charles H. Cheney in 1914. Both Hobart and Cheney had attended the Paris Ecole des Beuax Arts: Hobart from 1901 to 1903 and Cheney from 1907 to 1909. Their plan for Berkeley revolved around the existing Berkeley City Hall, and reflected their Beaux Arts training. They presented two alternative proposals for the city. The first depicted City Hall facing an elaborate park covering an entire block surrounded by a uniform and stylistically unified set of civic buildings. The second showed a staggered series of new buildings on the block opposite City Hall, leaving a series of smaller interlocking spaces. The plans included references to the U.C. Berkeley campus, with Sather Tower (the Campanile) on axis with the civic center *(Figure 4.5 view of Cheney's Vision for the Civic Center*). Hegemann described Hobart and Cheney's first alternative and the possibilities this approach provided:

> ...land would have to be acquired around the so-called Civic Center block in order to secure the building sites. In this case, the area between the buildings is so large that it cannot be treated as an architectural square or place, but it will form a small park, which can stand a good deal of planting. This planting, being so close to

Figure 4.2
Berkeley Town Hall, October 21, 1904 fire. Source: Berkeley Historical Society.

Figure 4.3
Berkeley United States Post Office, completed 1914, by architect Oscar Wenderoth; modeled after Brunelleschi's Foundling Hospital in Florence. Source: Historic Postcard.


REPORT ON A CITY PLAN
FOR THE MUNICIPALITIES OF
OAKLAND & BERKELEY
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THE SUPERVISORS OF ALAMEDA COUNTY
THE CHAMBER OF COMMERCE AND COMMERCIAL CLUB OF OAKLAND
THE CIVIC ART COMMISSION OF THE CITY OF BERKELEY
THE CITY CLUB OF BERKELEY
1915

Figure 4.4
Werner Hegemann, Report on a City Plan for the Municipalities of Oakland & Berkeley, 1915. Source: Google Books Digital.

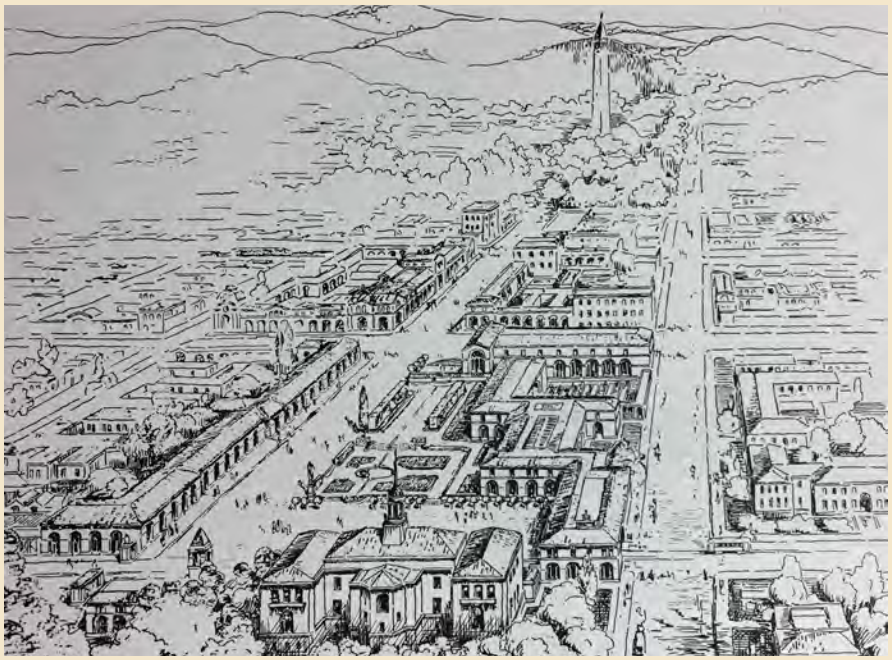


Figure 4.5
Sketch of proposed Berkeley Civic Center, by Charles H. Cheney. Source: Architect & Engineer of California, June 1918.

> architecture, of course must be formal. This formality of course does not exclude the use of the park for many civic or playground purposes; on the contrary a formal treatment makes an almost mathematical use of every square foot possible.6

In keeping with City Beautiful Movement principles, the plans were intended to transform the disjointed area into a well-organized and aesthetically appealing group of harmonious civic building surrounding a central park.[7] It was hoped that a new Civic Center would link downtown and the University with City Hall.[8] However, the City did not own all the land necessary to complete either of Hobart and Cheney's plans. In addition, further development was hindered when the United States entered World War I. As a result, the buildings and grandeur of their civic center concept did not materialize as Hobart and Cheney envisioned. Nonetheless, the idea of public buildings surrounding a central square guided the development of the Civic Center for the next several decades[9] *(Figure 4.6)*.

In 1918 Frank D. Stringham, President of Berkeley's City Planning and the Civic Art Commission, described the importance of a city plan for the well-being of residents and preservation of property values:

> If the present rate of increase is maintained, the population of the city of Berkeley will double in the next fifteen or twenty years. This rapid growth, so characteristic of American cities, emphasizes the urgency of a present plan to direct future development, prevent congestion and insure healthful conditions of living. A reasonable city plan properly

Figure 4.6
View of what would become Civic Center Park, circa early 1930s. Source: Berkeley Architectural Heritage Association.

> carried out also protects property and investment from useless injury, and contemplates the welfare of future generations. It should be the concern of urban populations to preserve sufficient light and air in all places where human beings work and live.[10]

In 1925, the need for additional space for city departments resulted in a small, City Hall Annex designed by well-known architect James W. Plachek. A stand-alone building located just to the southwest of City Hall, the building housed the heath, sanitation, parks and recreation and fire departments[11] *(Figure 4.7*).

After World War I, the state legislature passed an impressive state-wide building program that reflected the political and social influence of World War I veterans. The first civic center building to be constructed in Berkeley after the war was, appropriately, the Veterans Memorial Building, which was completed in 1928, along Center Street to the northeast of City Hall. After this building's completion, plans for the further development of the Civic Center were once again stalled, this time by the economic devastation of the Great Depression *(Figure 4.8)*.

Federal relief programs in the late 1930s were catalysts for the second phase of Berkeley's Civic Center development. U.C. Berkeley was a land grant college and a center of agricultural education and research in California. As a result, it was one of twelve regional locations for the Federal Lank Bank. In 1937, a Federal Land Bank building was required in Berkeley to administer federal relief programs *(Figure 4.9)*. The City sold the eastern portion of the land it had acquired for a civic center park to

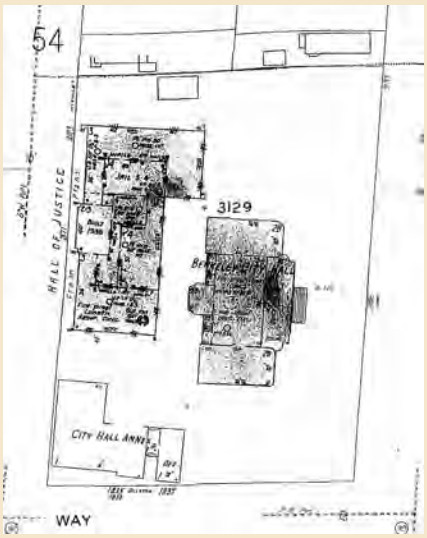


Figure 4.7
Sanborn Fire Insurance Company Map, Berkeley, 1951. Source: ProQuest.

Figure 4.8
Berkeley Veterans Memorial Building, completed 1928 by architect Henry H. Meyers. Source: Historic Postcard.

the bank for its headquarters. The proceeds were then used to purchase private parcels on the rest of the block intended for a park.[12] The Federal Land Bank was also designed James W. Plachek and completed in 1938.

By the late 1930s, the police force, having outgrown its space in City Hall, required larger quarters to meet its needs. In 1939, the City completed the Hall of Justice, also by James Plachek, which was located at 2171 McKinley Street, behind City Hall, but was demolished in 2002, when the Berkeley Public Safety Building was completed.

In 1940, the City Council established the Civic Center Committee of Experts, which included well-known local architects Bernard Maybeck, Julia Morgan, and Henry H. Gutterson; all three were trained at the Ecole.[13] After rejecting several attempts, in 1940 Berkeleyans finally approved a bond measure that enabled the City to purchase the remaining land required to finally build Civic Center Park *(Figure 4.10)*. The City was assisted in the construction of the park by the Works Progress Administration (WPA). Work proceeded rapidly, with trees, playground equipment, benches and flagpoles donated by civic organizations and the WPA. A fountain, designed by Henry H. Gutterson, and inspired by the Treasure Island Golden Gate International Exposition, which had closed in 1941, was placed in the park. The fountain mechanical equipment may have been recycled from one of the many fountains at the exposition *(Figure 4.11)*. The park was essentially completed by Memorial Day 1942, while the nation was embroiled in World War II. The park was dedicated with patriotic pageantry, speeches, and a Memorial Day parade[14] *(Figure 4.12)*.

Figure 4.9
Federal Land Bank Building with the Civic Center Park fountain under construction, 1941-42. Source: Berkeley Architectural Heritage Association.

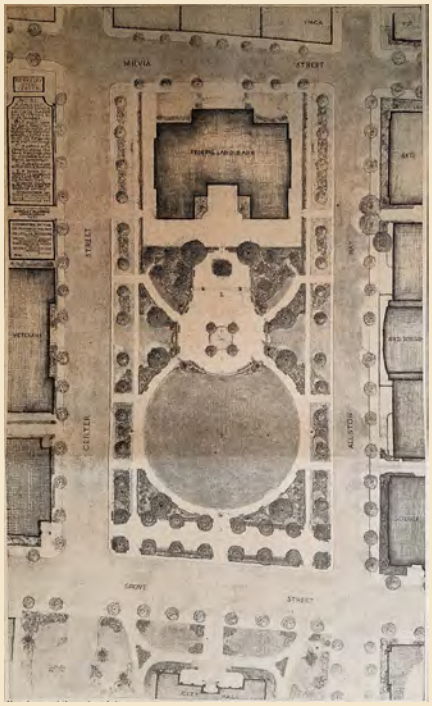


Figure 4.10
Civic Center Park Proposed Plan, 1940. Source: *Berkeley Daily Gazette,* November 19, 1940.

Figure 4.11
Golden Gate International Exposition, Court of Pacifica,1940.
Source: Oakland History Room, Oakland Public Library.

Figure 4.12
View of the Veterans Memorial Building and Civic Center Park, 1952. Source: Berkeley History Collection, Berkeley Public Library.

Figure 4.13
The south side of the Berkeley High School Community Theater, designed by Gutterson and Corlett Architects, and Civic Center Park with some established plantings, 1951. Source: Berkeley History Collection, Berkeley Public Library.

One of the final Civic Center building to be completed was a community theater. In 1937 the school administration planned the expansion of Berkeley High School on the block south of Civic Center Park. The plans included science and math laboratories and a performing arts facility, which was a joint school/community theater *(Figure 4.13)*. A WPA grant allowed for the construction of the theater to begin in 1940, and the project was accelerated to avoid conflict with the anticipated U.S. involvement in World War II. However, after Pearl Harbor the project stalled. The unfinished structural skeleton was popularly referred to as the "bird cage." Construction resumed in 1949, and the building, which was called the Berkeley High School Community Theater, was finally dedicated on June 5, 1950.[15] With the completion of this building the primary elements of the Berkeley Civic Center were finally in place. The City Hall, Federal Land Bank Building, Veterans Memorial Building, and Berkeley Community Theater were located on cross-axis intersecting the park's fountain. The State Farm Company Building was completed in 1947, immediately adjacent to the Veterans Memorial Building *(Figure 4.14)*.

Between 1955 and 1963, the City purchased the northern half of the block occupied by City Hall, and multiple government buildings were constructed such as the Alameda County Courthouse, Berkeley's Fire Department headquarters, and smaller buildings for other city services. After outgrowing its space, city hall functions were moved to the Federal Farm Credit Building in the 1970s, and the school administration moved into City Hall. Finally, in the 1980s a "peace wall" was built in the park to and commemorate Hiroshima and acknowledge a thaw in the Cold War with the Soviet Union.[16]

Figure 4.14
State Farm Insurance Company Building, September 19, 1947, with the Civic Center Fountain in the foreground. Source: Berkeley Architectural Heritage Association.

A Memorial for Berkeley's Veterans

World War I temporarily halted the further development of Berkeley's Civic Center. Appropriately, the first building to be constructed after the war was the Veterans Memorial Building; however, it took a number of years to plan and execute. Funding for the structure was made possible by a law passed by the California State Legislature allowing counties to set aside a portion of their tax revenue for construction and maintenance of war memorial buildings. Beginning in 1926 ten Veteran's Memorial Buildings were constructed in Alameda County. The buildings were designed to serve as club buildings or community centers and ranged in cost from $40,000 to $250,000.[17] *(Figure 4.15)*

The City of Berkeley bought the land for their Veteran's Memorial Building in August 1926 from private owners. The building was designed by Alameda County Architect Henry H. Meyers, with George R. Klinkhardt, and Meyer's daughter, Mildred S. Meyers, as associate architects.[18] Through his position as Alameda County Architect Meyers designed nine other Veterans Buildings including Oakland, Alameda, Albany, Emeryville, San Leandro, Hayward, Niles, Pleasanton, and Livermore, with the Oakland building, situated at the head of Lake Merritt, being the largest and most elaborate. In August 1935 Mildred Meyers published a retrospective article in the *Architect & Engineer of Californi*a about the Veterans Memorials that her father had designed *(Figure 4.16)*

Figure 4.15
Henry Meyers rending of Berkeley Veterans Memorial Building.
Source: College of Environmental Design Archives, University of California, Berkeley.

Local Berkeley and Oakland vendors and craftsmen supplied many of the materials: Thomas D. Beebe, mason and builder from Berkeley, completed the brickwork; Cronin & Burnett from Oakland were responsible for the plasterwork; H.C. Brown Roofing from Oakland installed the Pabco shingles; Bay Engineering Company from Oakland installed the heating and ventilation systems; and Liberty Ornamental Iron and Wire Works Inc. from Oakland, supplied the radiator grills and other ornamental iron.[19]

Meyers chose the Classic Moderne style for the building. While not as ornate as the Beaux-Arts Classicism employed for the pre-war Civic Center buildings, the Classic Moderne style, later more formally called "Stripped Classicism," retained the formal character, symmetry, and Classical references, but employed a simplified approach to the detailing, sometimes with little or no decoration.

The Berkeley Veterans Memorial, did however, have a certain level of decorative detail at the exterior, featuring bas-relief panels symbolizing the groups the memorial was intended to serve. Above the three main entrance doorways there are spandrel panels representing the veterans of the Civil War, the Spanish American War, and World War I. In addition, the seals of the United States and the State of California are depicted in the central frieze. Over the first floor windows are medallions that "symbolize the three branches of the Service, namely Army, Navy and Aviation, by the heads of Solider, Sailor and Aviator respectively"[20] *(Figure 4.17).*

Figure 4.16
View of the building shortly after completion. Source: *The Architect & Engineer of California,* August 1935.

Veterans Memorial Building Architects

Henry H. Meyers (1868-1943) and Mildred S. Meyers (1898-1982)

Architect Henry Haight Meyers' legacy includes over 200 buildings in the San Francisco Bay Area, Northern California, Hawaii, and Guam. Meyers was born in 1868 in Alameda, California to German immigrants Jacob and Mary Meyers and was the oldest of their nine children.[21] After graduating from high school, Meyers studied architecture at night in San Francisco. In 1897, Meyers married Bertha S. May with whom he had three daughters: Mildred S., Edith M., and Jeanette.[22]

Around 1890 Meyers was employed as an apprentice by the San Francisco architectural firm Percy & Hamilton. He was later promoted to chief draftsman, and, after the deaths of Frederick F. Hamilton and George Washington Percy in 1899 and 1900 respectively, Meyers became the principal of the firm. He teamed with architect Willis J. Polk to complete the Percy & Hamilton projects that were in progress at the time of their deaths, such as the Hahnemann Hospital and the Kohl Building, the first steel-frame building in San Francisco.[23] In 1902, Meyers joined Clarence R. Ward in partnership, a firm that lasted for over 20 years. Meyers & Ward had offices in the Kohl Building, the Percy & Hamilton project Meyers had completed.[24] Meyers and Ward received the bronze medal at the 1909 Alaska-Yukon-Pacific Exposition in Seattle for a "Hotel Perspective."[25] The partnership was responsible for numerous commercial buildings in post-earthquake San Francisco including their most well-known commission, the 13-story Alaska Commercial Building at 310 Sansome Street *(Figure 4.18).*

Figure 4.17
Detail from Henry Meyers drawing showing medallions. Source: Henry H. Meyers Collection, College of Environmental Design Archives, University of California, Berkeley.

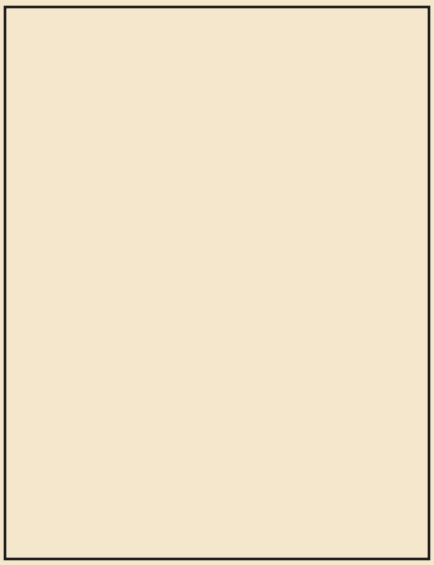


Figure 4.18
Portrait of Henry Meyers

The partnership with Ward dissolved around 1910, and from then until 1922, Meyers' projects were primarily commercial and institutional buildings. In 1922 architect George R. Klinkhardt joined Meyers, and sometime before 1930 his daughter Mildred S. Meyers also worked at the firm. From the 1920s until his retirement in 1936, Meyers concurrently held the position of Alameda County Architect while continuing his private practice. As County Architect, he designed governmental buildings and hospitals such as the Highland Hospital in Oakland, the Arroyo Del Valle Sanitarium in Livermore, the superstructure of the Posey Tube, which connects the cities of Oakland and Alameda, and multiple Veterans Memorial Buildings throughout the county[26] *(Figure 4.19)*.

Meyers' firm was responsible for the design of a total of ten Veterans Buildings in Alameda County: Niles (1926), Oakland (1926), Berkeley (1927-1928), Alameda (1928), Fremont (1929), Emeryville (1930), Livermore (1930), Hayward (1931), Albany (1931), Pleasanton (1932), and San Leandro (1933). Of these, the Oakland building, situated on Lake Merritt was the largest and most elaborate *(Figure 4.20)*. A 1935 article in the *Architect & Engineer of California* by Mildred S. Meyers lists Henry H. Meyers as the architect for all the Veterans buildings with Klinkhardt and herself as associate architects.[27] However, the architectural drawings do not credit Mildred S. Meyers for the buildings in Oakland, Berkeley, Alameda, or Emeryville.[28] It is possible she worked on the buildings, but was not yet included on the title block because she was a junior architect at the firm.

Although Meyer's Veterans Buildings were designed in the same county within less than a decade, they vary in style by context: in residential areas the designs employed the Mission Revival Style to blend with their surroundings, while in civic centers, like Berkeley, a more formal Classical style was used.[29] The buildings share common materials and custom finishes. All of the buildings have reinforced-concrete exterior walls, with the exception of the Nile's Hall.[30] The building interiors were as carefully designed as the exteriors. Color studies, prepared to scale,

Figure 4.19
Henry Meyers rendering of Highland Hospital, Oakland, 1921.
Source: Henry H. Meyers, College of Environmental Design Archives, University of California, Berkeley.

were completed for the main rooms. Decorative tile and architect-designed lighting fixtures were also common.[31]

From 1917 to 1930, Meyers was a member of the San Francisco Chapter of the American Institute of Architects; he also belonged to the California State Association of Architects.[32] In the mid 1930s, the Meyers closed their office in San Francisco due to Henry. H. Meyers' poor health. Mildred added an office and garage to the family residence in Alameda and practiced from that location.[33] Meyers retired in 1936 and died in Alameda in 1943.

