

CHAPTER **5**

Chronology

Chronology

1907 – Building Plans

Bakewell & Brown's 1907 plans for the building indicate the following interior uses¹:

First Floor

- Center Section: Entry Vestibule; Corridor; Grand Stair; Clerk Office Private; Clerk Office; Vault; Ladies' Toilet; Men's Toilet; Building Inspector Office and Superintendent of Streets.
- South Wing: Various offices and departments including: Treasurer; Tax Collector; Assessor; and Auditor.
- North Wing: Vault and Engineer Office.

Second Floor

- Center Section: Grand Stair; Council Chambers/Justice Court; Ladies Toilet; Men's Toilet, Committee and Jury Room; Private Lavatory; and Stairway to Attic Level.
- South Section: Various offices and departments including: Justice of Peace; Attorney; Assistant Attorney; President's Room; Ante Rooms to Council Chamber; Private Office; and Southwest Stairway.
- North section: Superintendent of Schools and Unassigned Office Space.

Attic Level

- Unfinished (Storage)

Basement

- Center section: Main Stair; Ventilation & Heat; Toilet; Batteries; Alarm Room; Men's Jail; Boy's Jail; Women's Jail; Property Storage; Ventilation, Heat and Fuel; and Corridors.
- South Wing: Entry Vestibule; Squad Room; Identification Room; Sergeant's Office, Police Station; and Marshal's Office; and Southwest Stairway.

- North Wing: Entry Vestibule; Work Shop; Fire Chief; Hospital, Operations; Board of Health; and Corridor.

1909 – Building Completed

Ground was broken for the building in early 1908, and the City Hall's cornerstone was laid June 26, 1908. The cornerstone contained a list of town officials, a copy of the city charter, copies of the town's newspapers, and a rare Colony of New Jersey coin.² The building was completed and ready for occupation August 29, 1909.³ The same year the Town Hall was completed, Berkeley was designated a city rather than a town.

1910-11

Early image of completed City Hall shows very limited landscaping at the front of the building.

1914-5

Completed Bakewell and Brown's City Hall depicted in a study of expanding the Berkeley Civic Center by Charles Cheney for Dr. Werner Hegeman's study "City Plan for Oakland and Berkeley. The Civic Center elements of this plan were never executed likely because they were too grandiose and would have been quite costly.

1925

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 health, sanitation, parks and recreation and fire departments.⁴ As a small, one-story building this structure did not expand the capacity or size of City Hall in a significant way.

Early 1940s – Chimney removed at south wing.

No information about this change has been found to date. C. mid-1940s photograph of Civic Center Park looking west shows City Hall with only one chimney. 1939-40 Civic Affairs pamphlet shows both chimneys. 1949 Image from Berkeley Public Library Swingle Collection (as shown on page 93 of Cerny *Berkeley Landmarks*). Images from Civic Center Park under construction in May 1942 show that the south chimney had been removed.

1945 – Expanded City Hall Proposal

Civic Affairs the report of the Annual Report of the Berkeley City Manager for year ending June 30, 1945 includes images of an expanded Berkeley City Hall with new north and south wings executed in the Beaux Arts Tradition. Project was not executed.⁵

1950 – Addition

In 1950 an addition was constructed at the rear of City Hall on either side of the stair bay in an effort to create additional office space.⁶ No drawings or building permit records have been located for this addition. However, later, in 1964, plans drawing for remodeling of the basement indicate that an addition was present at the basement level on the south side of the west stair.

As the City of Berkeley continued to grow over the decades, the office and meeting space it needed for its municipal functions outgrew the City Hall. Over the years, city departments relocated to other buildings in the Civic Center.

1957 – Proposed Plan

Architect Milton Pfleuger proposed dramatic changes to Civic Center including demolition of Bakewell & Brown's City Hall. The project was intended to be phased over 15 – 20 years. No part of this plan was executed.⁷

1964 – Addition

Architect Hans U. Gerson and William G. Merchant & Associates prepared plans and executed a project for remodeling City Hall's basement to house the Public Works and Inspection Departments in 1964.⁸

South and center sections:

- Public Works Department: Drafting Room, Supervising Engineer, Surveyors, Vault, and Zoning.
- Inspection Department: Clerical and Accounting, Records, Clerical, Waiting, Director, Supervisor, Plan checker, Inspectors, Ladies Toilet, Telephone Switchboard, and Storage.
- Storage, Maintenance, Generator, Mail, Equipment, Storage, and Telephone Equipment.

North section:

- Boiler Room, Lobby and Corridor for Public Works and Inspections Departments, and offices for the Public Works Department (Waiting, Conference Rooms, Administrative Assistant, Accounting, Traffic Engineer Assistant, Assistant Director, and Director).

1975 – Addition

In November 1975, the City of Berkeley, Department of Public Works prepared plans for and executed a project to insert an elevator and stair addition to the rear of City Hall northwest of the existing rear stair.⁹ Two years later, in 1977, the City moved its municipal offices from City Hall to

the Farm Credit Building at the east end of Civic Center Park: however, the Council continued to meet in the Council Chambers in City Hall.¹⁰

1989 – Cupola Project

After the 1989 earthquake, the cupola was removed due to concerns about seismic safety. It was reinstalled following a 1992 study that determined returning the cupola, which had been seismically strengthened, was safe.¹¹

1990

City of Berkeley Permit records indicate that exterior restoration of walls, balcony and balustrades, as well as roof repairs were completed.¹²

1993

Hayden & Vilar Architects prepared plans to renovate interior spaces for Berkeley Unified School District (BUSD) personnel offices.¹³ BUSD leased the City Hall building (with the exception of the Council Chambers) for use as its administrative offices.¹⁴ Some City employees remained in the building – need exact dates for some of this BUSD work.

1999

Todd Jersey Architects prepares renovation plans and executes a project at the second floor south wing to build an accessible ramp to the Council Chambers.¹⁵

2001

Todd Jersey Architects prepares construction drawings to provide an accessible restroom and small kitchenette at the office the second floor north wing.¹⁶

2007

City Hall, which had long been referred to as the “Old City Hall,” was renamed the Maudelle Shirek Building in honor of the former vice-mayor and longtime City Council member on March 22, 2007.¹⁷

2012

Berkeley Unified School District moves out of the building.

December 2018

City ceased using the Council Chambers Building is used as Emergency Storm Shelter for Homeless Services (when 45 degrees or colder).

Endnotes Chapter 5

- ¹ Bakewell & Brown Architects, "Town of Berkeley California Official Plans for Town Hall," 11 October 1907.
- ² Robert Bernhardt, *Buildings of Berkeley* (Berkeley, California: Lederer, Street & Zeus Co., Inc., 1971) 100.
- ³ Need citation for this. Newspaper account?
- ⁴ Cerny, *Berkeley Landmarks*, 101.
- ⁵ Civic Affairs 1945 – BPL Copy.
- ⁶ Susan, Cerny, Jerri Holan, and Linda Perry. National Register of Historic Places, Registration Form, Berkeley Historic Civic Center District, (March, 2, 1998) 8:9.
- ⁷ Berkeley Daily Gazette (evening paper) May 15, 1957 – from clipping file at BPL. Drawings included with article.
- ⁸ Hans U. Gerson Architects and William G. Merchant & Associates, "City Hall—Berkeley, Remodeling of Basement for Public Work & Inspection Depts." 17 February 1965, drawings.
- ⁹ City of Berkeley Department of Public Works. City Hall drawings, 7 November 1975.
- ¹⁰ Page & Turnbull, Inc., Berkeley Old City Hall, Berkeley, California Master Plan Consultation (April 4, 2002) 10.
- ¹¹ ELS Architecture and Urban Design, "Berkeley Old City Hall, Concept Design Study," (Berkeley, CA: May 1, 2002) 1.
- ¹² City of Berkeley Permit Service Center. Berkeley Permit Card, Permit Number 42021, 12 October 1990.
- ¹³ Hayden & Vilar Architects, "Renovations to Personnel Office, BUSD, Old City Hall," 02 November 1993.
- ¹⁴ Thompson.
- ¹⁵ Todd Jersey Architecture, "City Council Chamber's Ramp," 21 February 1999.
- ¹⁶ Todd Jersey Architecture, "Accessible Restroom Remodel," 07 February 2001.
- ¹⁷ Thompson.

CHAPTER **6**

Description and Character-Defining Features

City Hall Site and Landscape

CITY HALL, OR THE MAUELLE SHIREK BUILDING, is situated to the west of Civic Center Park facing Martin Luther King, Jr. Way (formerly Grove Street) in downtown Berkeley. It is set back from the street and symmetrical lawn panels and paved paths give prominence to a set of stairs rising to the building entry (Figure 6.1).