Mildred Sophie Meyers had trained under notable architect John Galen Howard at U.C. Berkeley and received a Bachelor of Science in Architecture from the school in 1920. She was licensed as an architect by the State of California in 1926. Meyers began working for her father while still a student and later practiced at the firm as a draftsman, associate architect, and finally an architect.[34] Mildred Meyers practiced architecture until her death in 1982 *(Figure 4.21).*

Endnotes Chapter 4

[1] Much of this section is drawn from Architectural Resources Groups report, "Downtown Berkeley Historic Resources Reconnaissance Survey," August 2007.

[2] Susan Dinkelspiel Cerny, *Berkeley Landmarks* (Berkeley, CA: Berkeley Architectural Heritage Association, 1994) 72.

[3] Susan Cerny, Jerri Holan, and Linda Perry. National Register of Historic Places, Registration Form, Berkeley Historic Civic Center District (March, 2, 1998), 8:3.

[4] Cerny, Holan and Perry, 8:3.

[5] Werner Hegemann, *Report on a City Plan for the Municipalities of Oakland and Berkeley* (place of publication not identified, 1915) preface.

[6] Hegemann, 150.

[7] Cerny, Holan and Perry, 8.4.

[8] Cerny, *Berkeley Landmarks,* 69.

[9] "'City Beautiful': A 1914 Vision of the Civic Center," *The Independent and Gazette,* 26 September 1979, 3.

[10] Frank D. Stringham, "City Planning Progress in Berkeley," *Architect and Engineer* (June 1918): 62.

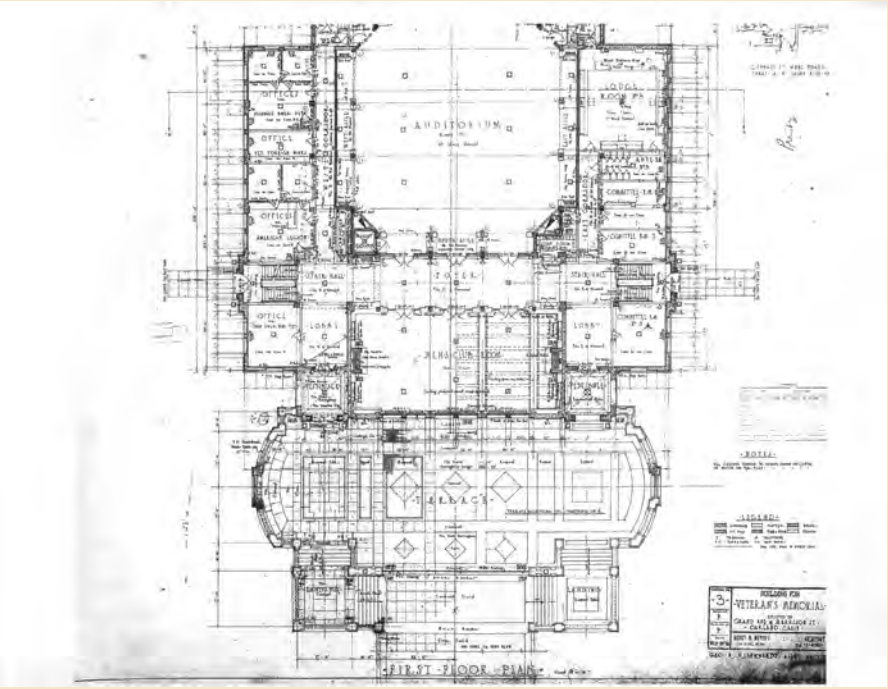


Figure 4.20
Henry Meyers Oakland Veterans Memorial Building Plan, 1925-26. Source: Henry H. Meyers Collection, College of Environmental Design Archives, University of California, Berkeley.

Figure 4.21
Mildred Meyers with her friend Elah Hale. Source: Bessie Sprague, College of Environmental Design Archives, University of California, Berkeley.

[11] Cerny, *Berkeley Landmarks,* 101.

[12] Cerny, Holan and Perry, Berkeley Civic Center National Register Nomination, 8:5.

[13] J.R. "Kacy" Ward, "For Many Years a Dream, Now It Is a Reality: Here's Birthday Present for Berkeley," *Berkeley Daily Gazette,* 29 April 1942, 33.

[14] Cerny, Holan and Perry, 8:5-6.

[15] Cerny, Holan and Perry, 8:6.

[16] Cerny, Holan and Perry, 8:7.

[17] Mildred S. Meyers, "Memorials," *Architect & Engineer* (August 1935): 12-13.

[18] Susan Dinkenspiel-Cerny. *Berkeley Landmarks* (Berkeley: Berkeley Architectural Heritage Association, 1994), 72.

[19] "City Donates Site for New Building." *Berkeley Daily Gazette,* 10 November 1928, 6.

[20] "City Donates Site for New Building." *Berkeley Daily Gazette,* 10 November 1928, 6.

[21] Henry F. Withey and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Deceased) (Detroit: Omnigraphics, 1996), 418.

[22] Inge S. Horton, *Early Women Architects of the San Francisco Bay Area: The Lives and Work of Fifty Professionals, 1890-1951* (Jefferson, N.C.: McFarland & Co., Publishers, 2010), 307.

[23] "Henry Haight Meyers (Architect." Pacific Coast Architecture Database. http://pcad.lib.washington.edu/person/249/ (accessed 5 September 2019), 4.

[24] Withey, 418.

[25] Konzak, 3.

[26] Withey, 418.

[27] Meyers, 16.

[28] Horton, 308.

[29] Horton, 306-308.

[30] Meyers, 14.

[31] Meyers, 19, 22.

[32] Withey, 419.

[33] Horton, 310.

[34] Horton, 307.

CHAPTER 5

Chronology

Chronology

Interior Historic Configuration

Henry H. Meyers' July 18, 1927 plans for the building indicate the following spaces and uses:[1]

First Floor

- Center Section: large Auditorium with Stage and Dressing Rooms on either side; Entrance Vestibule; Lobby (with trophy or display cases); two Offices flanking entry; west side Card Room and Canteen; east side Women's Toilet and Check Room; and east and west stair hall and landing.
- West Wing: Men's Club Room.
- East Wing: Women's Rest Room; and Lodge Room #1 with its associated Ante Room.

Second Floor

- Center Section: Auditorium Balcony and Projection Room; Toilet Room; Dining Room; Kitchen; and the East Ante Room to Lodge Room # 3; West Ante Room to Lodge Room #2; and east and west stair hall and landing.
- West Wing: Lodge Room #2.
- East Wing: Lodge Room #3.

Basement

- Center section: Banquet Hall; Bowling Alley; Kitchen; Men's Toilet; Locker Room; and Storage.
- West wing: Boiler Room; Storage; Check Room, and Custodian Room.
- East Wing: Unexcavated Area.

When the building opened the auditorium was of particular interest and was described by the *Berkeley Daily Gazette:* "There is a spacious lobby and large auditorium seating over 1000 people... The stage of the main

Figure 5.1
Veterans Building post World War II, circa mid 1950s.

Figure 5.2
Poster from May 1966
Grateful Dead Concert.

auditorium is well fitted with dressing rooms and stage conveniences, and connecting equipment with the moving picture room in the gallery."[2]

The building official opened on November 11, 1928, to celebrate Armistice Day and there were several days of events as described in the Berkeley Daily Gazette:

> Open house and an elaborate entertainment featured this afternoon's program held at the new Memorial Building on Center Street near Grove. This, in conjunction with the joint banquet of patriotic orders at 6:30 o'clock and the grand ball at 8:30 o'clock the evening will conclude the two-day gala celebration and dedication of the new $150,000 Memorial.[3]

Between 1928 and 1948 the building served as a gathering place for veterans and community events focused on veterans. Few alterations were made to the building during this period. During World War II – how was the building used?

1948 – Elevator Addition

In 1948, J.B. Clifford Engineering prepared renovation plans to insert an elevator to operate between the basement and second floor.[4] This is the elevator that is currently in the building; however, it is not working at the moment.

May 14, 1966

Grateful Dead Concert occurs in the Veteran's Memorial Auditorium; one of the first indoor concerts of this iconic band.[5]

1960s

Veterans and Prisoner of War organizations use the building for meetings and offices.

1975 – Entry Ramp Addition

In 1975 the front entry stair was remodeled to accommodate a new accessible ramp.[6]

1990 – Basement Homeless Shelter

In 1990 the basement was remodeled to house a homeless shelter called the "Multi-Agency Service Center."[7] New uses for the basement spaces were described in the plans:

- Center: Men's Shelter, Dining and Respite, Respite Living Areas, Day Staff Station, Kitchen, Men's Restroom, Belongings Storage, Service Provider's Office, Small Group Counseling Space, Elevator Room, and Open Shelter Evening Shelter Office.
- West wing: Telephone Electrical Room, Boiler Room, Office/Group Counseling Space, Bath, and Laundry.
- East wing: Women's Day Bathroom, Elevator Room, and Storage.

1991 – Re-Roofing

City of Berkeley Permit records indicate that the roof was repaired and re-roofed with a Class A fire rated roof assembly.[8]

1992 – Bathroom Renovation

In 1992, the First Floor Women's Restroom was remodeled. A toilet stall was removed to accommodate an accessible stall.[9]

1992 – Berkeley Historical Society

Since August 1992, the building has housed the Berkeley Historical Society archive, library, and exhibition space.[10] The Historical Society uses the original Men's Club Room on the first floor as the Berkeley Historical Museum and second floor rooms for archival facilities.

1990s

Options Recovery Services moves into the building.

2019

Flooding in west end of basement due to inadequate drainage at housing tower construction site directly west of the building (1935 Addison Street). Drainage system at adjacent site has been completed, resolving the flooding issue. Portion of the tile flooring in the basement replaced due to water damage.

Endnotes Chapter 5

[1] Henry H. Meyers, "Building for Veterans Memorial Situated on Center St. Between Grove and Milvia Streets: Berkeley Cal," 18 July 1927, drawing.
[2] "City Donates Site for New Building." Berkeley Daily Gazette, 10 November 1928, 6.
[3] "Inspection to Be Followed by Dinner and Ball." Berkeley Daily Gazette, 12 November 1928, 1.
[4] J B Clifford Chief Engineer, "Passenger Elevator," 30 September 1945.
[5] "Veterans Memorial Building," Berkeley Historical Plaque Project, https://berkeleyplaques.org/plaque/veterans-memorial-building/ (accessed October 22, 2019).
[6] County of Alameda General Services Agency, Building Maintenance Department, Ramp Addition, 11 May, 1976, drawing.
[7] Savidge, Warren, & Fillinger Architects, "Multi-Agency Service Center, Veteran's Memorial Building, City of Berkeley," 11 November 1990, drawing.
[8] City of Berkeley Permit Service Center, Berkeley Permit Card, Permit Number 53244, 20 December 1991.
[9] Alexander K. Tara Architect, Women's Restroom (Renovate Exist.), 13 November 1992.
[10] IDA Structural Engineers, "ASCE 41-17 Tier 2 Seismic Evaluation of Berkeley Veterans Memorial Building. (Oakland, CA: 22 April 2019), 6.

CHAPTER 6

Description and Character-Defining Features

Veterans Memorial Building Exterior Description

Introduction

THE BERLELEY VETERANS MEMORIAL BUILDINGg is a Classic Moderne style building, which faces Center Street and Civic Center Park in downtown Berkeley *(Figure 6.1)*. The building is two stories above a raised basement. It has a T-shaped footprint and measures 180-feet wide by 120-feet deep. The walls are reinforced concrete clad in cement plaster, which has been painted a cream color. Flat roofs with built-up roofing top all sections of the building. There are multiple memorials mounted on the exterior walls, including those to veterans of the Philippine Insurrection, World War I, Korean War, and Vietnam War.

South (Front) Façade

The south (front) façade is symmetrical and is a three-part composition: a recessed center section with projecting east and west wings. Each wing is about 40-feet wide. Several features unite the three sections of the building: a water table with simple molding; fluted colossal (two-story) pilasters with capitals featuring rondels and stylized foliate ornament; and Greek fret molding spanning between the pilaster capitals.

The parapet of the recessed center section is taller than those of the wings and is more elaborately ornamented. The cornice at the parapet consists of a band of fluted molding, sawtooth and pellet molding, nebule molding, and a row of Acanthus leaves *(Figure 6.2)*. The center section is divided into nine bays of openings, and colossal pilasters are located between all of the bays with the exception of the outer two on each side.

At the first floor, the center three bays each have rectangular openings that lead to an exterior entrance vestibule *(Figure 6.3)*. Acanthus brackets are located in the upper corners of the openings, and rondels ornament the bottom of the lintels. A segmental-barrel vault covers the vestibule, and three pendant iron lanterns with frosted glazing hang from the ceiling. Paneled wainscoting wraps the space. Opposite the three openings, there are three recessed pairs of doors with four-light transoms. The doors are

Figure 6.1
Front (south) façade with three-part composition.

Figure 6.2
The parapet of the center section is taller than the wings and includes bands of fluted, sawtooth, pellet, and nebule molding topped by a row of Acanthus leaves.

Figure 6.3
The entrance vestibule has three pairs of wood entrance doors surrounded by doorjambs with panels and stylized arabesques.

tall wood sash and feature a raised lozenge wood panel. The doorways are framed by doorjambs with panels and stylized arabesques.

Above the entrance vestibule on the second floor, each of the three bays has an opening fitted with two pairs of steel casements with a four-light transom. Each of the three spandrel panels between the first and second floor windows has the dates of one of three wars: 1861-1865 (Civil War);

Figure 6.4
Spandrel panel with the dates of the Spanish American War.

Figure 6.5
Paired two-light steel casement windows with two-light transoms on the second floor.

Figure 6.6
Pairs of six-light steel casements with four-light transoms at the first-floor.

1898-1902 (Spanish American War); and 1917-1918 (World War I). The dates are framed by garlands with a star at the top set inside an octagon and square panel. Eagles are located in the gaps between the octagon and square. On either side of the square panels, there are rectangular panels, each of which has stylized symbols representing the armed forces: a propeller, helmet, rifles, shield, and a bullet flanked by grenades. Bands of staggered sawtooth molding line the base of the spandrels, and dentil courses ornament the top. Above these center bays in the frieze, the words "Veterans Memorial" are incised between the seals of both the United States and State of California *(Figure 6.4)*.

A wide stairway with red brick veneer and simple, undecorated pipe handrails leads to two of the first floor openings, and an ADA ramp (added in 1990) leads to the third opening. Simple concrete pedestals flank the stairway. Fluted metal light posts topped by amber-glass lanterns sit atop the concrete pedestals. The first, second, third, seventh, eighth, and ninth bays have paired six-light steel casement windows with four-light transoms at the first floor and paired two-light steel casement windows with two-light transoms on the second floor *(Figure 6.5)*. The third and seventh bays have rondels and dentil courses in their spandrel panels.

The south (front) facades of the west and east wings are identical at the first and second floors. Four colossal pilasters divide each wing into three bays of openings. The first-floor openings have pairs of six-light steel casements with four-light transoms *(Figure 6.6)*. The first floor window sills have incised rondels, and there are three rectangular panels below. The spandrel panels between the first and second floors have bas relief

Figure 6.7
The west wing's west elevation is unornamented with the exception of a two-story, semicircular blind arch.

Figure 6.8
The rear elevations are utilitarian in appearance.

medallions with busts of a soldier, pilot, and sailor representing the Army, Army Air Corps (predecessor to the Air Force), and Navy. The windows on the second floor are pairs of two-light steel casements with two-light transoms. Molding with tablet flowers lines the parapet. The basement level of the west wing has three four-light steel windows.

Originally, cement plaster and wood gates were attached to the west and east ends of the south façade, providing exterior access to each of the rear courtyards. Today, the west gate remains framed with cement plaster, but there is a replacement chain link fence. At the east gate, the cement plaster columns to either side are extant, but the gate is a replacement steel security gate.

West (Side) Elevation

The walls of the west wing's west elevation are unornamented with the exception of a two-story, semicircular blind arch *(Figure 6.7)*. There are two, four-light steel hopper windows at the basement level, but no openings at the first or second floors.

At the west elevation of the main building block, there are three pairs of eight-light steel hopper windows at the basement level and a single paneled wood door to the basement accessed via a set of concrete steps, At the first floor, there is a single, double-hung window, a pair of paneled wood doors, and a single wood paneled door. A steel stairway with metal handrails leads to the doors. On the second floor, there is a six-light, fixed window above a wood, hopper sash and three pairs of wood, six-light, fixed windows.

East (Side) Elevation

The east wing's east elevation has a two-story, semicircular blind arch. At the first floor, there are three pairs of two-light steel casements with two-light transoms.

On the main block of the building's east elevation, there are two pairs of steel four-light hopper windows, a pair of paneled wood doors, followed by a third pair of steel four-light hopper windows. A steel stairway with metal handrails leads to the doors. Above on the second floor, there are three pairs of wood, six-light fixed windows and a single, six-light fixed window above a wood hopper sash *(Figure 6.8*).

North (Rear) Elevation

The north elevation of the east wing has a pair of two-light steel casements with two-light transoms, and on the second floor there are three pairs of two-light steel casements with two-light transoms. On the north elevation of the east projecting stair tower, there is a pair of glazed sash wood doors with a four-light transom. The door is recessed one step down from courtyard level. On the second floor of the stair tower, there is a three-over-three, double-hung, wood window with three-light transom. The north elevation of the west stair tower is identical to the east, with the exception of the door opening being one step up from the courtyard level. On the north elevation of the west wing, there are three pairs of openings; all are fitted with four-light steel hopper windows, except one of the center pair, which has an air intake grill. On the first floor, there are three pairs of six-light steel casements with four-light transoms. On the second floor, there are three pairs of two-light steel casements with two-light transoms.

There is a modern, wood, board-and-batten storage shed at the rear of the property. The building has a rectangular footprint and is topped by a shed roof.

Veterans Memorial Building Exterior Character-Defining Features

General

- Two stories above a raised basement
- Reinforced concrete walls clad in cement plaster
- Flat roofs
- Memorials mounted on exterior walls

South (Front) Façade

- Symmetrical façade
- Three-part composition: a recessed center section with projecting east and west wings *(Figure 6.9)*
- Water table with simple molding
- Fluted colossal (two-story) pilasters with capitals featuring rondels and stylized foliate ornament
- Greek fret molding
- Cornice with fluted molding, sawtooth and pellet molding, nebule molding, and a row of Acanthus leaves
- Nine bays of openings at center section
- Rectangular entrance vestibule openings with acanthus brackets and rondels
- Segmental-barrel vault ceiling
- Pendant iron lanterns with frosted glazing
- Paneled wainscoting
- Recessed pairs of wood doors with four-light transoms
- Doorjambs with panels and stylized arabesques
- Ornamented spandrel panels
- "Veterans Memorial" incised in frieze
- United States and State of California seals
- Stairway with red brick veneer (Dickey's No. 1 paving brick per the original specifications)
- Concrete blocks flanking the main stairway
- Fluted metal light posts topped by amber-glass lanterns *(Figure 6.10)*
- Steel casements with four-light transoms

Figure 6.9
The south (front) façade has a recessed center section with projecting east and west wings.

Figure 6.10
Fluted metal light posts topped by amber-glass lanterns flank the main entrance stairway.

- Two-light steel casement with two-light transoms
- Three-light steel casements with three-light transoms
- Four-light steel windows
- Six-light steel casements with four-light transoms
- Window sills with incised rondels
- Rectangular panels below windows
- Busts of soldiers, pilots, and sailors *(Figure 6.11)*
- Parapet molding with tablet flowers
- One-story walls with metal gates

West (Side) Façade

- Two-story, semicircular blind arch *(Figure 6.12)*
- No openings at the first or second floors of the west wing
- Four-light steel hopper windows
- Six-light fixed window
- Eight-light steel hopper windows
- Double-hung window
- Pair of paneled wood doors with four-light transom
- Steel stairway with metal handrails

Figure 6.11
Busts of soldiers, pilots, and sailors ornament the spandrel panels of the west and east wings.