City Hall is set back from Martin Luther King, Jr. Way, and originally had very few plantings near the building. Early photographs show to small palms and a lawn area. Eventually, some low plantings were placed at the building base and taller trees to the north and south sides of a lawn. (Figure 6.2). The building rose well above adjacent trees with the exception of the redwoods to its southeast. Columnar incense cedars established a regular rhythm at the two wings of the building to the north and south; by the 1950s the cedars reached to the lower edge of the third story windows. They are planted very close to the building.

Tall trees at the foundation of City Hall join with the vertical face of the building to form the western-most edge of the of the space encompassed by Civic Center Park. Street trees contribute to a sense of a green edge to Martin Luther King Jr. Way as well as lending lushness to both park spaces.

Tree species include:

- Incense cedars (*Calocedrus decurrens*) close to the foundation of the building. A total of six trees measure 26-inches to 38-inches DBH, arranged with three at the SE corner of the building and three at the NE corner.
- Redwoods (*Sequoia sempervirens*) located at the SE corner of the landscape space. There are three trees that measure 48-inches to 82-inches DBH in size.
- Atlas cedar (*Cedrus atlantica*) located at the north of the incense cedars at the NE corner of the building. One tree measures 43-inches DBH.
- Flowering plum (*Prunus serrulata*) located near the redwoods.



Figure 6.1
Mature landscaping and trees at east (front) façade.

Two trees measure five and eight-inches DBH.

- Victorian box (*Pittosporum undulate*) located at the north end of the space. One tree measures 44-inches DBH. There was previously a matching tree in the south end generally symmetrically placed around the entry to the building.
- Yoshino cherry (*Prunus x yedoensis*). Three saplings approximately two-inches DBH each are located at the north end of the space.
- Street trees include sweet gums (*Liquidambar styraciflua*) including four trees measuring nine to 23-inches DBH, and one red maple (*Acer rubrum*).

Understory planting is sparse consisting of a few shrubs that have been limbed-up to provide for sightlines. The surface of planting areas, including those with no planting, is bark mulch. Historic photos show more diverse and well-tended planting areas that include shrubs, perennials and ground covers (Figure 6.3).

Street lights are located along the back of curb on Martin Luther King, Jr. Way.

There is a plethora of small-scaled features in the landscape in front of City Hall. A flagpole, also visible in historic photographs, sits to the southeast of the building. At the building front there is a 43-foot long sign board with glass-fronted sign cabinets mounted on a frame with a 16-inch wide hipped roof running its length (Figure 6.4). These house notices and agendas of meetings of City commissions etc. A stone Japanese lantern standing approximately seven-feet high is sited under the redwoods. At the southeast corner of building the landscape is a diverse collection of small-scale elements, memorials, civic art, and a survey marker including the following:

- Memorial: C.T. Vinther, J.T. Gimbel, and A.H. Ohman who are recognized by the Native Sons of the Golden West for making the supreme sacrifice in World War 1.
- Memorial: Carrie Hoyt, recognized by the American Legion Auxiliary (1941)
- Memorial: F.M. Buchanan, US Army Air Corps (erected 1956), mounted in a substantial stone plinth
- Memorial: A ground-mounted base for a memorial. The plaque has been removed
- Memorial: Billy Martin baseball second baseman and team manager, painted memorial mounted on a metal transformer box, designed by the Arts and Humanities Academy Class of 2012
- Recognition: Bobby Seale, co-founder of the Black Panther Party, painted recognition mounted on a metal transformer box, designed by the Arts and Humanities Academy Class of 2012
- Recognition: Jean Yonemura Wing education reformer for Berkeley High School Diversity Project, painted recognition mounted on a metal

transformer box, designed by the Arts and Humanities Academy Class of 2012

- Historical marker: Historic McGee-Spaulding District, post-mounted historical narrative with image
- Object: Brass survey marker mounted in a square concrete base approximately 16-inches by 16-inches.

Other small-scaled features include a ribbon bicycle rack, caged back-flow preventer, and a USPS mailbox.



Figure 6.2
Historic photograph c. 1910 BAHA.



Figure 6.3
Historic postcard c. 1910 showing well-tended planting areas around City Hall.

Figure 6.4
43-foot long sign board with
glass-fronted cabinets located in
front of the building.



City Hall Exterior Description

BERKELEY CITY HALL IS AN EXAMPLE of Beaux-Arts-inspired Classical architecture and employs elements from Greek and Roman sources, as well as French Neo-Classicism (*Figure 6.5*). The building faces Martin Luther King Jr. Way and Martin Luther King Jr. Civic Center Park. The center of the facade and Civic Center Park are on axis. The building is two stories with an unfinished attic level and is above a raised basement (at grade). The main level, or piano nobile, is accessed via an exterior stair. It has a roughly rectangular footprint that measures 180-feet wide and 120-feet deep. The walls are reinforced concrete clad in cement plaster, which have been painted a light gray color. The exterior wall corners are chamfered.

A hipped roof covers the main block of the building, and lower perpendicular hipped roofs cover the north and south wings and rear stair hall. Flat roofs top the later rear additions. Slate tiles clad the hipped roofs, and built-up roofing covers the flat roofs at the rear additions. Ornamental metal caps run the length of the ridge beams, and flame finials mark the beam ends. Two bull's-eye dormers are located on the east and west slopes of the main roof, the south slope of the south wing's roof, and the north slope of the north wing's roof. A cement-plastered chimney with simple molding is located on the north slope of the main roof. Presently, there is not a matching chimney at the opposite side, which represents one of the building's only asymmetrical components. The chimney is present on a 1910 photograph shortly after the building was completed; however, it is not shown on a c. 1942 photograph. Both chimneys were illustrated on the original conceptual sketch and original architectural drawings by Bakewell & Brown.

At the center of the main roof, there is a lantern-style, 60-foot, octagonal cupola and spire composed of painted sheet metal on a wood frame (*Figure 6.6*). The circular cupola sits on an octagonal base and is surrounded by a metal railing. The cupola features eight columns without capitals, an entablature, and eight finials on pedestals surrounding a domed roof. A four-sided spire with finial



Figure 6.5
East (front) façade.



Figure 6.6
The octagonal cupola and spire are made of sheet metal on a wood frame.



Figure 6.7
The center section of the east (front) façade's three-part composition.

surmounts the cupola. The dormers, beam caps, cupola, finials, and wrought-iron balconies are painted a grayish blue/green.

Several features unite the building's elevations: a water table with simple molding; an intermediate cornice at the first floor lintel level; architrave molding at the main block that is continuous with the wing's cornice; semicircular-arched first floor windows; concrete balustrades below the first floor windows; and second-floor balconies with ornamental wrought-iron railings.

East (Front) Façade

The east (front) façade is symmetrical and is a three-part composition: a recessed center section with projecting south and north wings (*Figure 6.7*). Each wing is about 31-feet wide. The cornice of the recessed center section is taller than those of the wings and is more elaborately ornamented. The cornice is composed of block modillions and an entablature, which steps out above each column; each projection is topped by an urn finial at the frieze. At the center of the cornice, there is a bull's eye medallion surmounted by a ball finial. This was the intended location of a clock that was never installed.

Front Façade Center Section

The recessed center section is divided into five bays of openings by colossal (two-story) engaged columns. The columns have unfluted shafts, Ionic capitals with decorative garland, and simple pedestals. Below the first floor windows, concrete balustrades span the space between the columns. Pairs of awning windows are located at the basement level of the first, second, fourth, and fifth bays. At the first floor, all five bays



Figure 6.8
Original main entrance surround
with modern replacement doors.

feature semicircular-arched openings with pronounced springers and ancon and swag keystones. The center arch frames the main entrance vestibule, and the other arches frame the first floor windows, which are divided into ten lights. The entrance vestibule leads to a pair of gold-toned, aluminum, glazed doors (later alteration). Sidelights and a five-light transom frame the entrance. A simplified entablature that divides the doors from the transom above is flanked by ancons, or brackets, supporting finials. Gilded letters that spell “Maudelle Shirek Building” are located in the frieze (later addition). Between the finials there is a wide plaster shield topped by a stylized lion head bordered by cornucopias and arabesques. A simple light fixture with milk glass globe hangs from the entrance vestibule ceiling (Figure 6.8).

All five bays of the second floor have six-part windows surrounded by simple rectangular plaster molding with keystones featuring bell flowers. Second floor balconies with concrete bases rest on the keystones of the first floor windows and are surrounded by ornamental wrought-iron railings.