Figure 6.12
Two-story, semicircular blind arch.

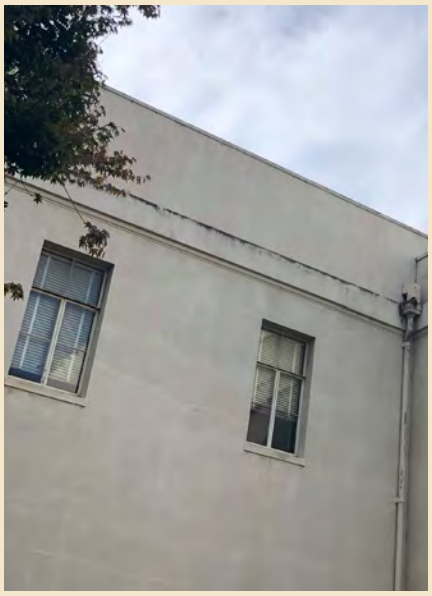


Figure 6.13
Pairs of two-light steel casements with two-light transom at rear elevation.

East (Side) Façade

- Two-story semicircular blind arch
- Two-light steel casements with two-light transoms *(Figure 6.13)*
- Steel four-light hopper windows
- Six-light wood fixed windows
- Hopper window
- Paneled wood doors with four-light transom
- Steel stairway with metal handrails

North (Rear) Façade

- Two-light steel casements with two-light transoms
- Three-over-three, double-hung wood window with three-light transom
- Four-light steel hopper windows
- Six-light steel casements with four-light transoms
- Pair of wood sash doors with a four-light transom
- Steel stairway with metal handrail

Figure 6.14
Main lobby corridor with vaulted ceiling and original pendant light fixtures.

Veterans Memorial Building Interior

Interior Historic Configuration

Henry H. Meyers' July 18, 1927 plans for the building indicate the following spaces and uses:[1]

First Floor

- Center Section: Large Auditorium with Stage at north end and Dressing Rooms on either side – east and west; Entrance Vestibule; Lobby (with trophy or display cases); two Offices flanking entry; west side Card Room and Canteen; east side Women's Toilet and Check Room; and east and west stair hall and landing.
- West Wing: Men's Club Room.
- East Wing: Women's Rest Room; and Lodge Room #1 with its associated Ante Room.

Second Floor

- Center Section: Auditorium Balcony and Projection Room; Toilet Room; Dining Room; Kitchen; and the East Ante Room to Lodge Room #3; West Ante Room to Lodge Room #2; and east and west stair hall and landing.
- West Wing: Lodge Room #2.
- East Wing: Lodge Room #3.

Basement

- Center section: Banquet Hall; Bowling Alley; Kitchen; Men's Toilet; Locker Room; and Storage.
- West wing: Boiler Room; Storage; Check Room, and Custodian Room.
- East Wing: Unexcavated Area.

When the building opened the auditorium was of particular interest and was described by the Berkeley Daily Gazette: "There is a spacious lobby and large auditorium seating over 1000 people... The stage of the main auditorium is well fitted with dressing rooms and stage conveniences, and connecting equipment with the moving picture room in the gallery."[2]

Veterans Memorial Building Interior Description

(Note: Windows are discussed at exterior description and are considered character-defining at the interior as well.)

First Floor

Lobby, Entrance Vestibule and Staircases

The main lobby has a red tile floor and polychrome tile baseboard *(Figure 6.14)*. Individual tiles are of varying shapes laid in patterns. The original drawings note the tiles were manufactured by the Gladding McBean Company (field design No. 25, border No. 117). Per the original specifications the decorative polychrome tile at the baseboard was manufactured by Solon & Schemmel of San Jose. There are metal-framed, glazed display cases, originally for Veterans and war memorabilia, but now used by the Berkeley Historical Society for exhibits, flanking the entry to the Auditorium. The lobby and first floor corridor has smooth plaster walls. The ceiling of this lobby is vaulted like the entry vestibule and also has a smooth plaster finish. Round decorative plaster emblems adorn the walls north and south of the vaults, while rectangular decorative plaster emblems are atop the pilasters between vaulting. The north and south walls, below the vaulting, have decorative, cast plaster modillions. The original drawings indicate decorative stenciling in the entryway and hallway. The original specifications indicate stenciling was to occur in the "first story lobby, corridors, stair halls, men's club room, auditorium, and all lodge rooms."[3]

There are five original pendant light fixtures in the main lobby corridor. The Auditorium doors are double wood paneled doors with brass hardware. Each double door has a fixed, wood transom above and then with a decorative, cast plaster modillion centered above the transom. Radiators have protective, decorative metal grilles *(Figure 6.15)*. There is a fire hose cabinet and several commemorative plaques in the vestibule and the first floor hallway, including a bronze memorial plaque to President Lincoln. There is a modern, accessible water fountain along the north wall of the

Figure 6.15
Radiators with protective, decorative metal grilles.

Figure 6.16
Lobby features patterned red tile floor and polychrome baseboard.

hallway. An elevator, installed in 1948, is located to the east of the entry, and was inserted in what had originally been the east office.

Tiled staircases, with polychrome risers, cast iron handrails and newel posts, and wrought iron balusters, rise to the second floor at the east and west ends of the lobby. Each stair turns at a mid-point landing. Originally, the windows at the stairwells had tinted cathedral glass, but the windows have been reglazed.

Lobby, Entrance Vestibule and Staircases: Character-Defining Features

- Patterned red tile floor and polychrome baseboard *(Figure 6.16*).
- Display cases with ornamental iron and oak flooring
- Pendant light fixtures
- Smooth plaster walls and ceiling
- Vaulted ceiling
- East and West side office doors
- Cast bronze decorative radiator covers
- Fire hose cabinet
- Decorative cast plaster modillions and moldings
- Bronze commemorative plaques
- Paneled wood doors into West Wing

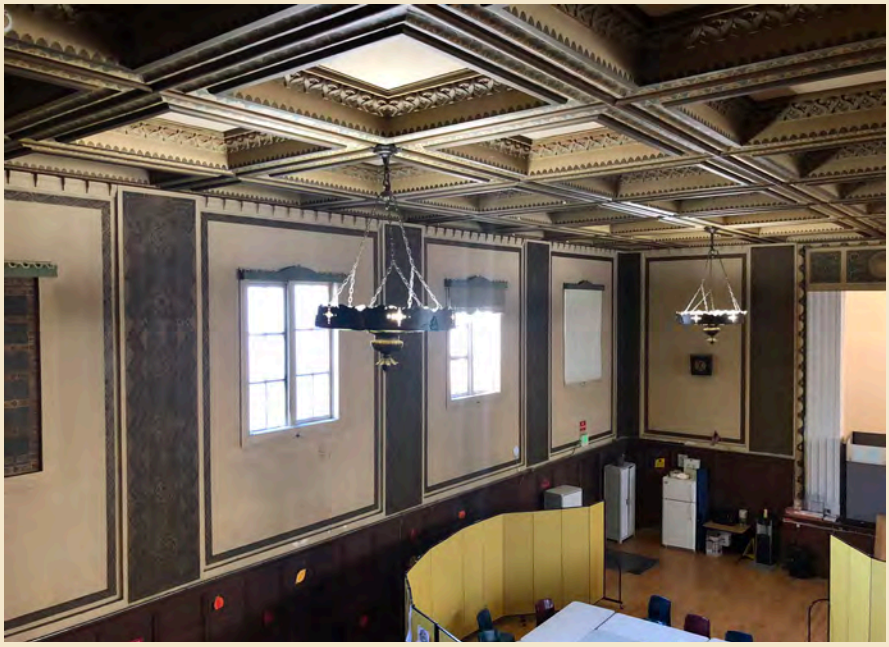


Figure 6.17
Double-height auditorium with dark wood paneling, coffered ceiling, and pendant light fixtures.

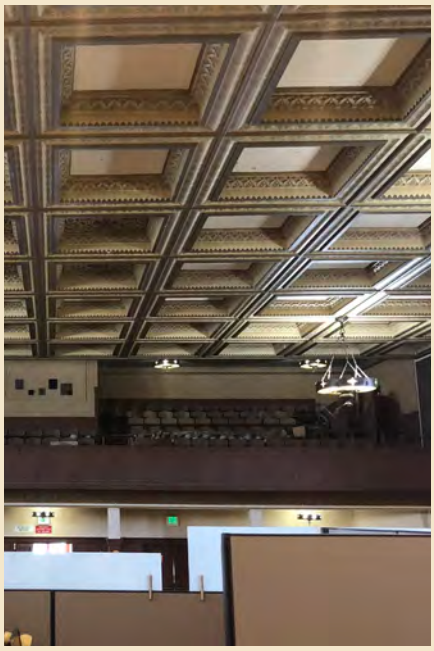


Figure 6.18
Coffered ceiling with stenciled decorative painting.

Auditorium, Stage and Green Rooms

The primary space on the building's first floor is a large, double-height auditorium with a balcony at the south end and stage and "green" or dressing rooms at the north end *(Figure 6.17)*. The auditorium has dark wood paneling at the lower portion of the walls and smooth plaster above. The ceiling is coffered and stenciled with decorative painting *(Figure 6.18)*. There are round, pendant light fixtures with decorative micha. The floor is flat, not raked, and the original specifications note that the flooring in the auditorium and at the stage and dressing rooms was to be maple. Along the perimeter east and west walls of the Auditorium there three radiators with decorative covers. The Auditorium windows have interior valances and shades.

The stage has decorative pilasters of either side and there are stenciled wall panels around the room *(Figure 6.19*). There are a series of wood doors that access storage under the stage. On each side of the stage, a paneled wood door leads to stairs for access. There is a small dressing or "green room" at both the east and west sides of the stage These rooms have built in furniture and a sink.

Figure 6.19
Stenciled wall panels
ornament the auditorium.

Figure 6.20
Original pendant light fixtures
in the auditorium.

Auditorium, Stage and Green Rooms

Character-Defining Features

- High-ceilinged, large volume space
- Flat, not raked, floor and wood flooring
- Wood paneling
- Smooth plaster walls and ceiling
- Pendant light fixtures *(Figure 6.20)*
- Coffered and stenciled ceiling
- Maple wood flooring in auditorium, state and green room
- Stage, stage stairs and doors
- Under stage storage area with wood doors
- Wood wainscoting at stair to stage
- Dressing rooms and built in furniture
- Stage proscenium including decorative pilasters and decorative painted panels
- Decorative painting throughout Auditorium
- Auditorium doors to lobby
- Window valances and shades
- Radiator cases

Figure 6.21
Original wainscoting and screen at East Wing Lodge Room #1.

First Floor Offices Flanking Entry

The small office to the west of the entry is intact and has a single door and one exterior window. It has linoleum flooring. The east office was modified in 1948 to accommodate an elevator. The original drawings for the building do not show an elevator. The east office still has one door and one window, but in plan it is smaller than its west side counter part because of the elevator insertion.

First Floor Offices Flanking Entry: Character-Defining Features

- Wood paneled office doors
- Small room configuration
- Linoleum flooring

East Side Women's Toilet, Check Room

The footprint of the East Side Women's toilet remains the same, but the finishes have been altered and an accessible stall has been provided. The Check Room and hallway have been modified but there are some remnant built-in shelves and hooks in the Check Room. The flooring in these rooms is linoleum.

East Side Women's Toilet, Check Room: Character-Defining Features

- Built in shelving and hooks at check room

East Wing and Lodge Room # 1

The east wing has been altered from its original configuration by the insertion of a hallway. The door from the Ante Room to the Lodge Room has been infilled. There is Gothic-style screen at the north end of the room but the seating platform has been removed. There is wood flooring in this room.

East Wing and Lodge Room # 1: Character-Defining Features

- Pendant light fixtures (original location, but are lights original?)
- Wainscoting *(Figure 6.21)*
- Smooth plaster walls
- Plaster medallions
- Vent grilles
- Pine flooring

West Side Check Room, Canteen and Card Room

The west side check room retains its original shelving, but is no longer used as a check room. The Card Room and Canteen has been converted to a large Men's Restroom.

West Side Check Room, Canteen and Card Room: Character-Defining Features

- Check Room shelving
- Check Room linoleum floor
- Door to Check Room

West Wing – Men's Club Room

The west wing originally housed the Men's Club Room. This space is now occupied by the Berkeley Historical Society. It is a large open room with a fireplace centered on the west wall *(Figure 6.22)*. with built-in bookcases with leaded glass doors to either side. The east and walls have large, painted decorative plaster grilles. The north and south walls have three large multi-light windows. The flooring is wood. The door to the original Card Room has been infilled to accommodate the conversion of that room to a large Men's Rest Room. The walls in the Men's Club Room are wood paneled at the lower portion and are plaster above. The ceiling is plaster with stenciled beams.

West Wing – Men's Club Room: Character-Defining Features

- Pendant light fixtures
- Wood wainscoting
- Smooth plaster walls
- Plaster ceiling
- Plaster medallions *(Figure 6.23 zoom in on medallion).*
- Vent grilles / radiator grilles
- Stenciled ceiling beams
- Crown molding
- Wood flooring
- Fireplace and mantle

Figure 6.22
Original fireplace in the former Men's Club Room (now the Berkeley Historical Society).

Figure 6.23
Plaster medallion in the Men's Club Room.

Second Floor

The east and west stair halls access the second floor hallway. At the top of each stair there are double doors into the balcony. The second floor hallway terminates at Lodge Room # 2 at the west end and Lodge Room # 3 at the east end. The hallway floor is covered in linoleum. Each Lodge Room has an Ante Room with built in shelving and cabinets.

The south side of the central section of the Second Floor originally housed a Dining Room with a small Kitchen to the east.

The Balcony has a stepped floor with a wood finish, original fixed, wood and metal seats, and a centered Projection Room at the south portion of the balcony.

West Wing and Lodge Room #2: Character-Defining Features

- Pendant light fixtures
- Wood paneling
- Smooth plaster walls
- Plaster medallions
- Vent grilles *(Figure 6.24)*

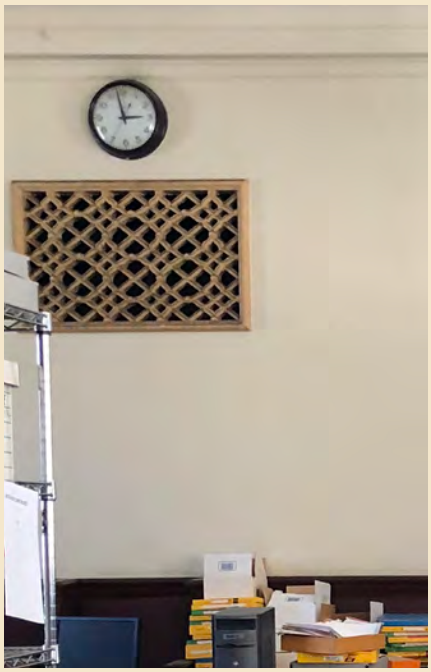


Figure 6.24
Vent grilles at second floor.

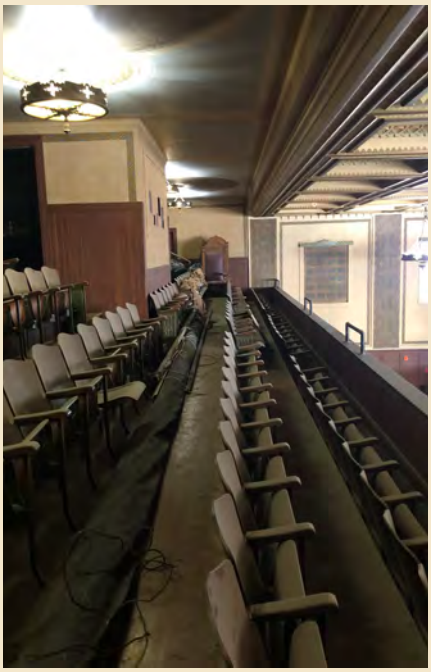


Figure 6.25
Auditorium balcony.

East Wing and Lodge Room #3: Character-Defining Features

- Pendant light fixtures
- Wood paneling
- Smooth plaster walls
- Plaster medallions
- Vent grilles

Dining Room & Kitche: n Character-Defining Features

- Pendant light fixtures
- Wood paneling
- Smooth plaster walls
- Plaster medallions
- Vent grilles

Balcony Character-Defining Features

- Smooth plaster walls *(Figure 6.25)*
- Plaster medallions
- Light fixtures
- Wood floor
- Projection room
- Pipe railings

Figure 6.26
Remnants of tile flooring in basement stair landing.

Attic Level

To the west of Lodge Room # 3 there is a door that accesses a stair to the small attic or fan room. This room corresponds to the Dining Room and two Ante Rooms below on the second floor. This room was not accessed during field work but appears to have a skylight, plaster ceiling and wood floor.

Basement

The basement has been significantly reconfigured over time and retains few original material and finishes. Remnants of tile flooring is visible near both the stair landings *(Figure 6.26)*. The area at the east wing was originally unexcavated.

Basement: Character-Defining Features

- Remnant tile flooring near and on stair that matches tile in first floor hallway tile
- Structural columns (bases intact?)

Endnotes Chapter 6

[1] Henry H. Meyers, "Building for Veterans Memorial Situated on Center St. Between Grove and Milvia Streets: Berkeley Cal," 18 July 1927, drawing.
[2] "City Donates Site for New Building." *Berkeley Daily Gazette,* 10 November 1928, 6.
[3] Building Specifications Page 107 (Paint). Housed at UCB Environmental Design Library.

CHAPTER 7

Conditions Assessment

Conditions Assessment

Survey Methodology

Siegel & Strain Architects, Architectural Conservation, Inc. and architecture + history, llc completed a series of site visits to the Veterans Memorial Building in October, 2019 in order to observe and record typical building deficiencies, confirm the character defining features of the building, and to generally understand the changes to the building over time. Observations were visual only, made from the ground and in easily accessed spaces only. Binoculars were used to see elevated features; although partially viewed from the fifth floor of 1947 Center St., the roof was not accessed. No material testing, sampling or selective demolition occurred.

Interior spaces were observed by walking each floor, room to room and noting conditions through photography and field notes on floor plans. Research conducted at the Berkeley Department of Public Works, the Berkeley Building Permit Center, Bancroft Library, Berkeley History Room at Berkeley Public Library, Berkeley Architectural Heritage Association, the Berkeley Design Archives and the Berkeley Historical Society informed the building chronology (Chapter 05). Mechanical systems were not assessed at this time.

Prioritized Summary of Recommendations

(See additional information on pages 7.14-7.16 and 7.42-7.45)

Exterior Investigations/ Surveys

1. Building Exterior Investigation
   Study 1: Building Enclosure (CRITICAL)
   Study 2: Roof Technology and Water Conveyance (CRITICAL)
   Study 3: Parapet investigation (CRITICAL)
   Study 4: Window and Door Surveys
   Study 5: Exterior Finishes
2. Hazardous Material Survey

Additional

1. Further Study of Seismic Retrofit Scheme (PRIORITY)
2. Roof Survey (completed in tandem with Building Exterior Investigation #2)
3. Investigate base of building (Soil to stucco contact)
4. Investigate building joint at rear (north) of building
5. Drainage testing at rear courtyards
6. Further design study for exterior lighting
7. Further design study for placement of bird deterrents on south elevation

Interior Investigations / Surveys / Studies

1. Interior Building Survey #1: Door Survey
2. Interior Building Survey #2: Finishes Investigation

Additional

1. Address deteriorated conditions of ceiling and walls at Main Staircases: (IMMEDIATE ACTION REQUIRED)
2. Further design study for non-compliant stairways (main staircases, stage, fly lofts, balcony)
3. Investigate cause of raised floor at Vestibule #1
4. Careful Conservation Program for Balcony and Projection Room

Codes, Regulations and Applicable Laws

Applicable laws, codes, regulations and other requirements must be considered before any rehabilitation work can begin. Proposed work must be in conformance with all applicable codes.