The main entrance is accessed by a grand exterior concrete staircase, which features wraparound treads leading to a terrace and then a second stairway leading to the entrance vestibule. Concrete pedestals flank the stairway, and concrete balustrades line the terrace, which spans the width of the recessed center section. Fluted light posts with acorn globes flank the entrance steps. The stairways have simple metal handrails.



Figure 6.9
East (front) façade of the south wing.

Front Façade South Wing

At the basement level, the south wing's east façade has three segmentally arched, double-hung, wood windows (Figure 6.9). At the first floor, there is a semicircular-arched, nine-part window with ancon and swag keystone. Below the window, there is a concrete balcony, which is supported by oversized brackets with guttae and is surrounded by a concrete balustrade. On either side of the balcony, there are sculpted lion heads grasping garlands and ribbons above plain oval medallions. At the second floor, there are three two-light windows with two-light transoms surrounded by rectangular molding with keystones. Second floor windows in the south wing are not original, but they are in their original locations. A continuous balcony supported by pairs of oversized fluted consoles with bell flowers and guttae is located beneath the windows. Ornamental wrought-iron railings surround the balcony. The north wing's east façade is identical to that of the south.

Front Façade Significant Alterations

The changes to the building's front facade include: window replacement at the second floor south wing; the installation of new aluminum doors at the main entrance; installation of metal railings at the



Figure 6.10
South (side) façade.

front stair; repair and restoration of the cupula; and the removal of the north chimney at an unknown date prior to mid-1940s.

South (Side) Façade

The south facade continues many of the architectural elements found on the south wing's east façade (Figure 6.10). There are three segmentally arched openings at the basement level. The center is a larger opening, housing the original glazed, arched wood door and replacement aluminum three-light sidelights. The outer two openings have double-hung, wood windows. At the first floor, there are three semicircular-arched, nine-part windows with ancon and swag keystones. Beneath the center window, there is a balcony, which is surrounded by a solid paneled balustrade and is supported by oversized brackets with guttae. Single, wood, double-hung windows flank the arched first floor openings. A modern metal fire escape has been installed from the first floor to the second floor balconies (Figure 6.11).

At the second floor, there are three two-light windows with two-light transoms surrounded by rectangular molding with keystones. These are replacement windows, but the surrounds are original. A continuous balcony supported by pairs of oversized fluted consoles with bell flowers is located beneath the windows. Ornamental wrought-iron railings surround the balcony. At the southeast chamfered corner of the building, the words "June A.D. 1908" are incised into the concrete.

Figure 6.11
First floor balcony and
modern metal fire escape
at south (side) façade.



South Façade Significant Alterations

Window replacement at second story, metal fire escape and side lights at basement entry.

North (Side) Façade

The north façade is identical to the south with the following exceptions: no date is inscribed at the corner and the basement entrance has a pair of modern bronzed aluminum glazed doors (*Figure 6.12*). The same type of modern, metal fire escape is present at this elevation.

North Façade Significant Alterations

Metal fire escape and basement door and sidelights replaced with modern bronzed aluminum glazed doors.

West (Rear) Façade

The west (rear) façade retains its historic appearance at the north and south wings, but the central section of this façade has been altered through several small additions (*Figure 6.13*). The two wings each have three segmentally arched, double-hung, wood windows at the basement level. At the first floor, there is a semicircular-arched, nine-part window with ancon and swag keystone. Beneath the window, there is a concrete balcony with balustrade supported by oversized brackets with guttae. At the second floor, there are three two-light windows with two-light transoms surrounded by rectangular molding with a keystone. These windows have been altered at the south wing, but are original at the north wing. At each wing a continuous balcony, supported by pairs of oversized fluted consoles with bell flowers, is located beneath the windows. Ornamental wrought-iron railings surround the balconies.



Figure 6.12
Entrance at north (side) facade.



Figure 6.13
West (rear) façade.

At the center of the west elevation, the original stair hall has been added to by infilling either side of this original projecting feature. The stair hall has a segmentally arched, double-hung, wood window at the basement level. There is a double-hung wood window at the first floor level. At the second floor, there is a semicircular-arched, six-light, wood window. The arch has a keystone and pronounced spring arches. The stair hall is flanked by north and south additions; both have unornamented plaster walls. On the west façade of the projecting north addition, there are single windows on each floor: all are off center. In a section that is flush with the north wing, the addition has wood, double-hung windows with transoms on each floor. On the south addition's west façade, the basement level has a pair of double-hung, wood windows and a grouped opening consisting of a single pedestrian door and three wood, double-hung windows. On the second floor there is also a paired opening followed by a grouped opening containing four sections: both openings have been infilled. On the third floor, there is a pair of fixed, wood, clerestory windows followed by a grouped opening containing four fixed, wood, clerestory windows. On the three floors of the south elevation of the south addition, there are paired wood double-hung windows. Above the stair hall and additions on the frieze of the main block of the building, there are four bull's-eye windows. The attic level has two bull's-eye dormers similar to the front elevation (Figure 6.14).

West Façade Significant Alterations

Several additions at the rear of the building have obscured the original central section of the façade. Window replacement at second floor of south wing.

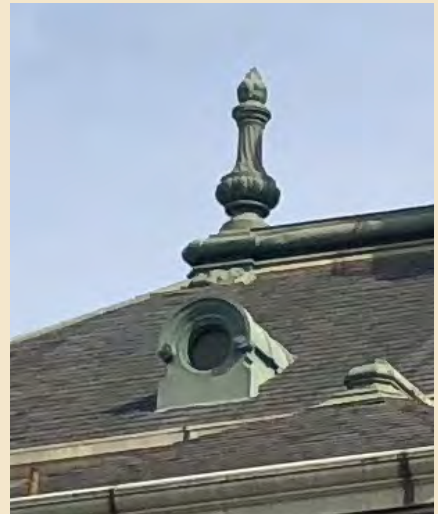


Figure 6.14
Bull's-eye dormer at west (rear) façade.

City Hall Exterior Character-Defining Features



Figure 6.15
Semicircular-arched window with pronounced springers and ancon and swag keystones are found throughout the building.

General

- Two stories above a raised basement
- Reinforced-concrete walls clad in cement plaster
- Chamfered wall corners
- Hipped roofs
- Slate roof tiles
- Ornamental metal ridge beam caps
- Flame finials
- Bull's-eye dormers
- Lantern-style, 60-foot, octagonal cupola and spire
- Three-part composition: taller recessed center section with projecting south and north wings
- Water table with simple molding
- Intermediate cornice at the first floor lintel level
- Architrave molding
- Concrete balustrades
- Balconies with ornamental wrought-iron railings
- Awning windows
- Semicircular-arched window and door openings with pronounced springers and ancon and swag keystones (*Figure 6.15*)
- Simple rectangular plaster window molding with keystones with and without bell flowers
- Original casements with two-light transoms
- Oversized brackets with guttae
- Oversized fluted consoles with bell flowers and guttae

East (Front) Façade

- Symmetrical façade
- Cornice composed of block modillions and an entablature
- Urn finials
- Bull's eye medallion surmounted by a ball finial
- Five bays of openings



Figure 6.16
Sculpted lion head grasping garland and ribbons above plain oval medallion at east (front) façade.



Figure 6.17
Balcony with a solid paneled balustrade at south (side) façade.



Figure 6.18
Original nine-part windows at west (rear) façade.

- Colossal (two-story) half columns with unfluted shafts, angled modified composite capitals, and simple pedestals
- Main entrance vestibule
- Main entrance sidelights and five-light transoms
- Simplified entablature above the main doors with ancons and finials
- Wide plaster shield with stylized lion head, cornucopias, and arabesques
- Milk-glass globe
- Grand exterior two-part concrete staircase with wraparound treads
- Terrace
- Concrete pedestals flanking the main stairway
- Fluted light posts with acorn globes
- Sculpted lion heads grasping garlands and ribbons above plain oval medallions (*Figure 6.16*)

North and South (Side) Façades

- Symmetrical fenestration pattern
- Segmentally arched openings
- Double-hung, wood windows
- Nine-part windows
- Balcony with a solid paneled balustrade (*Figure 6.17*)
- “June A.D. 1908” incised into concrete

West (Rear) Elevation

- Segmentally arched, double-hung, wood windows
- Nine-part windows (*Figure 6.18*)
- Original stair hall
- Double-hung wood window
- Bull’s-eye windows

City Hall Interior Description

1907 – Building Plans

Bakewell & Brown's original plans for the building indicate the following interior uses¹:

First Floor

- Center Section: Entry Vestibule; Corridor; Grand Stair; Clerk Office Private; Clerk Office; Vault; Ladies' Toilet; Men's Toilet; Building Inspector Office and Superintendent of Streets.
- South Wing: Various offices and departments including: Treasurer; Tax Collector; Assessor; and Auditor.
- North Wing: Vault and Engineer Office.