Figure 7.1
A recently installed metal fence at the primary façade is incompatible with the building.

Condition Definitions

The condition of the building elements that were evaluated are categorized in a standard good, fair, and poor rating systems, defined as:

Good: The building or structural element, feature or components appears to be functionally and structurally sound and exhibits only minor wear and tear or minor deterioration of surfaces. Repair or rehabilitation is not required; however, routine (cyclical) maintenance will ensure continued good condition.

Fair: The building or structural element, feature or components show signs of aging, deterioration and possible future failure. While the element or feature may still be structurally adequate, corrective maintenance and repair is required within a moderate period of time (approximately 3-5 years).

Poor: The building or structural element, feature or components shows extensive deterioration, is missing, or shows signs of imminent failure if corrective action is not immediately taken. Major corrective repair or replacement is required. Most features or elements needing further investigation are likely to fall into this category in part or in full.

Many features or elements need further, more comprehensive or more intrusive examination and assessment to ensure the building is safe and reasonably repairable.

Figure 7.2
The west courtyard is currently poorly utilized as parking and a substandard entry to the Dorothy Day homeless shelter in the building's basement.

Immediate Site

The site surrounding the building is generally in fair condition.

Deficiencies

Grade in close proximity to base of building

Soil and concrete at building perimeter are in direct contact with the plaster-covered concrete at the building base. Plaster has failed and spalled from the building along some elevations. Failure of the cold joint between concrete and the building base may be allowing water to access the building foundations.

Incompatible metal fencing installed at main elevation (Figure 7.1)

A tall painted metal fence is inappropriate to the historic context and inhibits visibility of a Korean War monument located behind the fence.

Underutilized and poorly maintained rear courtyards (Figure 7.2)

The rear courtyards are hemmed in on all sides by taller surrounding buildings and are uninviting. The spaces are underutilized and poorly maintained.

Recommendations

Consider removing existing metal fencing and adding planting at the space around Korean War Memorial to deter occupation of space by unhoused individuals.

Investigate the potential to lower grade at base of building. Alternatively, investigate insertion of appropriate base flashing at base of wall.

Conduct a test to understand drainage at both courtyards *(Figure 7.7).*

Building Exterior

The following discussion of exterior conditions of the Veterans Memorial Building describes conditions that occur on all exterior elevations and are representative of overarching building failures and deficiencies. Additional conditions assessments and surveying (as recommended herein) of specific building elements or collection of elements is required to further document deficiency locations, quantities and alternative solutions.

Roof and water drainage components

The roof of the building was not accessible and was partially viewed at a distance from the fifth floor of the building directly adjacent to the east, 1947 Center Street. The west portion of the roof was not visible even from an elevated viewpoint. Generally, the roof looks to be in fair condition. City of Berkeley Building Permit Center records indicate that an aluminum system was placed over a 5/8" plywood deck and new 4-ply roof system with emulsion was applied in 1991. This system upgraded the existing roof to and was approved as a Class A fire rating. The remaining lifespan of that roofing system is unknown; additional investigation is required.

Deficiencies

Obstructed conductor heads at through-wall scuppers

Painted, galvanized sheet metal conductor heads at the east courtyard are visibly obstructed. Condition of through-wall scuppers are unknown.

Corrosion and failure of painted, galvanized sheet metal downspouts

Potential roof failure and depression at northeast corner (Figure 7.3)

As viewed from the fifth floor of an adjacent building (1947 Center Street), the roof at the northeast corner of the east stairwell is depressed and discolored. (tidelines from a history of standing water)

Excessive water intrusion at building interior

Consistent water staining, peeling paint, and plaster cracking at interior ceilings and walls indicate a larger water intrusion problem, likely stemming from the roof. (see interior conditions)

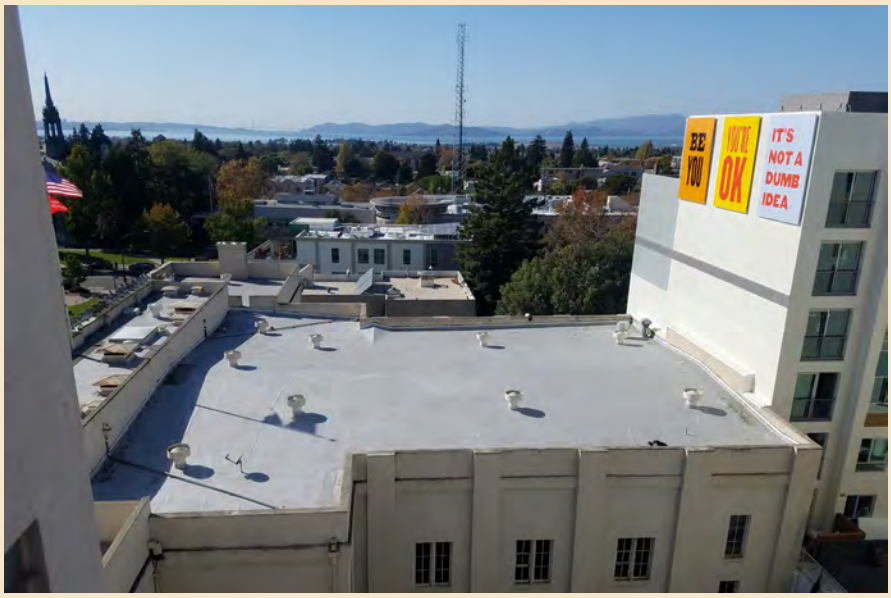


Figure 7.3
As viewed from the fifth floor of 1947 Center Street, the roof of the building appears in fair condition, but requires additional investigation.

Recommendations

Consider replacing downspouts and conductor heads in-kind or improved

Hire a licensed roofing investigation company to survey roof system and decking and determine remaining lifespan of roofing (this should be done in tandem, or at least conceived of in tandem with the Building Exterior Investigation, Study #2: Roof Technology and Water Conveyance

See Building Exterior Investigation:
Study #1: Building Enclosure
Study #2: Roof Technology and Water Conveyance

Exterior Walls

The exterior elevations are generally in fair condition. A broader failure pattern of the vertical exterior building enclosure may be the cause of consistent deficiencies of the exterior cement plaster coatings.

Deficiencies

Consistent horizontal cracking in exterior cement plaster (all facades) (Figure 7.4)

On the south façade, there is consistent horizontal cracking through the cement plaster second story window spandrel panels and decorative pilasters. A cursory review of the building drawings indicates that this cracking roughly aligns with the second story floor diaphragm. At the west façade of the auditorium, an extensive horizontal crack originates from the header of the highest window on the façade. At the rear (north) elevation of the west building wing and at the east wall of the east stairwell, long cracks roughly align with the level of the first-floor framing. A larger web of cracking appears at the rear (north) elevation of the east building wing. These consistent cracking patterns may be the result of building settlement or indicative of a larger-scale failure of the overall building system.

Evidence of long term and extensive water intrusion in stairwell walls (east and west)

The concrete basement retaining walls of the east stairwell are spalled in locations and expose rusting rebar. At the west stairwell, a large portion of the exterior aggregated surface finish appears to have been replaced.

Failure of joint between lower concrete retaining walls and upper wood-framed walls (east façade) (Figure 7.5)

The top corner edge of the lower concrete retaining wall is cracked or spalled with exposed and rusting rebars at many stretches of the east courtyard façade.

Rust staining from water runoff at window spandrel panels (south façade) (Figure 7.4)

A typical rust-colored water staining panel over the decorative plaster medallions on the east façade are indicative of water infiltrating the wall. Rust runoff may be occurring from windows above or from medallion anchors; additional investigation required.

Long-term water infiltration along parapet (south façade)

The now pronounced seamlines between the components of the roof parapet suggest that water is moving through the parapet. Deficiencies include efflorescence, staining and bio-growth, water staining at component joints, rust staining, cracked and missing components. Placement and condition of flashing.

Figure 7.4
Rust staining and consistent cracking along the east façade may be indicative of water intrusion and warrants further investigation.

Figure 7.5
At the east courtyard the top of the concrete stem wall has consistently begun to spall, as seen here at the most severe example.

Holes in plaster at location of previous ramp handrail (south façade)

Incessant occupation of parapet and building ledges by bird population
Potential accumulation of bird guano at roof to parapet interface may cause heightened deterioration of roofing materials

Exterior paint is cracked and peeling in locations, has been graffitied and accumulated grime over time

Accumulation of grime on bronze and marble war memorials

Recommendations
Install appropriate bird deterrents on building façade (further study required)

Determine appropriate cleaning methods for bronze and marble

See Exterior Building Investigation: Study #1: Building Enclosure and Study #3: Parapet Investigation

See Exterior Building Investigation, Study #4: Exterior finishes

Windows

The steel and wood windows are generally in fair-to-poor condition and require attention to restore them to useful working order. Full in-kind window replacement should be anticipated in some instances where repair is inhibitively expensive.

Deficiencies

Deferred maintenance has caused a number of deficiencies at the wood windows including, but not limited to:

- Peeling, checked and missing exterior paint on wood window frames and sashes
- Decay and wood rot in wood window components.
- Deteriorated and missing glazing putty
- Single pane glazing

Deficiencies at steel windows include:

- Peeling, checked and missing exterior paint on wood window frames and sashes
- Corroding sashes
- Windows that do not operate properly
- Single pane glazing
- Corrugated metal mesh security panels installed over basement windows have corroded and are visually intrusive (south elevation)
- Missing steel sash basement hopper window from east courtyard has been removed and been placed at base of building on main (south) elevation

Window Recommendations

Retrieve missing steel sash window from building grounds and store in a safe location

See Exterior Building Investigation, Study #4: Window and Door Surveys

Following window survey, restore wood and steel windows to operable condition. In-kind replacement of some windows should be anticipated where repair is inhibitively expensive.

Building Entries

The original building entrances at the north, east and south elevations are in fair to poor condition. They remain in their original locations and many appear to retain their original doors.

PRIMARY BUILDING ENTRY (SOUTH)

Deficiencies

Incompatible stair railings

The existing stair railings may not meet current accessibility standards and are incompatible with the historic context

Inadequate entry lighting at the main façade

Corroding metal light poles and damaged fixture (bent components, missing glazing)

Bird deterrents above doors are visually obtrusive (Figure 7.6)

Stained wood double doors are fading and weather damaged, especially at base of door (Figure 7.6)

Non accessible door hardware

Single Pane, non-laminated glazing

Glazing in doors lower than 60 inches above the ground is required to be safety glazing

Entry Recommendations

Consider removing existing stair railings and design new railings that are code compliant, more sensitively placed and in an appropriate material. Further design required.

Consider applying safety film to door glazing

Undertake study to determine how additional lighting can be provided at this entry for public safety, building security and architectural legibility.

See Exterior Building Investigation, Study #4: Window and Door Surveys

Figure 7.6
Bird deterrents installed at the front entry are visually intrusive. The doors have weathered over time and require attention.

NORTH ELEVATION COURTYARD ENTRIES (EAST AND WEST)
The entries to the rear courtyards and the east and west of the north elevation appear on the building's original 1923 drawings. The cement plaster surround at west entry and columns at east entry remain; the original wood gates have been removed.

Deficiencies
Original wood panel gates/doors missing at west entry

Incompatible and visually intrusive metal security fence and gate at east entry

Recommendations
Dependent on proposed future use for rear courtyards, consider reinstating wood panel gates at both entries to match historic

EAST COURTYARD ENTRIES (EAST AND WEST)
The entry doors to the east courtyard consist of the following:
North elevation: One painted wood, single panel, glazed door with glazed 4-lite transom above East elevation of auditorium: One pair of painted wood three-panel doors

Deficiencies
Non-accessible entries (all)
All entries at the building rear courtyards appear to be inaccessible due to stairs, non-compliant handrails and hardware.

Painted wood doors are fading and weather damaged, especially at base of door (all)

Single pane, non-laminated glazing (north elevation)
Glazing in door lower than 60 inches above the ground is required to be safety glazing

Significant crack in cement plaster at front corner of recessed door opening (east elevation)

Spalling concrete at front edge of door threshold (east elevation)

Corroding corrugated metal at stairs, stair landing, handrails, and steel support beams (east elevation)

Corroding door hinges (east elevation)

Recessed entry at east with clogged floor drain (Figure 7.7)

Asphalt paving appears to slope towards north door recessed entry
The north single door is recessed one step down from the courtyard elevation. The surrounding asphalt paving appears to slope towards this

recessed landing; water may accumulate in the landing. Additionally, it is unknown if the area drain in the recessed landing functions properly.

Recommendations
Test area drain at recessed north entry landing to determine it drains properly

See Exterior Building Investigation, Study #4: Window and Door Surveys

WEST COURTYARD ENTRIES
The entry doors to the west courtyard consist of the following:
North elevation: One painted wood, single panel, glazed door with glazed 4 lite transom above
East elevation: One pair of painted wood three panel doors to auditorium
One painted wood two panel door to auditorium
One painted wood two panel door to basement

Deficiencies
Non-accessible entries (all)
All entries at the building rear courtyards appear to be inaccessible due to stairs, non-compliant handrails and hardware.

Painted wood doors are fading and weather damaged, especially at base of door (all)

Single pane, non-laminated glazing (north elevation)
Glazing in door lower than 60 inches above the ground is required to be safety glazing

Significant crack in cement plaster at front corner of recessed door opening (west elevation)

Spalling concrete at front edge of door threshold (west elevation)

Corroding corrugated metal at stairs, stair landing, handrails and steel support beams (west elevation)

Corroding door hinges (north elevation)

Recommendations
See Exterior Building Investigation, Study #4: Window and Door Surveys

Figure 7.7
The basement entrance at the east courtyard is recessed. A floor drain in this location may be clogged.

Building Exterior Investigation:

The following studies should be completed by a qualified building enclosure specialist with experience in surveying historical buildings.

Study #1: Building Enclosure

Throughout much of the building, water and vapor intrusion into interior surfaces is present. Evidence of substantial and repeated water damage is evident from the roof parapet level down to the basement concrete retaining walls at both the north and south stairwells. There is consistent plaster cracking, water stained and peeling paint at the ceilings and walls of many second story rooms and more severely in both stairwells. The plaster header and jamb of a second story window on the north elevation has spalled away exposing corroding rebar. A portion of plaster removed at the second-floor hallway also reveals rusting wire mesh lath.

Engage a qualified building enclosure specialist to study the water intrusions pathways, ensuring that all evidence of water intrusion at the interior has been traced to its source.

Study #2: Roof Technology and Water Conveyance

No access was granted to roof of this building. As viewed from the fifth floor of an adjacent building (1947 Center Street), the roof at the northeast corner of the east stairwell is depressed and discolored potentially indicating a failure point. The west portion of the roof was not visible even from an elevated viewpoint. The lack of access to the roof, coupled with evidence of water intrusion throughout the building indicates that the roof support system and roofing system require further investigation.

Although Permit Center records from 1991 reveal that new roof decking and roofing was installed in 1991, further investigation of the scuppers, parapets, roof drainage and wood roof trusses may reveal additional information about water or water vapor intrusion.

Additional investigation is needed in order to ensure that the current roofing system is watertight and that roofing structural members have not been compromised. This investigation should evaluate the appropriateness of construction detailing and a number of material deficiencies. Surveying to be completed by qualified engineers, selected for their demonstrated expertise in assessing and solving waterproofing problems with historically significant roof systems. Selective demolition likely will be needed, particularly at roof and parapet intersections.

Study #3: Parapet Investigation (south elevation)

Proper and secure connections of decorative plaster parapet components to their backing is imperative to ensure the safety of current and future building inhabitants and passers by. Water intrusion, improper installation or failure of flashing, and weathering over time can cause spalling or cracking of the plaster components or even failure of their anchoring hardware, allowing plaster components to fall to the ground below.

The services of a qualified building engineer or architect, selected for their demonstrated experience in the investigation of historic building facades, should be engaged to complete an in-depth study of the south parapet.

Study #4: Window and Door Surveys

Undertake complete window and door surveys to include the following:

Windows

- Documentation of type, location and quantities of window deficiencies (e.g. wood and steel frames and sash, glazing, glazing putty etc.)
- Consideration of potential modifications to the window design to prolong their performance including, but not limited to, the potential to add dual glazing
- Evaluation of attachment and operating hardware

Exterior Doors

- Documentation of type, location and quantities of door deficiencies
- Evaluation of attachment and operating hardware
- Consideration of and recommendations for improvement to door entry sequence

Study #5: Exterior Finishes

Over time, numerous layers of finishes have been applied to the building. What exists on the building today is likely a stratigraphy of layers ranging from cementitious slurries, to cementitious plaster or stucco, to paint. It is possible that the study will uncover different layers of materials in different places, particularly on the decorative elements.

Undertake an exterior finishes survey, performed by a conservation professional, to include the following:

- Determine original finishes, conditions, performance, and historical significance of presentation layer
- Determine existing stratigraphy of exterior finishes
- Determine materials in stratigraphic layers, as needed to inform future interventions
- Test appropriate cleaning methods and protocols as possible
- At the same time, determine appropriate cleaning and treatment methods for exterior bronze plaques and marble monument

Further Study of Seismic Retrofit Scheme

IDA Structural Engineers completed a seismic evaluation of City Hall in a report prepared for the City of Berkeley in 2019. (See Appendices) The report unsurprisingly concludes that the building is likely to sustain irreparable damage or even collapse in a seismic event and proposes one potential retrofit scheme. The proposed scheme has the potential to be extremely invasive and damaging to the historic fabric of the building. The exact location of proposed shear walls and collectors and chords in the diaphragms should be very carefully studied, and the sequence of implementation carefully thought through. Additional discussion should also center on alternative means of securing the building perimeter (in lieu of exposed diaphragms at the building exterior). Further design of this option should be initiated to consider alternative options, and should be coordinated with an historical architect that meets the *Secretary of Interior Standards Professional Qualifications in Historic Architecture.*

Building Interior

Interior existing conditions are listed floor by floor and by building space. Each room is referred to by its original name (see reference to drawings below). The survey was general in nature and focused primarily on the identification of extant historic building materials and their general conditions. Special attention was paid to character-defining features.

Architectural drawings and specifications completed by Henry H. Meyers in 1927 were consulted to identify and locate historic materials. Various drawing sets of renovation work to the building were consulted to generally understand changes to the interior spaces.

Mechanical, electrical, plumbing, hazardous material and structural systems were not surveyed at this time. An ASCE 41-17 Tier 2 Seismic Evaluation was completed by IDA Structural Engineers in early 2019 and is included for reference in the appendices. A Building code and accessibility analysis was not completed at this time.

Basement

The basement of the Veterans Building has been modified heavily over time, most notably in 1990 when the space was converted into a homeless shelter. The original dining room and bowling alley shown in the 1927 drawings are essentially gone. The formerly large, open spaces have been divided into many smaller rooms many of which were inaccessible and thereby not surveyed. The original concrete support columns throughout those spaces remain. *(Figure 7.8)*

At both stairwell landings, original scored concrete floor with terra cotta border tile and decorative tile baseboard remain. Additionally, wood chair and picture rails and some historical paneled wood doors with wood trim remain. The original kitchen and pantry configuration remain with some wood trim detailing; however, the spaces are very utilitarian, and have been (and continue to be) heavily used and are not considered significant.

Deficiencies

Condition of scored concrete floor at stairwells is inconsistent. Floor and tile border have accumulated a significant amount of grime over time. (Figure 7.9)

Wood paneled doors and frames have been damaged over time from impact and heavy use.

Recommendations

See Building Interior Survey #1: Door Survey

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Basement:

- At scored concrete floor, conduct test to determine if any original finishes exist and determine cleaning materials, methods and quantities.