Second Floor

- Center Section: Grand Stair; Council Chambers/Justice Court; Ladies Toilet; Men's Toilet, Committee and Jury Room; Private Lavatory; and Stairway to Attic Level.
- South Section: Various offices and departments including: Justice of Peace; Attorney; Assistant Attorney; President's Room; Ante Rooms to Council Chamber; Private Office; and Southwest Stairway.
- North section: Superintendent of Schools and Unassigned Office Space.

Attic Level

- Unfinished (Storage)

Basement

- Center section: Main Stair; Ventilation & Heat; Toilet; Batteries; Alarm Room; Men's Jail; Boy's Jail; Women's Jail; Property Storage; Ventilation, Heat and Fuel; and Corridors.
- South Wing: Entry Vestibule; Squad Room; Identification Room; Sergeant's Office, Police Station; and Marshal's Office; and Southwest Stairway.



Figure 6.19
Light grey marble dado and wide bands of plaster moulding forming decorative panels in the entry vestibule.

- North Wing: Entry Vestibule; Work Shop; Fire Chief; Hospital, Operations; Board of Health; and Corridor.

Note: In the original basement configuration access between the north and south sides of the building was limited given the location of the Police Station and Jail. A solid masonry wall existed along the center line of the building with only a doorway from the Property Storage Room to the Ventilation, Heat and Fuel Room connecting the north and south sides of the building.

First Floor

The first floor includes the entry vestibule, main corridor accessing the north and south wings, and the central, main staircase. On either side of the main staircase is a restroom, one for men and one for women. The corridor terminates at the entry doors to both the north and south office wings. The north and south office wings have been reconfigured in plan over time and the interior integrity of these two spaces has been somewhat diminished.

Entry Vestibule, Corridor, and Main Staircase

The walls in the entry vestibule and corridor have a light grey marble dado, or lower wall, with a darker grey base trim where the dado meets the floor. Above the dado the walls are scored plaster to resemble ashlar or masonry blocks. Simple, wide bands of plaster moulding separate the wall and ceiling and also form decorative panels (*Figure 6.19*). The flooring is rolled or sheet linoleum. The doors to the south wing are original, whereas the north wing doors have been replaced. The south wing doors are wood with panels below and a single glazed lite above. There is a paneled transom that spans both doors. The north wing doors are modern,



Figure 6.20
Rectangular fluorescent light fixtures in main corridor.



Figure 6.21
1981 HABS photograph of the Main Stair.

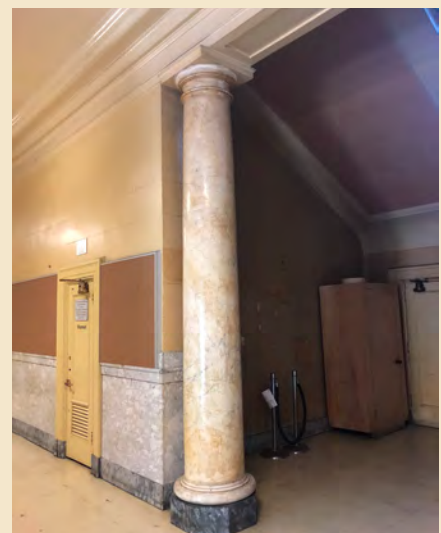


Figure 6.22
Doric column painted to resemble marble located at the base of the main stair.

storefront type, glass doors and the transom has been infilled with a solid wall. The corridor has rectangular fluorescent light fixtures (*Figure 6.20*). The original pendant light fixtures are no longer present. The entry vestibule has an original pendant light fixture. There were originally arched windows at the north and south ends of the west wall of the corridor. It is possible the window frames are incased in the later infilled wall.

On the south wall of the entry vestibule there is bronze commemorative plaque for Judge Robert Edgar (1899-1929) and on the north wall one for Berkeley Fire Chief G. Sydney Rose (1878-1927). Additionally, in the entry hall there is a limestone bench with the inscription: "To the Grand Army of the Republic – Dedicated by the Woman's Relief Corps – April 27, 1940." On the east wall to the north of the entry there is a bronze plaque commemorating the life of Helen Crandall, a nurse who died in the 1918 flu epidemic.



Figure 6.23
Original pendant light fixture in the entry vestibule.

The building's most decorative interior feature is the wide, u-shaped, main staircase which begins with a slight spiral at the base (*Figure 6.21*). The stairs are reached by passing between a pair of Doric columns painted to resemble marble and set on low bases (*Figure 6.22*). The risers of the wide stair undulate and the stair curves as it rises to the second floor. Originally, three, large, arched windows dramatically lit the stair, but this has been diminished by later additions on either side of this feature. The stair banister is cast iron, embellished with gold-leaf medallions, which somewhat recalls the detail of the exterior balcony railing. The railing is capped with a wood hand rail.

The curved plaster walls of the main staircase are scored to mimic ashlar stone similar to the entry corridor below. A painted band with a



Figure 6.24
Original double marble sink on metal pedestal legs with claw feet located in the first floor Women's Toilet Room.

meander pattern runs across the top of the plaster walls and painted trim provides panel breaks on the walls above. Painted bands wrap around the rounded cove ceiling and paired modillions support the ceiling beams. A pendant light fixture hangs from the ceiling to light the stairwell.

Entry Vestibule, Corridor, and Main Staircase: Character-Defining Features

- Light grey marble dado
- Darker grey marble baseboard
- Plaster walls scored to resemble ashlar
- Plaster mouldings
- Uninterrupted corridor linking north and south wings
- Curved stair configuration
- Painted faux marble Doric columns
- Cast iron stair railing capped with wood hand rail
- Windows lighting stair
- Pendant light fixtures in entry vestibule and stairwell (*Figure 6.23*)
- Decorative painting at stairwell

First Floor Toilet Rooms

The Women's Toilet Room has its original, double marble sink on metal pedestal legs with claw feet (*Figure 6.24*). The two-stall configuration is original, but the toilets have been replaced. The marble stall partitions are original. There is a patterned tile floor. The Men's Toilet Room has a single marble sink on metal pedestal legs with claw feet, similar to the women's toilet room. Partitions are not original in this room?



Figure 6.25
Original structural columns and angled elements where they meet the ceiling in first floor of the south wing.

First Floor Toilet Rooms: Character-Defining Features

- Marble pedestal sinks with legs with claw feet
- Flooring tile
- Marble stall partitions

North and South Wings

The north and south wings have been modified in plan and finishes over the years. However, structural columns remain in their original locations (Figure 6.25). The columns have original angled elements where they meet the ceiling. At the interior-side of exterior walls there are some remnant engaged pilasters that align in plan with the structural columns. Few floor or wall finishes remain in these locations. Some wood baseboard is extant in varying location. There do not appear to be any original interior doors or light fixtures in the north wing. The south wing has several areas of remnant patterned plaster chair rail. Each wing has a vault original to the building; the north vault doors have been removed.

North and South Wings: Character-Defining Features

- Structural columns
- Engaged pilasters at interior side of exterior walls
- Remnant wood baseboard
- Remnant plaster chair rail (Figure 6.26)
- Vaults and vault door at south wing (north wing vault door removed)
- Scored concrete flooring in vault



Figure 6.26
Remnant plaster chair rail in the south wing.

Second Floor

The curved main staircase ascends to the second floor landing where the second floor corridor has similar finishes to the first floor (Figure 6.27). Replacement doors mark the entry to both the north and south wings on the second floor. The City Council chamber is the primary space of the second floor. It originally had four sets of double doors off the second floor hallway. Additionally, it had a low wall, or bar, separating the public seating at the north end of the room and the area for council persons to preside. The room has a smooth, painted wood wainscoting at the lower portion with upper walls divided into panels above a chair rail. Originally plaster, the upper wall panels were infilled with acoustical fabric panels and additional wood trim, likely in the 1980s. A transom with a carved wood (or plaster?) decorative swag element appears above each door and window opening in the Council Chamber. The ceiling and flooring are not original to this room.



Figure 6.27
Curved main staircase ascending to the second floor landing.

Second Floor: Character-Defining Features

- Council chamber floor plan
- Council chamber panel wood walls, wainscoting and decorative transoms (*Figure 6.28*)
- Uninterrupted corridor from stair to north and south wings
- Overall plan of north and south wings (interior partitions changed)
- Maudelle Shirek mural in hallway
- Second floor men's and women's restroom pedestal sinks and men's room original decorative plaster (other finishes and fixtures in these rooms are not original)

Figure 6.28
Council chamber at the second floor.



Attic

The attic was never a finished or used space. It has always served as a storage area.

Attic: Character-Defining Features

- Cast iron stairs to attic

Basement

The basement has been significantly altered over time resulting in a maze of rooms and hallways. Most of the walls are smooth plaster although in a few areas, the original board-formed concrete walls or brick walls are visible. In multiple areas, the original structural columns and beams remain exposed including their angled elements where they meet the ceiling (*Figure 6.29*). Most of the floors are linoleum tiles, and there are ceramic tiles in the restrooms. Several rooms have scored concrete floors. Vinyl cove floor molding has been added to much of the basement, although at least one rooms retains a remnant of the original wood baseboards. In some areas, drop ceiling tiles have been added. Fluorescent light fixtures are mounted to the ceilings or walls. Most of the doors are modern, wood, hollow-core with modern hardware but at least two historic wood paneled doors remain. The stairways to the basement appear to be original or early alterations and include a wood stairway with simple metal pipe railing and a metal staircase with simple metal pipe railing and supports. The sink in the women's restroom and an integral sink and countertop in another room may be original or early alterations. Multiple segmentally arched windows with original window molding are intact.



Figure 6.29
Original structural columns and beams in the basement.



Figure 6.30
Remnant paneled wood door in basement.

Basement: Character-Defining Features

- Structural columns
- Remnant wood baseboard
- Remnant paneled wood doors (*Figure 6.30*)
- Wood and metal stairways
- Scored concrete flooring
- Segmentally arched window trim

Endnotes Chapter 6

¹ Bakewell & Brown Architects, "Town of Berkeley California Official Plans for Town Hall," 11 October 1907.

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 Berkeley City Hall, Maudelle Shirek Building in November and December, 2019 in order to observe and record typical building deficiencies, confirm the character defining features of the building, and to generally understand the building chronology. Observations were visual only, made from the ground and from easily accessed spaces only. Binoculars were used to see elevated features; although partially viewed from the lower attic windows to observe water drainage system, 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, the University of California, Berkeley Bancroft Library, Berkeley History Room at Berkeley Public Library, Berkeley Architectural Heritage Association and the Berkeley Historical Society informed the building chronology (Chapter 5). The mechanical systems were not assessed at this time.

PGAdesign conducted a separate site visit to examine the landscape features and conditions at the front of 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 repairable.

Prioritized Summary of Recommendations

[See additional information on pages 7.16-7.18 and 7.30-7.31]

1. Interior Immediate Action Item: Removal of interior debris and selective demolition
2. Hazardous Materials Survey
3. Structural Conditions Investigation

Exterior Investigations/ Surveys

1. Building Exterior Investigation
 - Study 1: Building Enclosure (CRITICAL)
 - Study 2: Concrete Roof Slab (CRITICAL)
 - Study 3: Roof and Water Conveyance (CRITICAL)
 - Study 4: Exterior Finishes
 - Study 5: Window, Door and Balcony Surveys
2. Spire Structural Study (Per IDA 2019 Seismic Evaluation) (PRIORITY)

Additional

1. Structural survey and material testing at front entry terrace (CRITICAL)
2. Investigate base of building (Soil to Stucco contact)
3. Further design study for handrail on main staircase
4. Further design study for exterior lighting

Interior Investigations / Surveys / Studies

1. Interior Building Survey #1: Historic Building Material Identification and Documentation
2. Interior Building Survey #2: Finishes Investigation

Interior Immediate Action Item: Removal of interior debris and selective demolition

Surveying this building in its current state was significantly impeded by compacted storage, contemporary finishes and the division of historically large spaces into smaller spaces. Before additional surveying, investigation, testing or design work is undertaken, it is imperative to clear both storage materials and all removable modern modifications (e.g. partition walls, dropped ceilings, duct work etc.) from the interior.

Remove all non-historic debris, finishes, storage materials and all infill construction from the interior of the following spaces:

- Basement
- North and south wings of first floor
- North and south wings of second floor
- Second floor council chamber (consider removal of infill acoustic paneling treatment)

Obtain additional building documentation services to generate selective demolition drawings.

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.

Immediate Site

The site surrounding the building is generally in fair condition.

Deficiencies

Incense Cedars (quantity 6) are planted at an inadequate distance from the east elevation building foundation, have grown taller than originally intended, and pose a structural and physical hazard to the building. (Figure 7.1)

The incense cedars, originally low to the ground, are now taller than the building. Their roots may be damaging the building foundations and their trunks and branches are too close to the building face. Dirt, water, tannins, rust, bio growth, and organic debris has accumulated on the building as a result.

Grading 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.

Incompatible chain link fencing installed at rear of building

Chain link fence is installed along the side and rear of building and is visually disturbing and potentially an attractive nuisance for vandalism.

Poorly placed sign board at entry sidewalk

A poorly placed extensive length of sign boards lines the north entry walk to the main entry stairs (east façade). It is poorly placed and distracts from the building presence.

Recommendations

Consider removing existing incense cedars well below grade level and further investigate future plantings in this area.

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

Consider removing the sign board and relocating to a more appropriate location.



Figure 7.1

Six Incense Cedars are planted at the east elevation are too close to the foundation and have grown larger than originally intended. Grade is in close contact with the base of the building, typical at all elevations.

Figure 7.2

The three-inch thick concrete roof deck had very little coverage depth over the metal mesh reinforcement. The structural integrity of the slab, and the presence of water vapor in it are unknown. Additional investigation is required.



Building Exterior

The following discussion of City Hall, Maudelle Shirek Building describes conditions that occur on all exterior facades 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 slate tile roofs appear to be in fair condition, however evidence of water intrusion at the interior indicates that roofing underlayment (if extant), flashing, and sealants may be in poor condition, especially at junctures where the roofs come together or meet walls. City of Berkeley permit center records indicate that the roof was repaired in 1990. The type and extent of repairs completed at that time and since are unknown. Anecdotal evidence tells us that failing roofing over a lightwell on north slope of the main building was causing leaking at the building interior. Berkeley maintenance staff constructed infill roofing over the lightwell sometime in 2018 or 2019, which has temporarily resolved the water issues.

As observed from the underside in the attic, the concrete roof deck/ slab is in poor condition.

The painted galvanized sheet metal gutters and downspouts are in fair to poor condition.

Deficiencies

Potential use of inappropriate ferric flashing at copper roof elements

The ornamental metal copper cap and decorative finials atop the main block of the building exhibit signs of ferric corrosion (rusting). Additionally, water runoff has left patches of dark staining on the slate roof tiles.

Corrosion, standing water, and failure of painted, galvanized sheet metal (presumed) gutters

Along many facades, the seams of the sheet metal gutters are rusted. Standing water was also noted in the gutters over the west main staircase. Excessive efflorescence at the upper walls of the lower attic (along the roof eave line) is indicative of roof or gutter failure above. Anecdotal evidence tells us that build up of debris in the gutters from the Incense Cedars at the south elevation has caused the gutters to overflow in the past and contributes to the presence of water in the exterior walls.

Missing and damaged downspouts

A number of downspouts around the building are missing or damaged.

Deterioration of concrete roof slab and reinforcement (Figure 7.2)

Extensive and consistent spalling, efflorescence and rust staining at the underside of the existing roof slab is indicative of the passage of water vapor through the roof slab, inadequate coverage of the wire mesh slab reinforcement, and potential instability of the roof construction. The exposed wire mesh may, in some locations, be an original install condition, likely the result of the combination of inadequate concrete mix, minimal coverage depth over the wire mesh, and air pockets within the concrete pour. The slab appears to be sagging in places.

Recommendations

See Building Exterior Investigation: Study #1: Roof and Water Conveyance; Study #2: Concrete Roof Slab; Study #3: Building Enclosure

Figure 7.3

Extensive efflorescence and water staining at the concrete roof deck and rusting at the structural steel support members of the roof spire may have compromised the integrity of the structure. Additional investigation is required.



Roof Spire

The decorative metal components of the roof spire are in good condition, however the structural framing upon which it is supported appears to be in poor condition and potentially inadequate. Note that some historical documents, including the original 1907 drawings, refer to this element as the tower and other portions of this report also refer to it as a cupola.