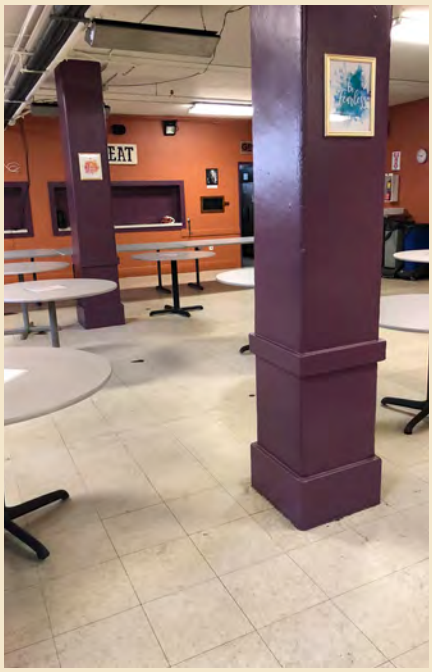


Figure 7.8
Very little of the historic configuration or finishes remain at the basement.

Figure 7.9
Concrete at the west basement stair vestibule is treated inconsistently and is highly worn.

Figure 7.10
The building lobby features the original Gladding McBean terra cotta tile floors, Solon and Shemmel polychrome wall base tile, among other finishes. The walls and ceilings may have originally been painted with decorative stenciling.

First Floor

Lobby

The lobby space and the original finishes are somewhat intact and in good-to-fair condition. The 1927 Meyer drawings show decorative stencil painting along the vaulted ceilings and wall pilasters. Technically speaking, it is unknown if this work was completed, however lobbies of veterans halls all over the bay area are typically stencil painted. Stenciling would be especially consistent with the decorative tile base boards in the lobby. The walls and ceilings are now painted white. It is not known how many layers of paint are over the stenciling. The primary architectural modification to this space was the addition of an elevator in 1948. *(Figures 7.10 and 7.11)*

Deficiencies

Accumulation of grime on the following historical fixtures and features:

- Terra cotta hex and square tile floor
- Decorative brass radiator wall grilles and enclosures
- Brass commemorative plaque
- Decorative pendant light fixtures
- Decorative terra cotta tile (Cuerda-Seca glaze) baseboards
- Unpainted casework
- Display cabinets (steel sash glazing and interior woodwork)
- Reverse painted signage on door glazing
- Fragile gold leaf lettering and signage on several doors
- Historical surface-mounted bell
- Wood fire hose cabinet

Several broken or lost Solon & Schemmel (S&S) polychrome tile baseboards

Wholesale overpainting on ceiling and walls
Decorative stenciling on the columns, walls and ceiling cornices (if extant) may have been painted over

Finishes on wood paneled doors and casework are unevenly worn

Elevator does not function

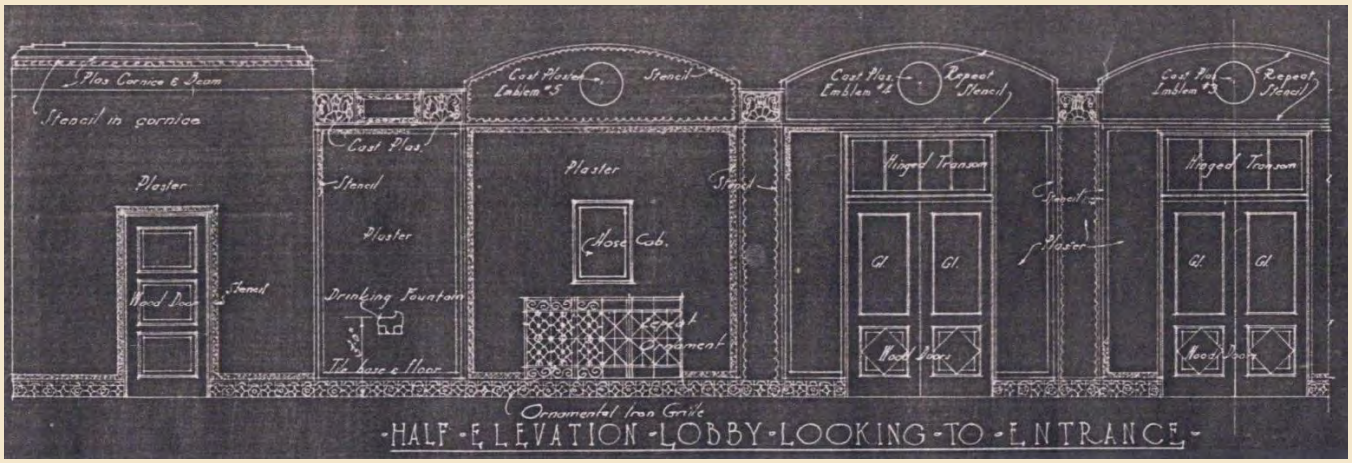


Figure 7.11
The original Meyer drawings called for decorative stenciling on the cornices and columns in the lobby.

Recommendations

See Building Interior Survey #1: Door Survey

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Lobby:

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:

- Terra cotta hex and square tile floor
- Decorative brass radiator wall grilles and enclosures *(Figure 7.12)*
- Brass commemorative plaque
- Decorative pendant light fixtures
- Decorative terra cotta tile (Cuerda-Seca glaze) baseboards
- Unpainted casework
- Display cabinets (steel sash glazing and interior woodwork)
- Reverse painted signage on door glazing
- Fragile gold leaf lettering and signage on several doors
- Wood paneled doors and casework
- Historical surface-mounted bell
- Wood fire hose cabinet

Conduct a paint color study on walls, ceilings and decorative elements to determine original finishes (and to what degree decorative stenciling exists beneath white paint)

Repair elevator to operate and to meet current building code/ accessibility standards

Figure 7.12
The brass decorative radiator grilles are original to the building.

Figure 7.13
Spalling plaster, rusting lath and deteriorated wood wall framing indicate extensive water intrusion at the east stairwell.

Staircases (East and West)

Both staircases are in fair-to-poor condition. Excessive water infiltration and water vapor has rendered large portions of the wall plastering unstable and has likely corroded metal lath behind. Wall framing may also be compromised. These conditions are critical and should be addressed immediately. *(Figure 7.13)*

Deficiencies

Unstable and spalling plaster, and corroding metal lath at large portions of walls (both staircases)

Evidence of previous area of investigation by others; two large areas of plaster and lath loss, one of which has a 4 inch core sample taken (west staircase)

Accumulation of grime on coating over terra cotta tile floor and stair treads (both staircases)

Mortar deterioration (salt efflorescence, losses and spalling) between terra cotta tiling on stair risers (both staircases) (Figure 7.14)

Portions of missing polychrome (S&S) baseboard tile (east staircase)

Inconsistent glazing at windows
The original tinted cathedral glazing at the stairwell windows has been replaced with clear glazing in many lites.

Uneven wear of finishes and accumulation of grime at stair balustrades, including: (both staircases)
- Glazed tile bottom rail
- Decorative wrought iron baluster
- Hardwood handrail
- Cast Iron decorative newel posts

Non-compliant wood handrails, baluster spacing and balustrade height (both staircases)

Failed paint at concrete stair carriage (both staircases) (Figure 7.15)

Build up of unidentified brown coating and grime at basement stair carriage between balusters (west staircase) (Figure 7.16)
Build up may be caused from urine

Inappropriate sliding metal security gate installed at landings of second floor (both staircases)

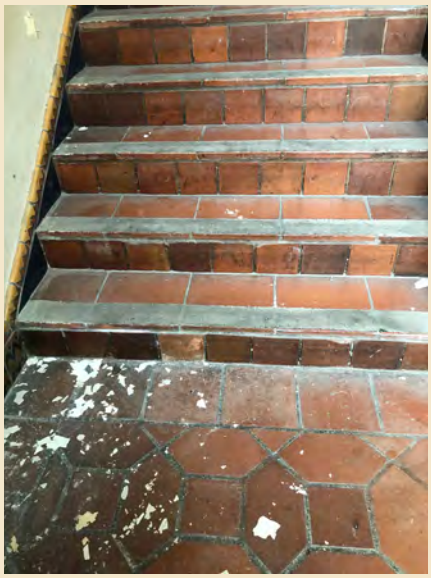


Figure 7.14
The tile mortar at the east stairwell appears to have absorbed water over time as well.

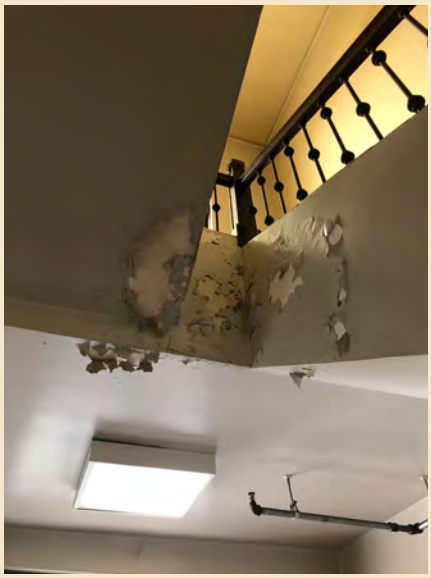


Figure 7.15
Peeling paint on the concrete stair carriage of the west staircase is likely caused by water intrusion.

Figure 7.16
At the basement level of the west staircase, a mysterious brown coating has accumulated on the stair carriage between balustrades.

Recommendations

Further design study to resolve accessibility compliance of handrail and balustrade

See Building Exterior Investigation, Survey #1: Building Enclosure

Remove metal security gate (west staircase)

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Staircases:

Determine if coating over terra cotta tile can be removed without damaging tile

Determine cause and extent of mortar deterioration

Determine cleaning materials, methods and quantities for stair railing and balustrade

Determine cleaning materials, methods and quantities brown buildup on carriage

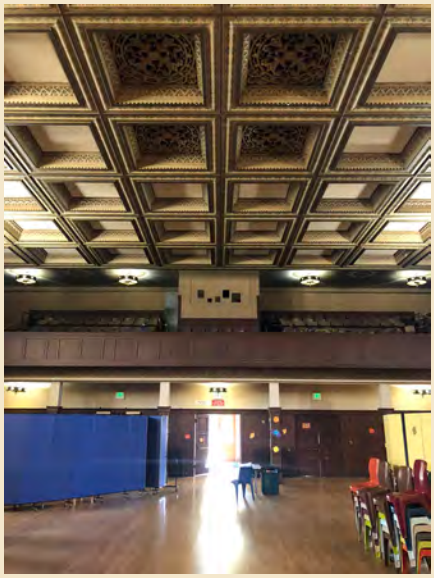


Figure 7.17
The auditorium retains a majority of its historic finishes.

Auditorium (including stage and fly loft)

The auditorium has remained remarkably unchanged over time and is in good-to-fair condition *(Figure 7.17).* The stage has been modified over time.

Deficiencies

General accumulation of grime on historic wall and ceiling finishes

Substantial losses to decorative paint finishes due to impact

Potential application of inappropriate varnish over decorative wall finishes

Water staining at approximately ten (10) decorative ceiling coffer panels

Minimal losses in decorative ceiling coffer panels due to impact

Accumulation of food and drink splatter and grime on wood wall paneling and plaster wall above

Finishes on wood wall paneling are worn and mechanically damaged

Inconsiderate installation of cabling, conduit, electrical outlets and signage (Figure 7.19)

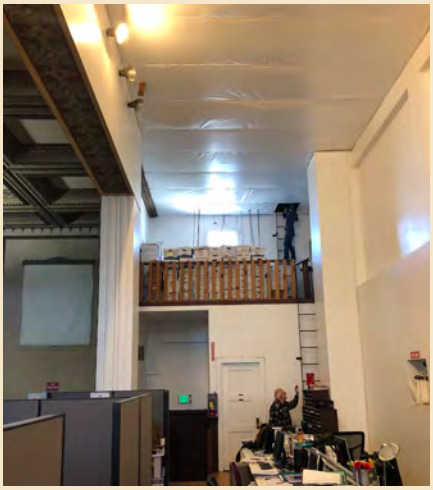


Figure 7.18
The stage within the auditorium is currently used as office space.

Accumulation of grime on decorative pendant lights

Inappropriate replacement glazing at decorative pendant lights (originally mica or faux mica)

One (1) missing decorative shade cover above window

Decorative plaster medallions (one at each side of stage) missing from stage proscenium (Figure 7.20)

Proscenium columns (on each side of stage) and rear wall of stage have been overpainted in white (Figure 7.20)

Cracking and losses of plaster in stage proscenium

Poorly installed electrical panel with failing plaster surround at south wall of stage

Wood stage apron assembly does not function properly and has significant impact damage, gouges and scratches (Figure 7.21)

Evidence of extensive water intrusion at ceiling and walls of fly space (stage) Severely corroded lath and rebar is plainly visible through the plaster in the ceilings and walls of the fly space (accessed via ladder) above the stage (Figure 7.22)

Non-compliant guardrails and handrails at the following locations:
- Wood handrails at stage stairs
- Wood guardrails at fly lofts (either side of stage)

Recommendations
See Building Exterior Investigation, Survey #1: Building Enclosure

Further design study to resolve accessibility compliance of stage stair railings and fly loft guardrails

Consider replacing decorative metal shade cover in-kind

Consider replacing decorative plaster medallions on stage proscenium in-kind

Complete additional investigation of removable wood panels at stage apron to determine functionality

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Auditorium:

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:

- Decorative wall finishes (including ceiling)
- Wood wall paneling and stage apron
- Stage Proscenium
- Decorative light pendants

Conduct a paint color study to determine original colors of proscenium columns and stage walls

Figure 7.19
In the auditorium, signage and cabling has been insensitively installed.

Figure 7.20
The decorative plaster stage proscenium was not originally painted white. A plaster medallion is missing and the plaster is missing and cracked in places.

Figure 7.21
The wood stage apron doors do not function appropriately and have significant impact damage.

Figure 7.22
Rusting lath in plainly visible through the plaster in the fly loft above the stage.

First Floor Offices Flanking Entry

The first-floor offices are in fair condition.

Deficiencies

Damage at plaster wall from projecting counter on lower leaf of dutch door

Worn and dirty linoleum flooring

Recommendations

Consider repairing damage at plaster wall and install door stop

See Building Interior Survey #2: Finishes Investigation, to include the following items from the First Floor Offices:

- Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

East Side Vestibule #1, Women's Toilet, Check Room #2

The configuration of the east vestibule, toilet and check room remain unchanged however some finishes have been altered. These spaces are generally in fair condition.

The restroom fixtures have been altered and an accessible stall has been provided. The room likely does not meet current building code standards, especially for accessibility requirements. No recommendations for rehabilitation can be made until the future use of the space is determined.

Deficiencies

The wood floor of the Vestibule and Check room has been raised, creating a tripping hazard and a non-compliant threshold at the hallway door. The floor does not appear to be original. *(Figure 7.23)*

Impact damage and paint loss at original built-in shelving (Check room)

Horizontal crack in plaster (check room)

Unsightly and inconsiderate installation of conduit and electrical outlet at ceiling and corner (Check room)

Unsightly and inconsiderate vertical installation of conduit through floor and ceiling,(and wall mounted control panel?) (vestibule)

Figure 7.23
A wood floor installed over the original floor in the first floor Vestibule creates in inaccessible door threshold.

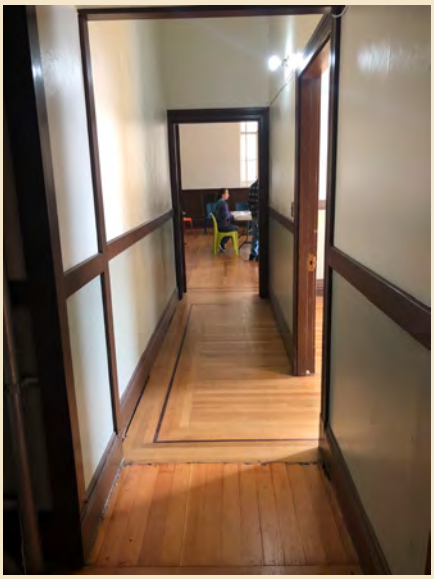


Figure 7.24
The Women's Rest Room has been divided to create a new entry hall to Lodge Room #1.

Recommendations (East Side Vestibule #1, Ladies Toilet, Check room #2)
Conduct additional investigation to determine cause for raised flooring in the Vestibule and Check Room (may require selective demolition). Consider removing flooring and leveling out spaces.

Consider rerouting conduit in more appropriate location and moving control panel.

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Check Room #2:

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:

- Built-in shelving

East Wing
(Ante Room, Women's Rest Room and Lodge Room # 1)

The east wing configuration has been modified over time; a wall inserted into the Women's Rest Room creates a hallway to Lodge Room #1. A door to the Lodge Room from the Ante Room has been infilled. The rooms are generally in fair condition. *(Figure 7.24)*

Original drawings show decorative stenciling on the walls and full-height decorative wood paneling in Lodge Room #1. The room is currently painted in solid colors. *(Figures 7.25 and 7.26)*

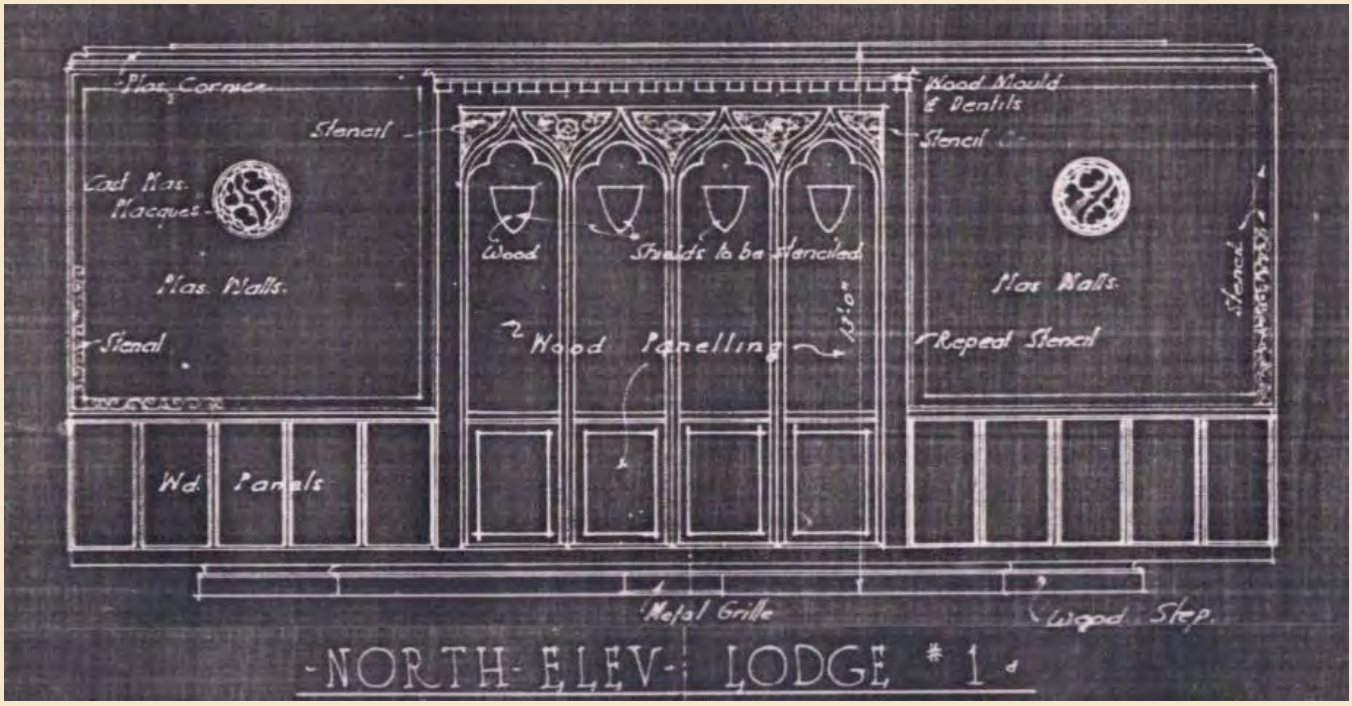


Figure 7.25
The original Meyer drawings show decorative stenciling in Lodge Room #1. It is unclear if it was ever completed.