Deficiencies

Substantial water intrusion and insufficient structure at copper roof spire (Figure 7.3, previous page)

There is evidence of extensive and repeated water intrusion at the roof spire, including:

- Substantial rust at structural steel beams and significant spalling of concrete encasing the beams
- Widespread efflorescence at underside of concrete roof deck
- Inappropriate previous repairs including wood blocking and spray foam

Per the ASCE 41-17 Tier 2 Seismic Evaluation of Berkeley Old City Hall, completed 2019 by IDA Structural Engineers, the roof spire has “very light steel framing.”

Recommendations

A study should be conducted by licensed engineers selected for their demonstrated expertise in structural assessment of historically significant structures. Study to determine how to strengthen the spire and the attachment to the roof without damaging its historic fabric. The spire may need to be temporarily removed from the roof to perform structural repairs. *(Per 2019 IDA Seismic Evaluation)*

Open venting at spire perimeter is allowing rain and wind-driven rain to enter the spire interior. Further investigation required. See Technical Bulletin #4: Building Enclosure Investigation

See Building Exterior Investigation, Study #3: Building Enclosure



Figure 7.4
The original stair tower of the rear (west) façade has been engulfed by two additions, rendering the historic façade unreadable.



Figure 7.5
At this location on the east elevation, exterior wall coatings have peeled away indicating the many layer of coatings over time.

Exterior Walls

The exterior facades are generally in good-to-fair condition. Many deficiencies stem from deferred maintenance of normal wear and failure patterns of elements over time. Both cyclical and periodic maintenance are needed.

Deficiencies

Buildup of exterior wall renders and coatings over time (building wide) may require replacement (Figure 7.5)

There is a buildup of exterior finishes on the cementitious plaster walls. The existing coating has shifted in color inconsistently and appears blotchy. Additionally, it is dirty, peeling and in some locations has completely failed.

Inappropriate speaker system on front of building (east façade)

A speaker system was installed along the east facade at an unknown date. It is unknown if it still functions or is still needed and is installed in inappropriate locations.

Inappropriate lighting fixtures at building rear (west façade)

Inappropriate modern lighting fixtures are installed at the side and rear of the building along the existing accessible path of travel.

Inappropriate stair and office additions at building rear (west façade). (Figure 7.4)

The building additions (ca. 1950) to either side of the main staircase tower are poorly located, are inappropriately scaled, and generally detract from the overall facade. Although the interiors of the additions were not surveyed, anecdotal evidence tells us that these areas leak badly.

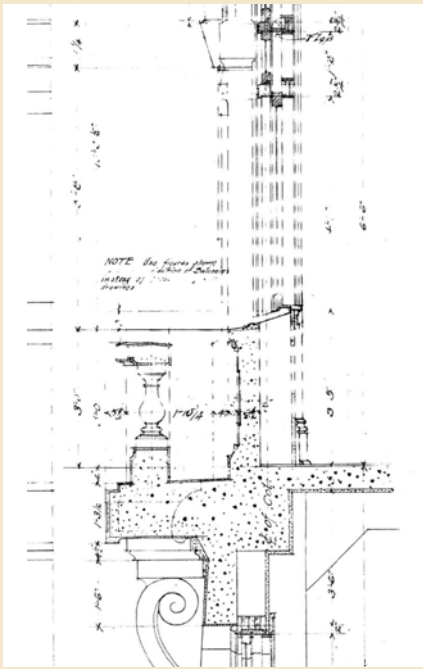


Figure 7.6
The original construction drawings show a sloped balcony floor. It is unclear how the balconies drain. Additionally, no drip edges are installed.



Figure 7.7
Trees in close proximity to the building have caused debris to build up on the balcony floors.

Continued Deficiencies (Exterior Walls)

Debris buildup, dirt accumulation on north, east and south façade balconies (Figures 7.6 & 7.7)

The balcony floors at the north, south and east facades are strewn with organic debris from surrounding foliage. The front faces and front bottom edges of the balconies are dirty from water runoff and the lack of a water dripline.

Potentially non code compliant fire escape at east and west facades

Fire escapes will likely be considered non code-compliant for future building rehabilitation.

Recommendations

Determine if speaker system remains functional and is still required. Consider removing system in its entirety, move components to more appropriate locations on façade, or replace with system that can be installed within building or on site.

Consider removing existing rear building additions in their entirety. Conditions of original building finishes at exterior of main staircase are unknown. Consider restoring stair tower (finishes and window openings) to original condition.

Consider removing trees causing buildup in balconies (see site recommendations).

Consider removing existing inappropriate light fixtures. Further design required to ensure that future building lighting is in keeping with historic character and is appropriately placed.

See Exterior Building Investigation, Study #5: Window, door and balcony surveys



Figure 7.8
At the second floor south wing, the double hung wood windows have been replaced with inappropriate aluminum casement windows.

Windows

The various wood windows are generally in fair-to-poor condition and require attention to restore them to useful working order. Full in-kind window replacement of wood windows should be anticipated in some instances. At an unknown date, the original wood windows in the south wing of the second floor were replaced with aluminum windows. (Figure 7.8)

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 is beyond useful life
- Inappropriate film applied to a number of windows on the east facade
- Installation of inappropriate aluminum windows in the second floor south wing
- Missing glazing and sashes at attic windows
- Single pane glazing, replaced glass and missing glass

Recommendations

Consider removing aluminum windows and replace with wood windows to match original, including original configuration of the bottom sill. Consider using dual paned windows if financially feasible and if window mullion depths can accommodate.

Consider replacing missing glazing and replacing missing sashes in kind at attic

See Exterior Building Investigation, Study #5: Window, Door, and Balcony Surveys

Following window survey, restore wood windows to operable condition. In kind replacement of some windows should be anticipated in some locations.



Figure 7.10
The transom of the building's primary (east) entry has been back painted.



Figure 7.9
A fire started at the north alcove of the entry terrace has damaged the building's exterior finishes.

Building Entries

The original building entrances at the north, east and south facades are in good-to-fair condition. They remain in their original locations; however, many now have inappropriate replacement components. A more contemporary opening in the addition at the west façade was not evaluated.

PRIMARY BUILDING ENTRY (EAST)

Deficiencies

Cracking, gaping seams and/or inappropriate sealants (caulk) at entry stairs

The main entry stairs may have settled over time and exhibit consistent cracking and displacement. Applied sealants are potentially inappropriate, failing and visually disturbing.

Poorly executed concrete infill over original sidewalk lites at entry terrace (Figure 7.12)

Fire damage at north alcove of entry terrace (Figure 7.9, previous pages)

A fire or fires started at the entry terrace north alcove caused the finishes on the exterior wall and balustrade to spall.

Heavily soiled, peeling and failed finishes on entry terrace concrete balustrades

Non code-compliant stair railings

The existing stair railings do not have appropriate extensions and are poorly placed.

Continued Deficiencies (Primary Building Entries)

Inadequate entry lighting at the main façade

Corroding metal light poles at main entry

Inappropriate alterations at doorway (Figure 7.10, previous page)

Incompatible glazed metal storefront type doors are in place of the original doors. The original transoms are back painted in black (including glazing).

Recommendations

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

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

Consider removing concrete infill over sidewalk lites and replacing lites in kind or removing lites and infilling openings with material that is differentiated from surrounding entry terrace concrete.

Initiate structural and building material surveys to determine extent and cause of failure of concrete at front entry terrace and stairs. Include investigation of terrace drainage system (if any). See recommendations for survey of basement structure in “Spaces Below Concrete Entry Terrace”. Surveys to be completed in tandem.

See Exterior Building Investigation, Study #5: Window, Door, and Balcony Surveys



Figure 7.11
At the south entry doors, the original wood side lites have been replaced with inappropriate metal sash.

SIDE BUILDING ENTRIES (NORTH AND SOUTH)

Deficiencies

Wind driven rain at north entry

The entry doors are installed at a low elevation allowing wind driven rain to infiltrate the building beneath the doors.

Inappropriate door alterations at south entry (See Figure 7.11)

Incompatible metal sash windows installed in the entry sidelights.

Non-accessible south entry

A small concrete entry landing at this door makes the entry inaccessible.

Recommendations

See Exterior Building Investigation, Study #5: Window, Door, and Balcony Surveys

Building Exterior Investigation:

Studies 1, 2, 3 and 4 should be completed by a building enclosure specialist.

Study #1: Building Enclosure

Evidence of substantial water damage appears to be directly under the intersections of the central core and wings of the building. Further study may reveal a water conveyance failure (including failed flashing) has occurred above. However, the access point of the water at the roof may not be directly above the evidence of water intrusion.

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

Study #2: Concrete Roof Slab

On site observation coupled with the sparse information available in the 1907 architectural and structural construction drawings for the building indicate that the roof decking is a 3-inch thick, wire-mesh-reinforced concrete panel. Original structural details show the panels attached to the steel roof trusses with imbedded ferric structural anchors.

Visual examination of the underside of the roof slabs revealed that the concrete coverage over the wire mesh is minimal. Wire mesh is plainly visible in areas where concrete may have been inadequately placed (due to a lack of compaction during installation) or where repeated wetting and drying cycles have caused the mesh to rust, subsequently applying overwhelming pressure to the concrete (aka ferric jacking).

The exposed ferric mesh is rusted and, in some places, severely diminished in gauge from repeated wetting and drying cycles. This is more prominent where soluble salts have solidified (effloresced) causing an increase in electrolytic action and the corrosion cycle.

Per the 2019, Tier 2 Structural Assessment completed for the building, the, "reinforcement at the time was of a lower grade and strength than is used currently. The concrete is old and likely has a low strength, perhaps 1500 psi."

Given the age of these low-quality materials and the extensive deficiencies observed, the structural integrity of the roof slab and reinforcement may be substantially compromised. In order to correctly specify the repair and rehabilitation (or replacement) of the roof assembly, testing needs to be completed by qualified engineers. A building enclosure specialist with demonstrated expertise in the examination and testing of historically significant building enclosure systems should be engaged. The building envelope needs to be evaluated as an integrated system, not just a series of parts.

Study #3: Roof and Water Conveyance

An in-depth overall roof survey is required to further investigate the appropriateness of construction detailing and a number of material deficiencies. This survey should 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 building intersections. Survey to include, but not limited to the following:

- Investigate locations where walls/ dormers and roof adjoin for adequate building detailing, material failure, (sealants, flashing) and water intrusion pathways
- Attachment method and flashing details for decorative copper roof elements
- Determine the type of fasteners used for slate tile (ferric?)
- Condition of roof underlayment (if extant) and flashing
- Investigate open venting at base of spire and other areas of water access at the spire
- Find and record locations of inappropriate repairs (spray foam, inappropriate plaster/concrete patching)
- Corrosion, damage and loss at existing gutters
- Identify areas where cyclical maintenance required to clear debris accumulation in gutters
- Assess condition (remaining useful life) of existing internal roof drains at east facade
- Check for cracked and missing slate tiles

Study #4: Exterior Finishes

When multiple layers paint, plasters, and slurries build-up over time, they begin to behave as a separate dimensional film that expands and contracts differently than the building substrate, subsequently lifting away from the original surface. The most recent finish layer applied to this building seems to be an aggregated paint or an integrally colored cement slurry (parge). It is not known if the exterior surface finishes are still adhered to all surfaces of the building. Paint finishes have failed at the fire-damaged area of the front entry terrace, exposing the numerous layers that already exist on the building.

At this point in the life of the building, it may not be advisable to keep adding paint, especially on top of an aggregated surface. Exterior finishes contribute significantly to the conveyance of water over, and off, the surfaces of a building. Finishes that are lifting from the substrate of the building, may be allowing water or moisture to enter the building. In order to perform properly, the current buildup of finishes may need to be removed and the building repainted, with an appropriate type of paint.

Study #5: Window, Door and Balcony Surveys

This study to be conducted by a qualified preservation architect. Undertake complete window, balcony and door surveys to include the following:

Windows

- Documentation of type, location and quantities of window deficiencies (e.g. wood 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 (at north, east and south facades)

- 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

Balconies

- Testing to determine materials, finishes and cleaning methods for balcony railings
- Investigation in to (lack of) balcony drainage and recommendations for improvement.

Interior Immediate Action Item:

Removal of interior debris and selective demolition

Surveying this building in its current state was significantly impeded by compacted storage, contemporary finishes and the division of historically large spaces into smaller spaces.

Before additional surveying, investigation, testing or design work is undertaken, it is imperative to clear both storage materials and all removable modern modifications (e.g. partition walls, dropped ceilings, duct work etc.) from the interior.

Remove all non-historic debris, finishes, storage materials and all infill construction from the interior of the following spaces:

- Basement
- North and south wings of first floor
- North and south wings of second floor
- Second floor council chamber (consider removal of infill acoustic paneling treatment)

Obtain additional building documentation services to generate selective demolition drawings.

Building Interior

Interior existing conditions are listed floor by floor and by building space. 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. The interiors of the rear building additions were not surveyed. An additional conditions assessment survey is required to more specifically locate deficiencies and quantities. See Building Interior Survey #1: Historic building material identification and documentation

Architectural drawings completed by Bakewell and Brown in 1907 were consulted to identify and locate historic materials. The original building specifications have not been located yet, but a search has been initiated at the Arthur Brown, Jr. Collection at the Bancroft Library. 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

Spaces below concrete entry terrace

The spaces below the east concrete entry terrace are in very poor condition. Water infiltration through cracks in the overhead slab and at the poorly infilled sidewalk lites above have caused serious concrete and potential steel structural failure.

Deficiencies

Cracked structural concrete beams

Major spalling of concrete due to ferric jacking of steel reinforcement in concrete beams

Excessive efflorescence at concrete ceiling, beams, walls and floors (Figure 7.12)

*Electrical conduit and fixtures in direct contact with salt laden water infiltration. **Potentially dangerous** (Figure 7.13)*



Figure 7.12
Excessive water infiltration at this overhead concrete beam in the basement has caused ferric jacking at the rebar and widespread efflorescence.



Figure 7.13
The original sidewalk lites of the front entry terrace were poorly infilled with concrete. Salt laden water infiltration has built up over time on the concrete surfaces and electrical conduit below the entry terrace, creating a dangerous condition.

Figure 7.14
The basement space has been divided into many spaces, are filled with furniture and debris, are dimly lit, and difficult to navigate. All debris and storage should be removed, and contemporary construction removed such that a proper condition survey can be conducted.



Recommendations (spaces below concrete entry terrace)

Consider removing existing electrical service in its entirety from this area as a mitigation measure. Service to be replaced in future rehabilitation.

Initiate structural and building material surveys to determine cause of failure and extent of damage to basement structure. Design structural repairs and produce concrete rehabilitation specifications. Take water infiltration into account in future programming for basement level. See recommendations for survey of front entry terrace and stairs in Primary building entry (east) section. Surveys to be completed in tandem.

Main space of basement

The primary space of the basement is in fair condition. The original spaces are now substantially divided up and generally contain only contemporary building finishes. The spaces are cluttered with furniture and debris, are poorly lit and are difficult to navigate. *(Figure 7.14)*

Recommendations

See Interior Immediate Action Item: Removal of interior debris and selective demolition

See Building Interior Survey #1: Historic Building Material Identification and Documentation

First Floor

Main Entry Lobby and Corridor

The spaces in the main entry and corridor are generally in good to fair condition. Modifications made over time alter the appearance and feel of the space. Further study of these deficiencies is included in the recommendations; however, it should be noted that any analysis or treatment of these materials should be conducted by a professional conservator. (See Figure 7.15)

Deficiencies

Accumulation of grime of rolled-linoleum flooring

It is unclear if the rolled linoleum flooring at the entry lobby and corridors is original.

Accumulation of grime on marble dado and baseboards. Inconsistent marble panel and baseboard at infilled historic corridor opening

Non-original bulletin boards mounted above marble dado are inconsistent with character of historic space

Accumulation of grime on limestone bench at front entry lobby

Accumulation of grime on bronze plaque at front entry lobby

Strong odor of urine and possibly mold throughout lobby and first floor

Unfortunately, stone is a porous material and residues of urine may be impossible to mediate completely.

Non-original heat source at entry lobby

A heating source is not shown near the front entry in the 1907 architectural drawings. Existing heat source is disproportionately large and is of an incompatible appearance and material.

Inappropriate glossy paint on scored plaster walls and plaster ceiling

The scored plaster corridor walls are meant to appear as ashlar-laid stone. A high gloss paint works against this illusion.

Inappropriate contemporary lighting fixtures

Two infilled window openings on west wall of corridor

An original window opening at the south corridor is covered with plywood, bulletin board and paint. Another at the north corridor is modified to accommodate a door and service window. It is unclear if the original window frame and/ or sash exist behind these materials.

Modification to service counter opening at north corridor

A contemporary wood veneer service counter and framed opening infill an existing service counter opening. A similarly constructed door frame and door infill an original door opening.



Figure 7.15
Although the original layout and materials of the main entry corridor remain, a number of alterations have altered the appearance and feeling of the space.