Figure 7.26
In Lodge Room #1, the decorative wood paneling may have originally been painted with decorative stenciling.

Deficiencies

Wall inserted to create hallway in Women's Rest Room. Original wood flooring continues below wall

Pendant light fixtures missing shades (Women's Rest Room)

Accumulation of grime of schoolhouse pendants (Lodge Room #1)

Overpainting of decorative stenciling on walls and wood paneling (Lodge Room #1)

Non-original carpeting is past its useful life (Ante Room)

Cracking in plaster (at location of old door opening) (Ante Room)

Recommendations

See Building Interior Survey #2: Finishes Investigation, to include the following items from the East Wing:

Remove or selectively remove/ peel back carpet to determine condition of wood floor beneath (Ante Room)

Conduct a paint color study on walls, ceilings, and decorative features to determine original finishes (and if decorative stenciling exists beneath paint on walls and decorative wood paneling) (Lodge Room #1)

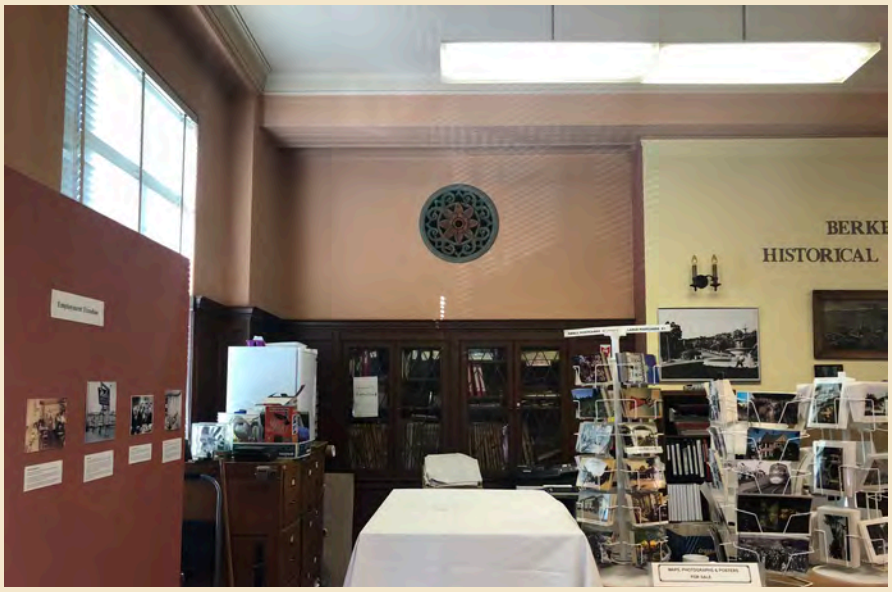


Figure 7.27
The Berkeley Historical Society constructed reversible display walls in front of the wood paneling in the Men's Club Room (seen here at the left).

Determine cleaning materials, methods and quantities for schoolhouse pendant fixtures (Lodge Room #1)

West Side Check Room, Canteen and Card Room

The west side check room retains its original shelving but is no longer used as a check room. The Card Room and Canteen has been converted to a large Men's Restroom with all new finishes and fixtures, not included in this survey.

Deficiencies

Impacted storage impedes proper survey of room finishes and components (Check Room)

Indication of water intrusion at walls from peeled and bubbling paint (Check Room)

Worn and dirty linoleum flooring

Recommendations

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Check Room:

Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

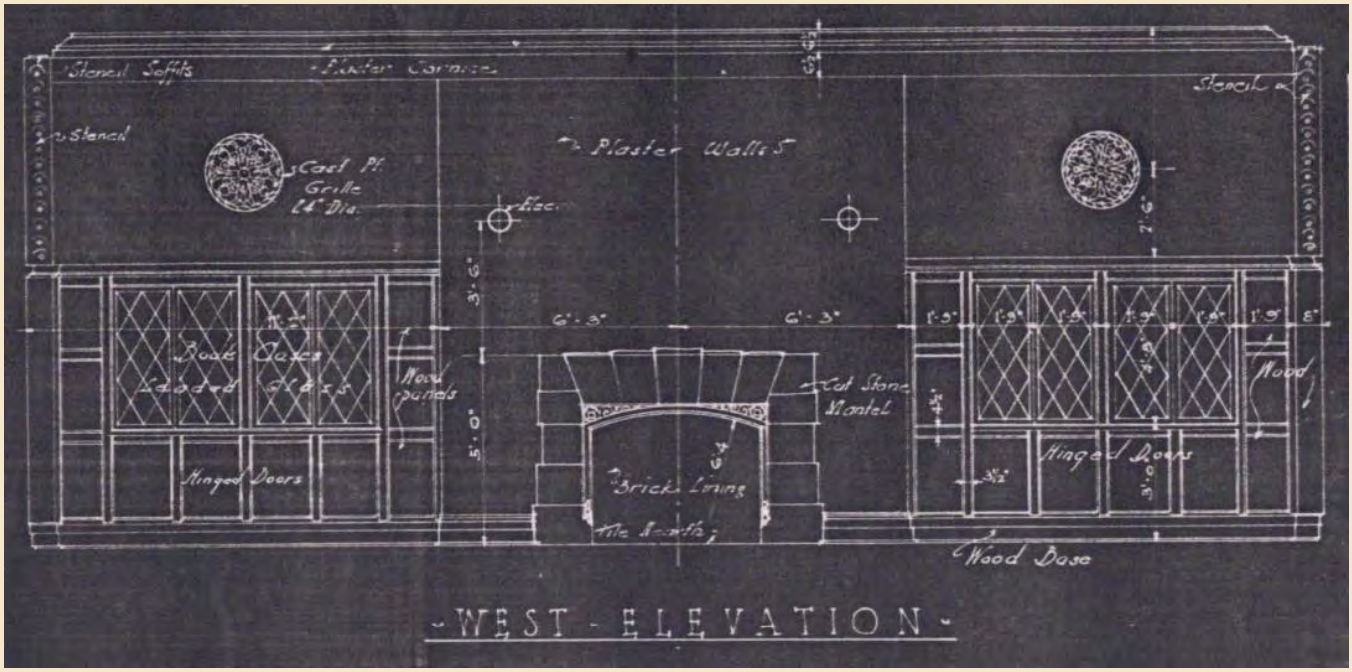


Figure 7.28
The original Meyer's drawings called for decorative stenciling at the soffits and recessed window panels.

West Wing (Men's Club Room)

The Men's Club Room is home to the Berkeley Historical Society (BHS). The room is generally in good-to-fair condition.

In 1993, BHS sensitively installed exhibit display walls inboard of the wood paneling on the east and south walls, inhibiting visibility of those walls. If and when the exhibit walls are taken down, the walls should be surveyed for additional material deficiencies. *(Figure 7.27)*

The 1927 Henry Meyers drawings show decorative stencil painting the plaster pilasters and ceiling soffits. The walls and ceilings are currently painted in solid colors. *(Figure 7.28)*

Deficiencies
Accumulation of grime on painted, decorative, cast plaster wall grilles (east and west walls)

If and when temporary exhibit walls are taken down, the walls and paneling behind should be check for their conditions (east and south walls)

Mechanical loss at painted, decorative, cast plaster wall grilles (east and west walls)

Overpainting of decorative stenciling on pilasters and ceiling soffits

Broken glazing and bent lead caning in one door at built-in glazed bookshelves

Plaster bulging, ferric jacking, and spalling at head and jamb of northwest window

Inappropriate contemporary light fixtures

Evidence of water intrusion (carrying and redepositing soil from roof) at fireplace brick fire box

Accumulation of grime on cast iron or bronze andirons

Accumulation of soil and grime on stone masonry fire surround (decoratively carved and scored)

Cracking, peeling, and discoloration of paint and plaster at wall above windows in north and south walls

Recommendations (West Wing, Men's Club Room)
See Building Exterior Investigation, Survey #1: Building Enclosure

Consider removing lighting fixtures and replacing with fixtures for sensitive to context

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Men's Club Room:

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:

- Decorative finishes at plaster wall grilles
- Brick fire box
- Cast iron or bronze andirons
- Stone masonry fireplace surround

Conduct a paint color study to determine original finishes (and if decorative stenciling exists beneath paint at pilasters and soffits)

Leaded glass doors of bookshelves — Repair broken and displaced caning and replace broken or missing glazing in kind

Second Floor

Very little alterations have been made to the second floor over time. Toilet #5 and the Kitchen were not accessible and are not included herein.

Hallway

Deficiencies

Worn and dirty original linoleum flooring

Consistent horizontal cracking along entire length of hallway (north and south walls)

Accumulation of grime on schoolhouse pendants

Limited wear to door and transom surrounds, chair rails and baseboards

Recommendations

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Second Floor Hallway:

Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Determine cleaning materials, methods and quantities for the decorative finishes and features at the following:

- Light fixtures
- Linoleum
- Wood trim work

Balcony and Projection Room (within Auditorium)

The balcony has remained remarkably unchanged over time and is in good-to-fair condition.

Deficiencies

General accumulation of grime on historic wall and ceiling finishes

Mechanical losses at decorative paint finishes

Potential application of inappropriate varnish over decorative wall finishes

Potential water staining and losses at wall and ceiling decorative finishes

Inappropriate replacement glazing at decorative pendant lights (originally mica or faux mica)

Accumulation of dust and grime on the following:

- Original bent wood and decorative (painted) cast iron seating
- Linoleum and maple flooring
- Decorative plaster ceiling grilles
- Decorative light pendants

Non-compliant pipe railings (guardrails and handrails)

Historical stage screens (decoratively painted backdrops) are rolled and stored in the fixed seating in the balcony

Storage of historically significant furniture and fixtures in balcony

Figure 7.29
The balcony and projection room retain all of their historic finishes.

Recommendations

The historical integrity in the balcony and projection room is very high. Any future programming alternatives for these spaces should carefully consider the fragility and integrity of these spaces. Any changes or modifications should be reversible. *(Figure 7.29)*

We strongly recommend that the balcony and projection room remain inaccessible to the public except for special occasions.

The spaces should be left in their current state until a careful conservation program can be funded. A future conservation program might include the following:

Further design study to resolve accessibility compliance of balcony guardrail and stair railings

Careful cleaning of fixed seating, walls, ceiling, light pendants and flooring.

Removal of historical stage screen(s) to offsite location for conservation by a conservation professional

Figure 7.30
The built-in platform, benches and decorative wood paneling in Lodge Room #2 are in fair shape. The window header and jamb in the northwest corner show signs of water intrusion.

Figure 7.32
The floor transition between two doors to Lodge Room #2 is awkward. The original building specifications call for pine flooring in this room. Additional investigation is required.

Lodge Room #2 (West Wing)

The Henry Meyer drawings call for decorative stenciling at the perimeter of the plaster walls above the wood wall paneling. The room is currently painted beige. *(Figures 7.30 and 7.31)*

The original building specifications call for pine flooring in this room. It is unknown if the linoleum in place today is original.

Deficiencies

Awkward transition to wood flooring at vestibule between two entry doors (Figure 7.32)

Worn and dirty linoleum flooring

Inappropriate acoustical ceiling tiles applied to ceiling
Accumulation of grime on decorative plaster wall grilles

Accumulation of grime on decorative pendant lighting
Loss of original mica at decorative pendant lighting

Worn and dirty leather on built-in bench seating

Minor wear and tear (dents, dings) in wood built-in bench seating and platform

Loss of paint, severe cracking and spalling plaster, spalling concrete, and exposed corroding (ferric jacking) rebar at jam and head of northeast window (Figure 7.32)

Overpainting of decorative stenciling at plaster walls and wood paneling

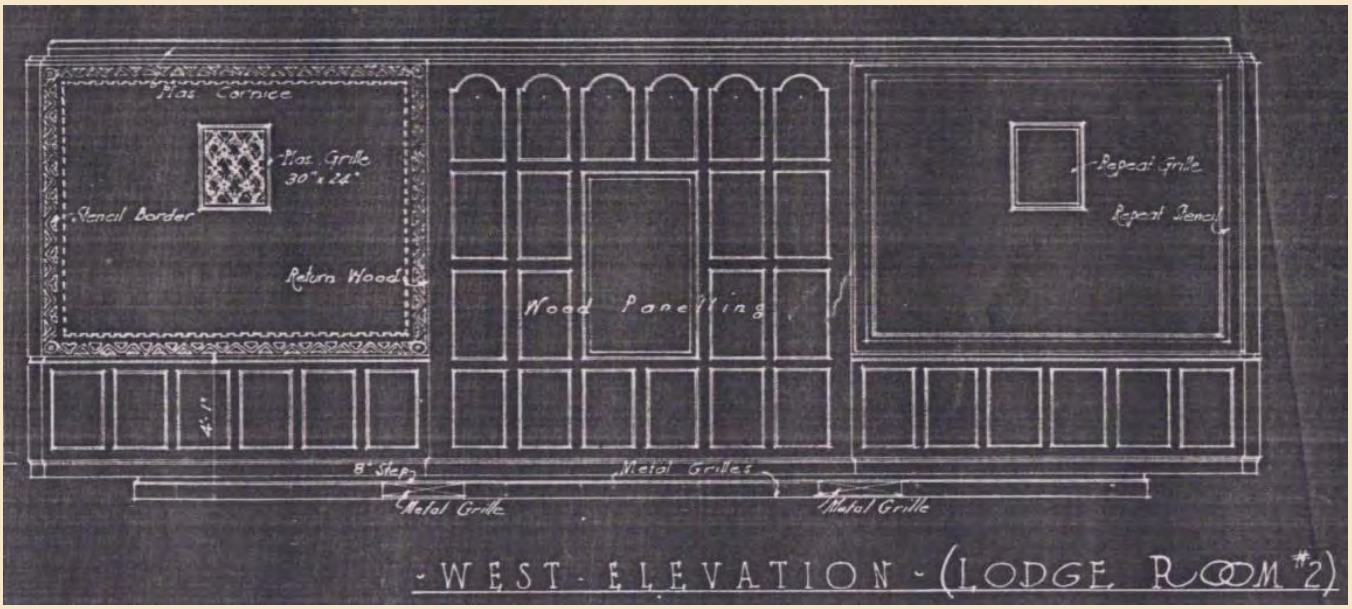


Figure 7.31
The original architectural drawings from 1928 call for decorative stenciling on the west wall of Lodge Room #2. It is unknown if the work was completed.

Recommendations

See Building Exterior Investigation, Survey #1: Building Enclosure

Remove acoustical ceiling tiles and adhesive residues

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Lodge Room #2:

Test linoleum flooring for asbestos. Complete selective demolition of linoleum as required to determine if wood floor exists beneath. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Determine cleaning materials, methods and quantities for the decorative finishes and features at the following:

- Decorative plaster wall grilles
- Pendant lighting
- Leather on bench seating
- Wood of bench seating and platform

Conduct a paint color study on walls, ceilings and decorative features to determine original finishes (and if decorative stenciling exists beneath paint)

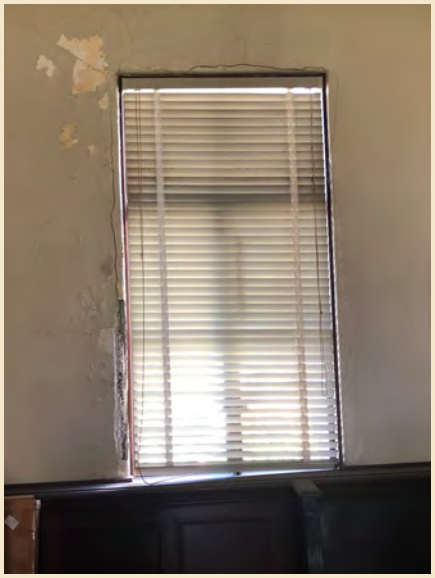


Figure 7.33
The window header and jamb in the northwest corner Lodge Room #2 show signs of water intrusion.

Ante Rooms #2 (west) and #3 (east)

Ante Rooms #2 (west) and #3 (east)
The Ante Rooms retain all original wood built-ins and are in good-to-fair condition.

Deficiencies
Area of patched linoleum flooring

Peeled and failing paint at ceiling may be due to glue from previously installed acoustical ceiling tile or water vapor in room (#2 – west)

Minor wear and tear (dent and dings) of wood built-ins

Recommendations
See Building Exterior Investigation, Survey #1: Building Enclosure

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Ante Rooms:

Test linoleum flooring for asbestos. Complete selective demolition of linoleum as required to determine if wood floor exists beneath. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Characterize varnish, estimate quantities for either reforming varnish or compensating at wood built-ins

Dining Room

The paint (and possible surface plaster) of the dining room ceiling and west wall is in poor condition. *(Figure 7.34)* A skylight (replacement skylight in original location) is extant directly above this room in the attic. *(See Attic section on p.7.40)* It shows evidence of leaking and likely has contributed to the paint and plaster failure. It is unknown if any leaking is active.

Figure 7.34
A skylight in the attic directly above the dining room ceiling may be the cause of the failing paint seen here at the ceiling.

Deficiencies

Water staining, cracked plaster and failing paint at west wall and ceiling

Accumulation of grime on decorative plaster ceiling grilles

Missing globe on pendant light fixture

Non-original vinyl composition tile (VCT) flooring

Recommendations

Ensure that skylight in attic is not leaking. Repair any active leaks.

See Building Exterior Investigation, Survey #1: Building Enclosure

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Dining Room:

Test VCT flooring for asbestos. Complete selective demolition of tile as required to determine if wood floor exists beneath. Consider removing tile and employing flooring more appropriate to the building

Preserve hand painted lettering on glazed (faux glue chip glass) door

Figure 7.35
The decorative plaster wall paneling at Lodge Room #3 would likely have been different colors originally.

Lodge Room #3 (East wing)

The Henry Meyer drawings call for extensive decorative stenciling at the recessed walls between columns on the east elevation. The room is currently painted beige. *(Figures 7.34 and 7.35)*

The original building specifications call for maple flooring in this room. It is unknown if the linoleum in place today is original.

Deficiencies

Worn and dirty linoleum flooring

Inappropriate acoustical ceiling tiles applied to ceiling

Accumulation of grime on decorative plaster wall grilles

Overpainting of decorative stenciling at recessed walls between columns

Minor wear and tear (dent and dings) of wood built-in benches (Figure 7.37)

Accumulation of grime on decorative pendant lighting

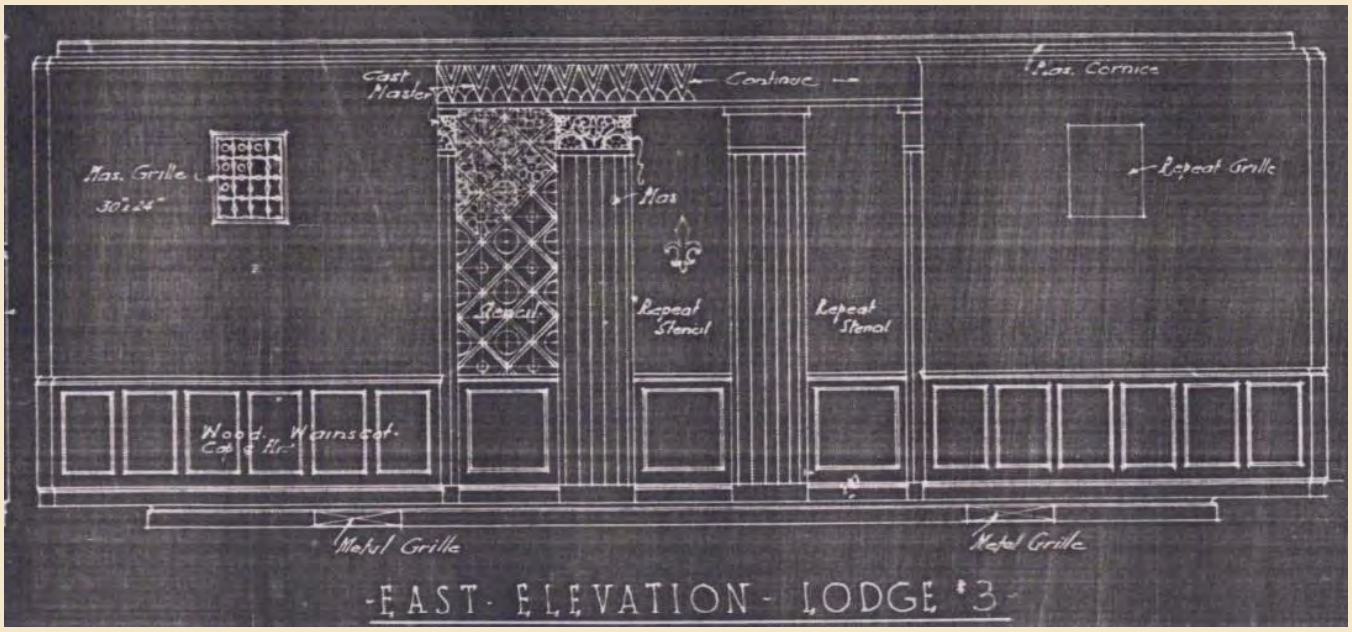


Figure 7.36
The original architectural drawings call for highly decorative stenciling at the recessed portions of the plaster wall paneling on the east wall of Lodge Room #3.

Recommendations

Remove acoustical ceiling tiles and adhesive residues

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Lodge Room #3:

Test linoleum flooring for asbestos. Complete selective demolition of linoleum as required to determine if wood floor exists beneath. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Determine cleaning materials, methods and quantities for the decorative finishes and features at the following:

- Decorative plaster wall grilles
- Pendant lighting
- Built-in benches

Conduct a paint color study on walls, ceilings, and decorative features to determine original finishes (and if decorative stenciling exists beneath paint at decorative column recesses)

Determine originality of glass in decorative pendant light fixtures

Figure 7.37
The original built-in platform and benches in Lodge Room #3 are intact. The linoleum flooring seen here may not be original as the building specifications called for maple flooring in this room.

Figure 7.38
The original skylight in the southern roof of the building was replaced at some time (seen here from the attic). The new skylight may be leaking.

Attic

The attic was accessed via a ladder from a third floor closet at the north end of the building.

Wood floors, concrete walls and plaster ceiling exist at the small eastern attic above the dining room. The attics above the main building space is unfinished and only accessible via plywood laid down over wood trusses. These attics are in fair condition. *(Figure 7.40)*

Additionally, the fly loft above the stage was accessed via a series of ladders at the south side of the stage.

Deficiencies

The original skylight in the east attic has been replaced. Plaster at the jamb has spalled and water staining is evident on the floor directly below the skylight. (Figure 7.38)

The top of the concrete wall on the west side of the east exhibits heavy staining and efflorescence, indicative of roof or building joint failure above. (Figure 7.39)

The plaster ceiling has spalled and is sagging in locations, indicative of a roof or building joint failure above.

Figure 7.39
The buildup of efflorescence and staining at the north wall of the front attic is indicative of water issues in the roof above.

Figure 7.40
The attic over the main corridor and auditorium appear to be weather tight in their current state.

Recommendations

Further investigate skylight to determine if any active leaks are present.

See Building Exterior Investigation: Study #2: Roof Technology and Water Conveyance

Building Interior Survey #1: Door Survey

Undertake a survey of original interior doors (and transoms) to include the following:

- Documentation of type and locations of doors
- Quantify door deficiencies
- Evaluation of attachment and operating hardware

Building Interior Survey #2: Finishes Investigation

Undertake a finishes investigation for building interior, to include the following items, listed by interior space.

Basement

At scored concrete floor, conduct test to determine if any original finishes exist and determine cleaning materials, methods and quantities.

First Floor

Lobby**

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:

- Terra cotta hex and square tile floor (is there a coating here like stairs?)
- Decorative brass radiator wall grilles and enclosures
- Brass commemorative plaque
- Decorative pendant light fixtures
- Decorative terra cotta tile (Cuerda-Seca glaze) baseboards (Figure 7.12)
- Unpainted casework
- Display cabinets (steel sash glazing and interior woodwork)
- Reverse painted signage on door glazing
- Fragile gold leaf lettering and signage on several doors
- Wood paneled doors and casework
- Historical surface-mounted bell
- Wood fire hose cabinet

Conduct a paint color study on walls, ceilings and decorative elements to determine original finishes (and to what degree decorative stenciling exists beneath white paint)

***Note: The spaces asterisked above are of primary historical significance. Any analysis or treatment of materials in these spaces should be conducted or supervised by a conservation professional.*

Staircases (East and West)

Determine if coating over terra cotta tile can be removed without damaging tile

Determine cause and extent of mortar deterioration

Determine cleaning materials, methods and quantities for stair railing and balustrade

Determine cleaning materials, methods and quantities brown buildup on carriage

Auditorium**

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:
- Decorative wall finishes (including ceiling)
- Wood wall paneling and stage apron
- Stage Proscenium
- Decorative light pendants

Conduct a paint color study to determine original colors of proscenium columns and stage walls

First Floor Offices

Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Check Room #2

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:
- Built-in shelving

East Wing

Remove or selectively remove/ peel back carpet to determine condition of wood floor beneath (Ante Room)

Conduct a paint color study on walls, ceilings, and decorative features to determine original finishes (and if decorative stenciling exists beneath paint on walls and decorative wood paneling) (Lodge Room #1**)

Determine cleaning materials, methods and quantities for schoolhouse pendant fixtures (Lodge Room #1**)

Building Interior Survey #2: Finishes Investigation (cont'd.)

Undertake a finishes investigation for building interior, to include the following items, listed by interior space.

Check Room #2

Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Men's Club Room**

Determine cleaning materials, methods and quantities for the following historical finishes and fixtures:

- Decorative finishes at plaster wall grilles
- Brick fire box
- Cast iron or bronze andirons
- Stone masonry fireplace surround

Conduct a paint color study to determine original finishes (and if decorative stenciling exists beneath paint at pilasters and soffits)

Leaded glass doors of bookshelves — Repair broken and displaced caning and replace broken or missing glazing in kind

Second Floor

Hallway**

Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Determine cleaning materials, methods and quantities for the decorative finishes and features at the following:

- Test linoleum flooring for asbestos. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.
- Light fixtures
- Linoleum
- Wood trim work

Lodge Room #2**

Test linoleum flooring for asbestos. Complete selective demolition of linoleum as required to determine if wood floor exists beneath. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Determine cleaning materials, methods and quantities for the decorative finishes and features at the following:

- Decorative plaster wall grilles
- Pendant lighting

- Leather on bench seating
- Wood of bench seating and platform

Conduct a paint color study on walls, ceilings and decorative features to determine original finishes (and if decorative stenciling exists beneath paint)

Ante Rooms**

Test linoleum flooring for asbestos. Complete selective demolition of linoleum as required to determine if wood floor exists beneath. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Characterize varnish, estimate quantities for either reforming varnish or compensating at wood built-ins

Dining Room**

Test VCT flooring for asbestos. Complete selective demolition of tile as required to determine if wood floor exists beneath. Consider removing tile and employing flooring more appropriate to the building

Preserve hand painted lettering on glazed (faux glue chip glass) door

Lodge Room #3**

Test linoleum flooring for asbestos. Complete selective demolition of linoleum as required to determine if wood floor exists beneath. If linoleum is to remain, test for cleaning methods, reattaching of lifted areas, and compensating areas of loss.

Determine cleaning materials, methods and quantities for the decorative finishes and features at the following:
- Decorative plaster wall grilles
- Pendant lighting
- Built-in benches

Conduct a paint color study on walls, ceilings, and decorative features to determine original finishes (and if decorative stenciling exists beneath paint at decorative column recesses)

Determine originality of glass in decorative pendant light fixtures

***Note: The spaces asterisked above are of primary historical significance. Any analysis or treatment of materials in these spaces should be conducted or supervised by a conservation professional.*

CHAPTER 8

Integrity Assessment

Integrity Assessment

UNDER THE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA, there are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. A majority of these aspects must be retained for a property to retain integrity as a whole. Assessing the overall integrity of a property assists in measuring the ability of the property to convey its historical significance. Retention of specific elements of historic integrity to the defined period of significance is important. The aspects of integrity apply to the entire site: the building exteriors and interiors, the landscape characteristics, as well as site features.

Overall, the historic integrity of the Berkeley Veterans Memorial Building is good; however, several key interventions over time had somewhat impaired its integrity of design and materials.

Location

The Berkeley Veterans Memorial Building has very strong integrity of location. It remains in its original location facing what would become Civic Center Park.

Design

The overall integrity of exterior design of the Veterans Memorial Building is excellent. Very few exterior changes have impacted the overall integrity. The addition of an accessible ramp at the eastern side of the south (front) elevation had some impact on the overall symmetry of the original design.

The interior has strong integrity of design with very few alterations. In 1948, an elevator inserted at the south side of the entry hall. This impacted small, ancillary rooms at the first and second floor. Additionally, the connection from Lodge Room #1 and its Ante Room has been impacted by filling in a door at the first floor and the area that was reserved for women at the east side of the entry hall has been modified. Otherwise, very few changes have impacted the integrity of design.

Setting

The setting of the Berkeley Veterans Memorial has changed somewhat over time. However, the civic uses and civic center buildings and park remain the primary components of the setting.

Materials

Overall, the integrity of materials at both the exterior and the interior of the Berkeley Veterans Memorial Building is very high.

Workmanship

The integrity of workmanship of the Veterans Memorial Building is very high with the exterior retaining almost all of its original, high quality features. At the interior the overall high-quality elements, including the tile work and stenciling, retains a very high level of workmanship.

Feeling

The buildings, surrounding site and landscape retain integrity of feeling. The site still retains the feeling of a civic environment.

Association

The Veterans Memorial Building retains strong integrity of association with the other buildings in the Civic Center Historic District. It conveys an importance within the community through its relationship and association with other elements of the historic district and its commemorative purpose as a memorial to Berkeley's fallen war heroes.

CHAPTER 9

Significance Diagrams

Significance Diagrams

A DIAGRAM OF EACH FLOOR PLAN has been prepared to establish a hierarchy of spaces within the building. These diagrams help us to understand how each space should be treated and which of the Secretary of the Interior Standards should be applied. Three levels of significance have been applied, as defined below.

Significant

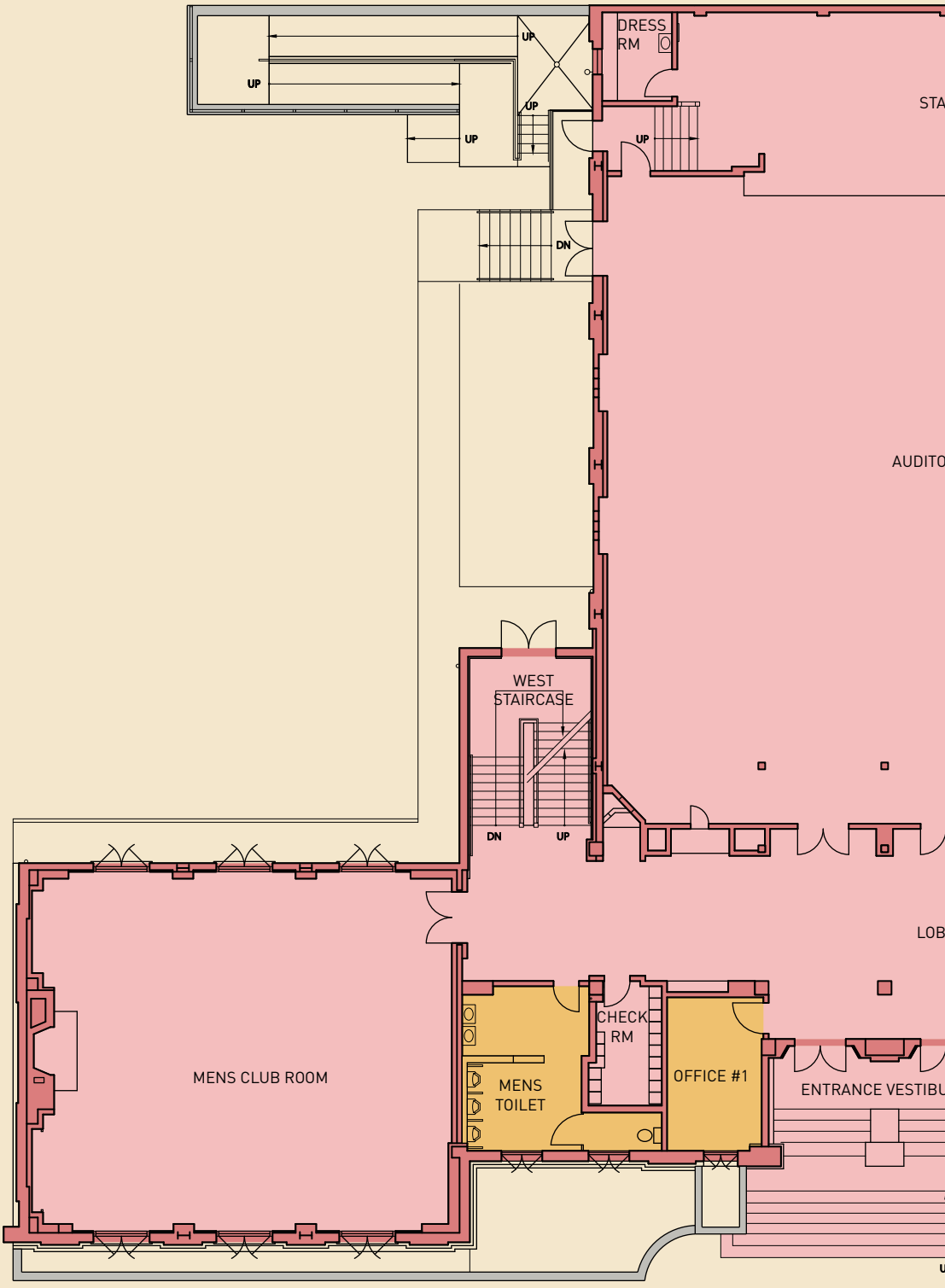
Significant areas are those considered to be the most important to the historic significance of the building. These spaces contain the buildings most outstanding architectural features or spaces that are functionally most important to the purpose of the building. For the Veterans Memorial Building, the majority of the first and second floor spaces are Significant. These spaces should be treated in accordance with either the Secretary of the Interior's Standard Treatments for Preservation or Rehabilitation. Generally, character-defining features, as described in Chapter 6 should be preserved. Where detrimental alterations have occurred, the spaces should be restored in accordance with the Secretary of the Interiors Standards for Restoration. With the exception of restoration work, further alteration of these spaces should be avoided.

Contributing

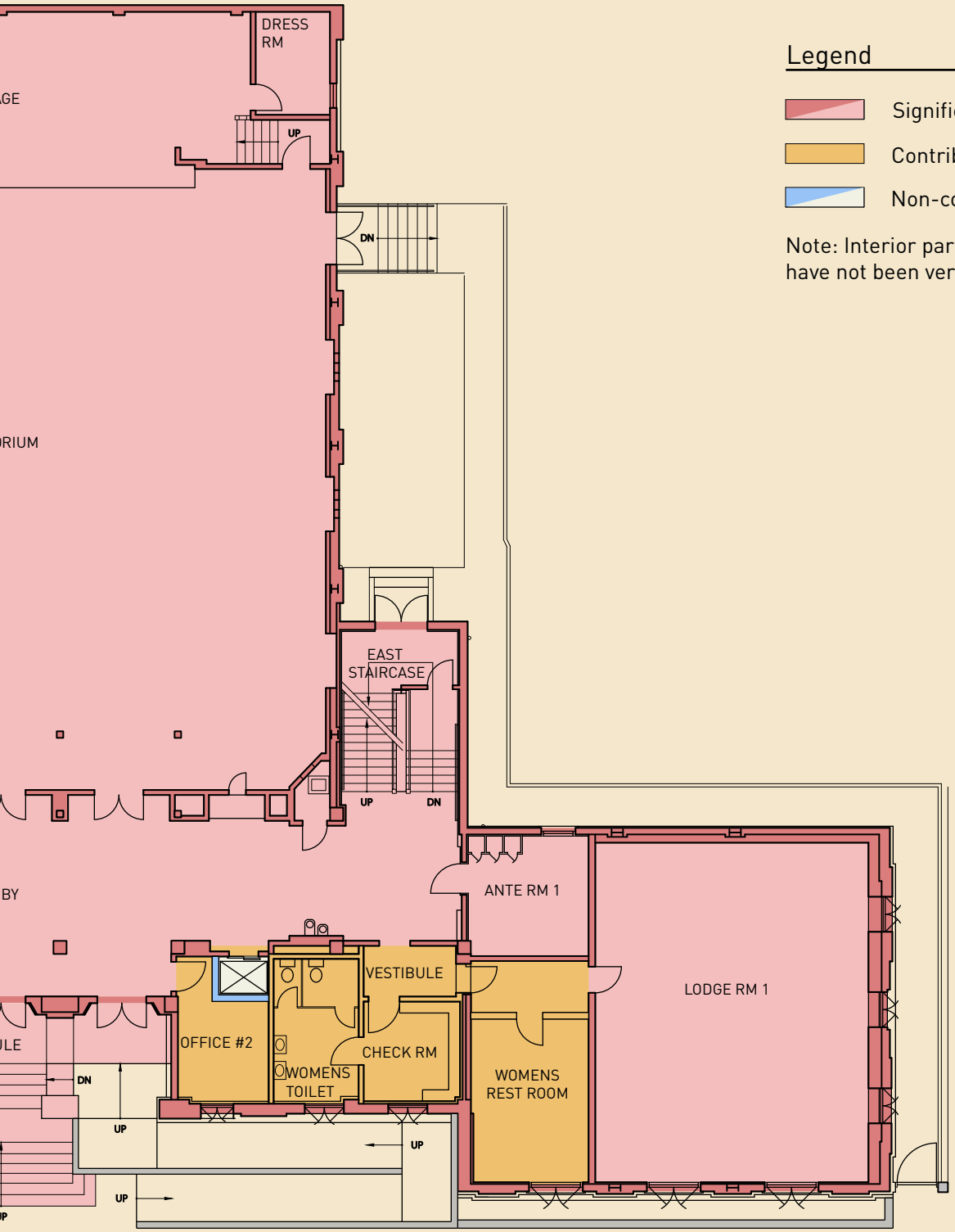
Contributing areas are those areas which contribute to the overall significance of the building but are less prominent than the more significant spaces. The Veterans Memorial Building Contributing spaces include the first-floor restrooms, offices, the vestibule and checkroom and the second-floor toilet and kitchen. Contributing spaces should also be treated in accordance with Secretary of the Interior's Standard Treatments for Rehabilitation. More modification may be acceptable in these areas than in more significant areas, but care should be taken to preserve the character defining features of the spaces.

Non-Contributing

Non-contributing areas include utilitarian spaces that do not contribute to the buildings historic significance and includes spaces that have either been added or altered to the extent that they have lost their historic character. The basement of the Veterans Memorial Building is Non-contributing. Non-contributing spaces are governed by the Secretary of the Interiors Standards only to the extent that actions within these spaces might impact the more significant zones of the building



FIRST FLOOR PLAN - SIGNIFICANCE DIAGRAM
Veterans Memorial Building



Legend

- Significant
- Contributing
- Non-contributing

Note: Interior partition locations have not been verified.

0 4 8 16 24

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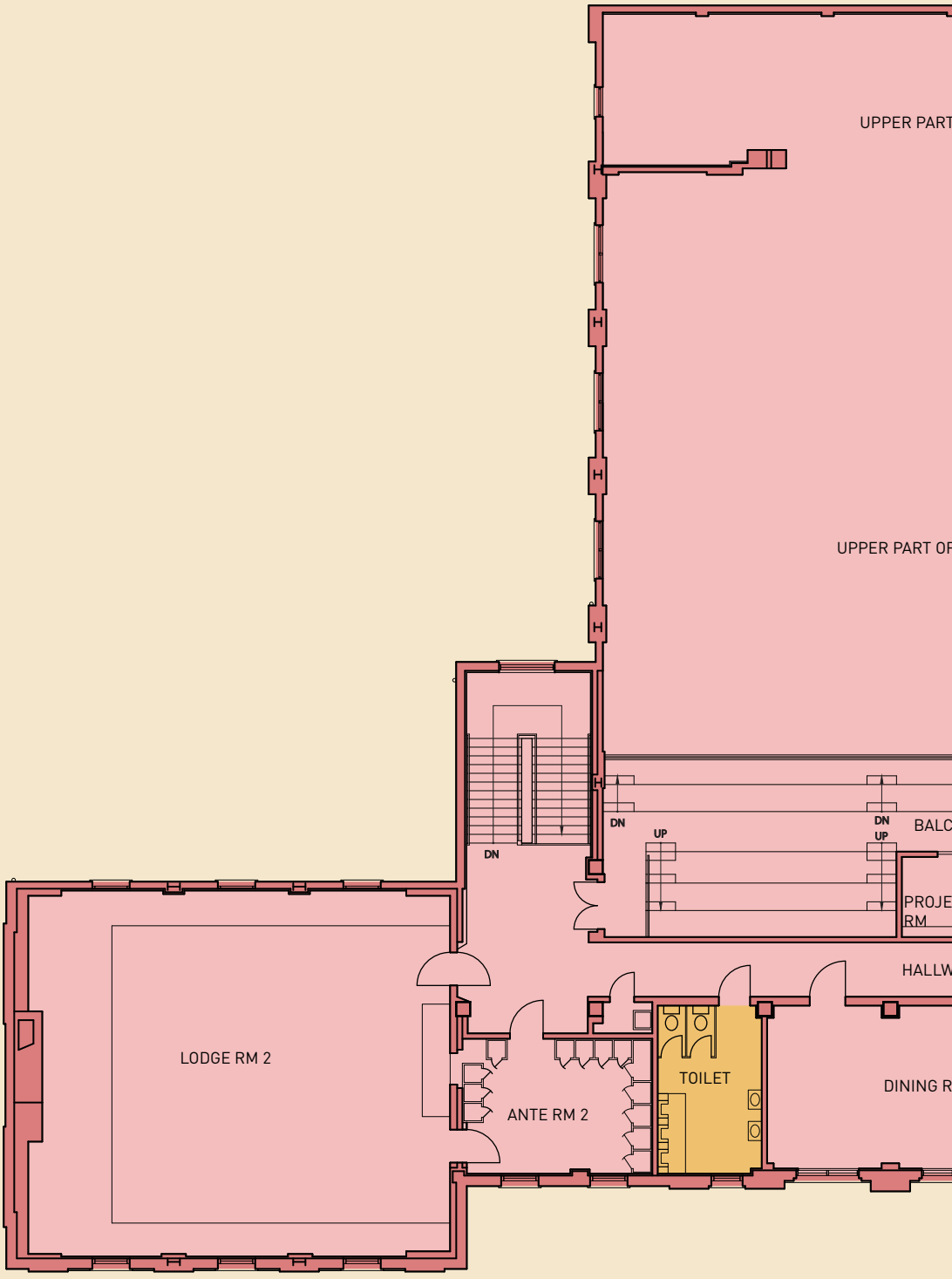
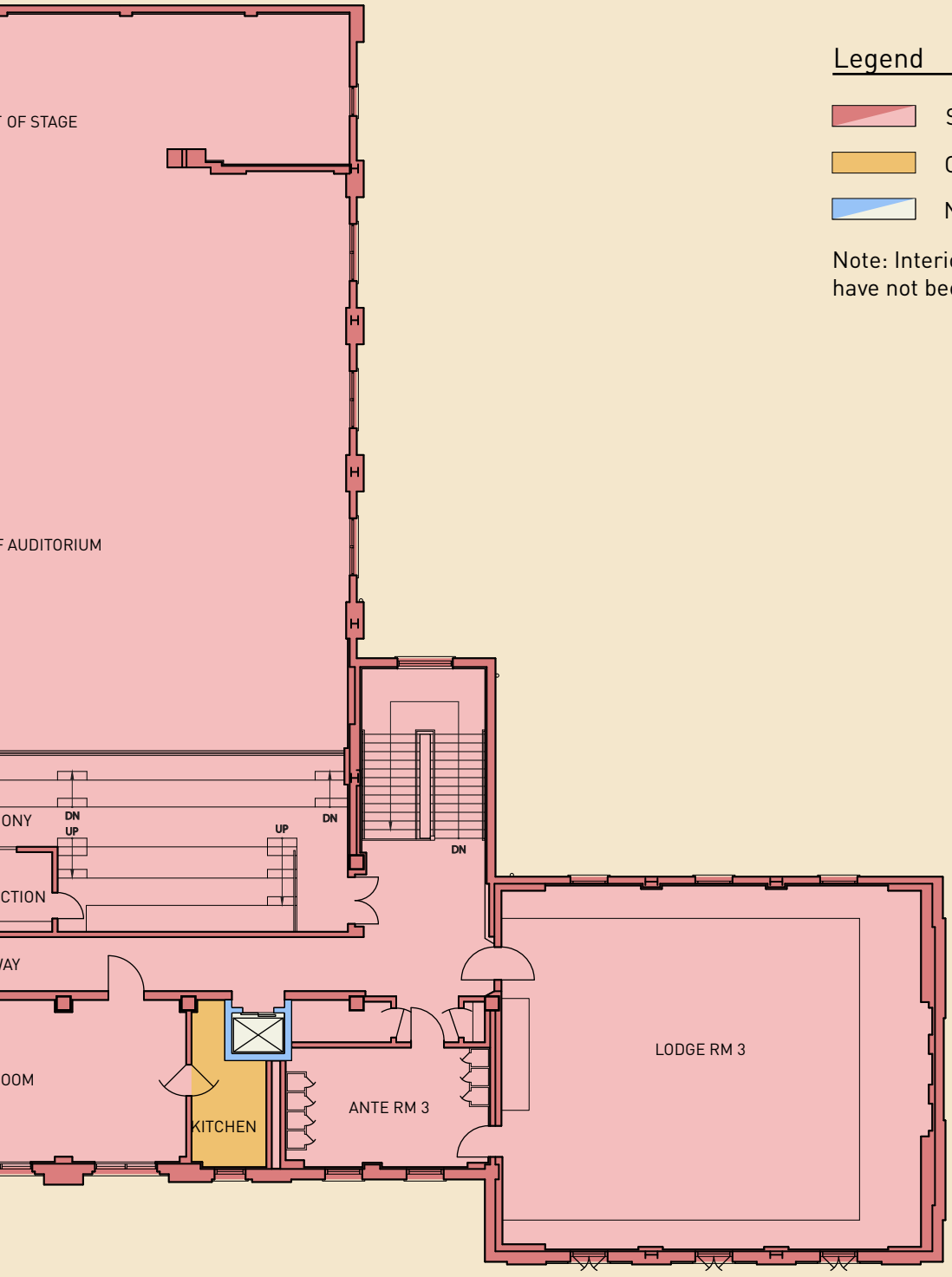


SECOND FLOOR PLAN - SIGNIFICANCE DIAGRAM
Veterans Memorial Building



Legend

- Significant
- Contributing
- Non-contributing

Note: Interior partition locations have not been verified.

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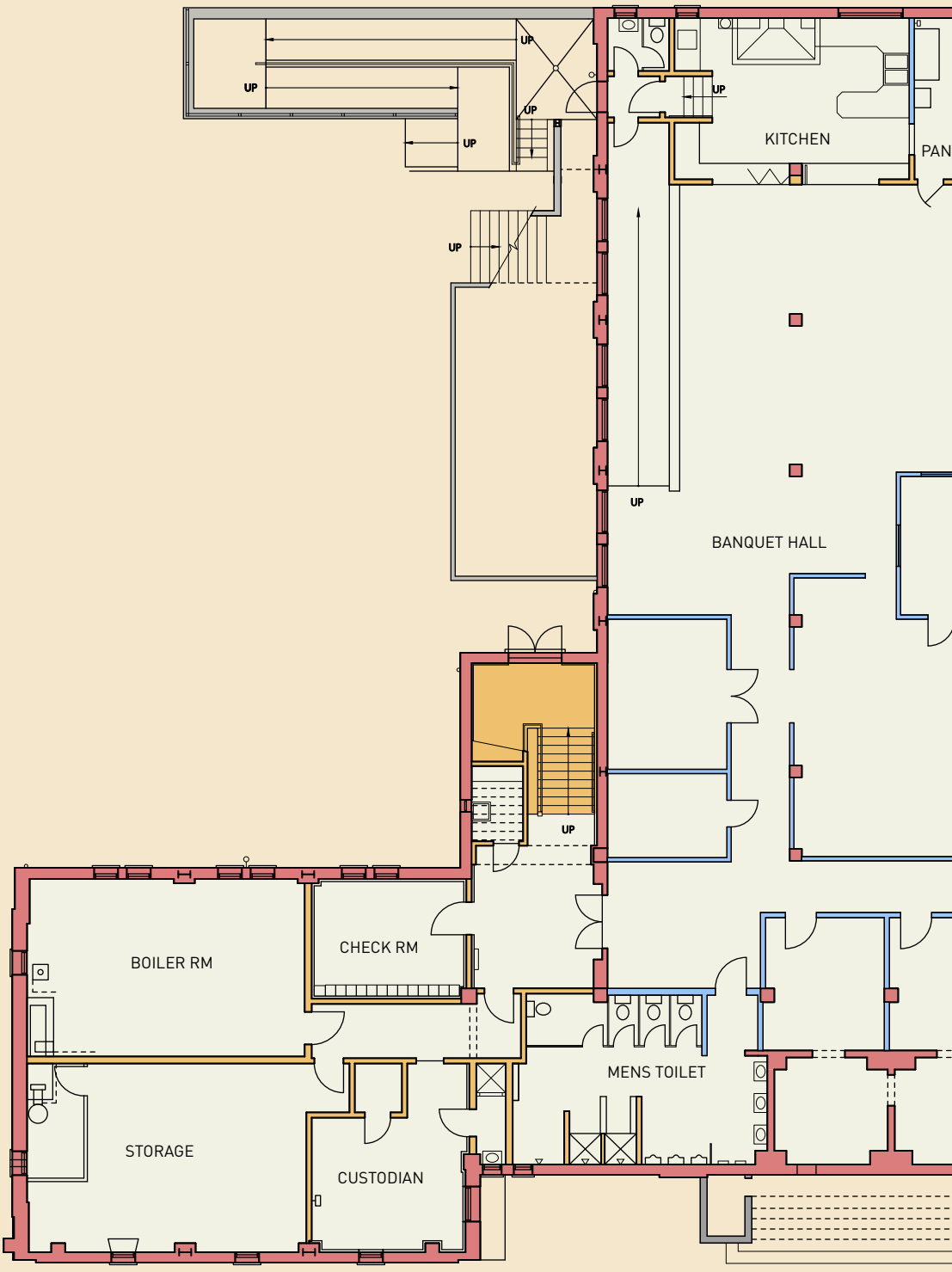
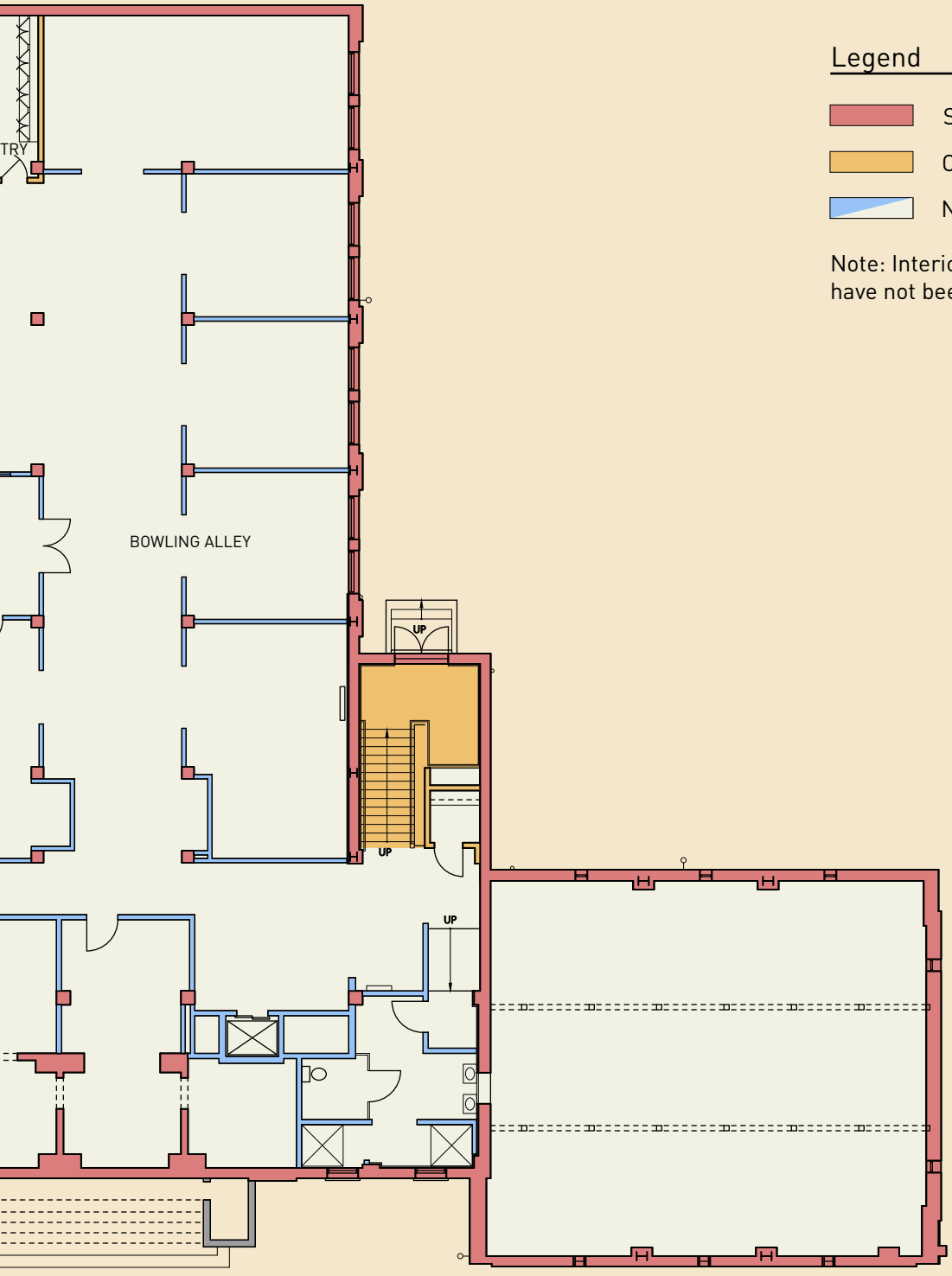
N



BASEMENT PLAN - SIGNIFICANCE DIAGRAM
Veterans Memorial Building



Legend

- Significant
- Contributing
- Non-contributing

Note: Interior partition locations have not been verified.

CHAPTER 10

Future Treatment and Use

Future Treatment and Use

Introduction

Given that the Veterans Memorial Building is a City of Berkeley Landmark and is a contributor to the Berkeley Civic Center Historic District, and understanding that a lack of maintenance has moderately impaired its overall historic integrity, it is essential that all future projects planned for the structure be executed with great care. The highest level of consideration should be given to prioritizing the preservation of significant historic elements, materials, features and spaces. Any proposed changes should be focused to areas already altered. Refer to the significance diagrams included in Chapter 9 for significant spaces to remain and to the character-defining features listed in Chapter 5 for features to remain.

Any future work should be guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Standards have four defined approaches to the potential treatment for a building, which reflect increasing levels of intervention into the original fabric of the building. The four levels are as follows: Preservation, Rehabilitation, Restoration, and Reconstruction. Each level of treatment has its own set of standards that guide the approach to work. Generally, in planning for the anticipated work on a historic structure, one of the four treatment levels are selected as the overall treatment approach. However, sometimes a combination of treatment approaches can be selected, depending on the historic resource and the project needs and goals.

Rehabilitation is an appropriate treatment for the basement, and the first floor Canteen Room, Card Room, Vestibule #1, Women's Rest Room and Ante Room. These spaces, and the features, elements, and finishes within them have already been altered over time. Generally, in all first floor rooms any remaining historic fabric, or elements that are character-defining features should be retained and preserved, and any inappropriate additions or alterations should be removed. At Vestibule #1, the raised wood floor should be investigated and, if possible, removed and replaced with a more appropriate floor that does not create a barrier to access. The remaining

historic fabric at the stairwell vestibules in the basement should be retained and preserved in place.

Preservation is an appropriate treatment for the spaces that retain a high level of integrity and that contribute to the significance of the building or site. The majority of spaces in this building retain a high level of historic fabric and fall within this treatment standard. Any modifications, or additions that alter the ability of the space or element to read as originally intended should be removed. For example, the acoustical ceiling tile at Lodge Room #2 is inappropriate and should be removed. For any proposed alterations of these spaces, key character-defining features within these spaces should be carefully repaired rather than replaced. At the main auditorium, for example, historic plaster proscenium arch should be carefully restored to its original condition.

The approach to future projects or upgrades proposed for the Veterans Memorial Building should focus on rehabilitation and preservation. This historic resource has been altered in the past, and this approach will provide for the repair and protection of key character-defining features, while simultaneously allowing for the necessary or required code and functional upgrades that will enhance the visitor experience. A future use should be selected that would allow for continued public use of the main auditorium.

Considerations for Future Additions to the Veterans Building

The rear courtyards of the Veterans Building are hemmed in on all sides by taller surrounding buildings and are uninviting. The spaces are underutilized, poorly maintained and are possible locations for any future additions. However, these spaces, if renovated for courtyard use, could be inviting outdoor spaces for a variety of uses. In the event that new additions are proposed to rise higher than the Veterans Building, the courtyard locations are appropriately set back from the front façade to allow the main façade of the building to maintain a presence at the street front. All new additions or exterior alterations should be easily differentiated from the original fabric of the Veterans Memorial Building and be compatible with the massing, size, scale and architectural features of the resource as well. The new construction should not diminish or compromise the presence of the historic building, nor alter or confuse the original design composition.

Implications of Proposed Seismic Retrofit Schemes

IDA Structural Engineers completed a seismic evaluation of City Hall in a report prepared for the City of Berkeley in 2019. The report unsurprisingly concludes that the building is likely to sustain irreparable damage or even collapse in a seismic event and proposes one potential retrofit scheme. The proposed retrofit scheme requires interior concrete shear walls,

new shear plywood at all floor diaphragms and new collector and chords in the building's wood diaphragms. It additionally calls for exterior steel "diaphragms" or beams to be installed at the entirety of the building perimeter. This scheme has the potential to be extremely invasive and damaging to the historic fabric of the building. The exact location of the shear walls and collectors and chords in the diaphragms should be very carefully studied, and the sequence of implementation carefully thought through. Additional discussion should also center on alternative means of securing the building perimeter (in lieu of exposed diaphragms at the building exterior). Further design of this option should be coordinated with an historical architect that meets the *Secretary of Interior Standards Professional Qualifications in Historic Architecture.*

The alternative enhanced seismic performance scheme requires a complete replacement of the interior wood framed structure or "only the front wall could be salvaged." This scheme represents an almost complete destruction of the historic fabric of the building, is wholly inconsistent with the *Secretary of Interior Standards* and in no way should be considered a viable option for this building. If an alternative enhanced seismic performance scheme is not possible, the building should not be retrofitted to meet enhanced seismic performance.

CHAPTER 11

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Appendices