Recommendations (Main Entry Lobby and Corridor)

Consider removing mounted bulletin boards. Patch and paint damaged plaster behind.

Consider removing non-original heat sources at entry. Consider alternative locations for future heat source or choose heating component that is more well concealed or compatible with historic space.

Consider removing light fixtures and replace to match historic fixtures or with compatible fixtures.

Consider removing the non-original service counter window frame and counter as well as the door frame and door.

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

Test linoleum flooring for asbestos. Perform selective demolition of flooring as a part of larger finishes survey to determine if original flooring. If existing linoleum floor has historical significance, include cleaning tests and treatment alternatives to this finishes study.

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

- Marble dado and baseboards
- Limestone bench
- Bronze plaques

Conduct selective demolition at two infilled window and/or door openings at west wall north and south wings to determine if original windows are extant. Consider restoring original windows.

First Floor Restrooms

Both the men's and women's first floor restrooms retain the original marble vanity sinks and wood single panel entry doors. Toilet bowls and urinals may also be original. The room layouts appear to generally match the historic layout as well. The restrooms are in fair-to-poor condition. The layout of these spaces likely do not meet current building code standards, especially for accessibility requirements. While some of the original components may be salvaged for future reuse, no recommendations for rehabilitation can be made until the future use of the space is determined.



Figure 7.16
The double height space with stairs below at the main staircase will make access to the ceiling and original pendant light fixture difficult.

Main Staircase and Columns

The centrally located staircase is in fair condition. Wear and tear, accumulation of soil and grime, and inappropriate repairs have compromised the integrity of this significant space. Further study of these deficiencies is included in the recommendations; however, it should be noted that any analysis or treatment of these materials should be conducted by a professional conservator. Given the height and configuration of this space, access to the ceiling and pendant light fixture will require additional consideration. (Figure 7.16)

Deficiencies

Accumulation of grime on historic wall finishes

Accumulation of grime on decorative faux marble painting on columns

Wear or loss of decorative finishes at two faux stone columns

Areas of inappropriate previous repairs including poorly completed plaster patches, incompatible paint, infill painting and overpainting of decorative paint

Mechanical losses at decorative paint finishes



Figure 7.17
The additions to the north and south of the stair tower caused the original windows to be infilled, changing the character of the space.

Continued Deficiencies (Main Staircase and Columns)

Potential application of inappropriate varnish over decorative wall finishes

Inappropriate and poorly applied (gray) paint at wood baseboard and base of wood stair railing

Infill at original windows and transoms on north and south walls (Figure 7.17)

Worn and dirty linoleum flooring on scored iron or concrete (to be confirmed) stair treads. Linoleum is likely not original and likely installed to provide acoustic dampening

Original extruded and cast-iron balustrade (with shaped wooden handrail) is not compliant with current accessibility standards

Central light fixture appears to be original; condition is unknown. Access?

Non-compliant handrails, baluster spacing and balustrade height

Recommendations

Consider removing existing rear building additions in their entirety and removing infill from north and south windows of main staircase

Further design study to resolve accessibility compliance of handrail on staircase

See Building Interior Survey #2: Finishes Investigation, to include the following items from the Main Staircase and Columns:

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

- Wall sconces
- Faux painted columns
- Decorative wall finishes
- Decorative ceiling finishes

Linoleum covered stair treads. This linoleum is likely not original and should be tested for asbestos as a part of this survey. If linoleum is to remain, test for reattaching of lifted areas and compensating areas of loss.

Materials, methods and quantities for removal of gray overpaint of wood baseboard

Determine if modern varnish over decorative finishes can be removed safely

North Wing

The first floor north wing is in fair condition. Historically large open spaces are divided into smaller spaces. Exterior historic walls and windows generally remain.

Deficiencies

Inappropriate storefront style doors at main corridor entry

Missing original vault door

Inconsiderate division of historic spaces into smaller offices. Partition walls awkwardly divide windows in to separate rooms (Figures 7.18 & 7.19)

Inconsistent and awkward use of historic wood baseboard with contemporary baseboard

Evidence of water damage at non-original acoustical ceiling tile ceilings

Carpeted flooring is beyond useful life

Inappropriate contemporary lighting. Junction boxes and fixture bases from historic lighting remain

Recommendations

Consider replacing main corridor entry doors with wood doors more in keeping with historic.

Consider replacing vault door in kind if available (if vault remains in future programming)

See Interior Immediate Action Item

See Building Interior Survey #1: Historic Building Material Identification and Documentation

See Exterior Building Investigation Study #2: Building Enclosure

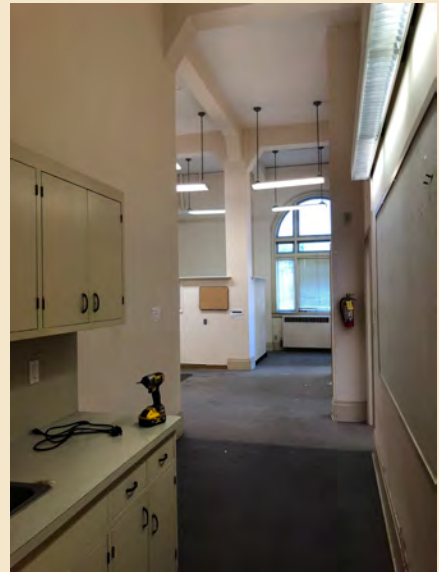


Figure 7.18

The inconsiderate division of this historically open space at the north wing has changed the feeling of the space.



Figure 7.19

Contemporary infill walls awkwardly divide the large arched window openings.



Figure 7.20
Infill walls at the south wing are not full height in the space, allowing the open nature of the original space and the concrete ceiling and beams to be expressed.

South Wing

The first floor south wing is in fair condition. This wing retains more of the original open floor plan and some features. Concrete ceiling and structural beams overhead are exposed. (Figure 7.20)

Deficiencies

Wear and accumulation of grime at original double wood glazed single panel doors and transom. Non accessible knob hardware on double doors

Inconsiderate division of historic spaces into smaller offices. Partition walls awkwardly divide windows in to separate rooms

Accumulation of grime on original vault door

Recommendations

Retain original decorative plaster wall band where existing

Retain original scored-concrete flooring where occurs. Determine original finish and restore.

Retain original finishes on vault door. Any future cleaning should be conducted by a professional conservator.

See Interior Immediate Action Item

See Building Interior Survey #1: Historic Building Material Identification and Documentation

See Technical Bulletin #4: Building Enclosure Investigation

Second Floor

Hallway

The second floor hallway is generally in good to fair condition. Council chambers, north and south wing entries are non-original; likely modified for egress. New opening inserted in to west wall of the north hallway to provide access to elevator and stairway in new addition.

Deficiencies

Accumulation of grime on rolled-linoleum flooring. There are also areas of loss.

Areas of inappropriate previous repairs including poorly completed plaster patches and potentially incompatible paints

Recommendations

Maudelle Shirek painting by Daniel Galvez and Mildred Howard 2007 hanging in hallway to be removed and safely stored off site during any selective demolition or construction.

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

Linoleum flooring on main staircase and second floor hallway are likely identical. Testing and evaluation for one will apply to the other. This linoleum is likely not original and should be tested for asbestos as a part of this survey. If linoleum is to remain, test for reattaching of lifted areas and compensating areas of loss.

Second Floor Restrooms

Both the men's and women's second floor restrooms retain more original historic fabric than those on the first floor, but the layout of these spaces likely do not meet current building code standards, especially for accessibility requirements. While some of the original components may be salvageable for future reuse, no recommendations for rehabilitation can be made until the future use of the space is determined.

Figure 7.21

The second floor council chambers have been modified over time; the room no longer contains the historic coffered ceiling or lighting fixtures, and has new acoustical wall paneling and new flooring.



Council Chambers

The Council Chamber is a character defining space that has been modified numerous times over the years. It is in fair condition. Further study of these deficiencies is included in the recommendations; however, it should be noted that any analysis or treatment of these materials should be conducted by a professional conservator. (See Figure 7.21)

Deficiencies

Inappropriate contemporary light fixtures

Potentially incompatible radiators at windows

Insensitive installation of acoustic textile paneling in original wood paneling

Paneling detracts from architectural legibility of the space

Acoustical tile in ceiling is not original but may be acceptable to remain

Recommendations

Seating in council chambers is historic in nature, however it is not known if it is original. Seating is not fixed to the floor and should be taken off site and safely stored during selective demolition or construction

Consider removing acoustical paneling and attachment wood trim work. Wall-mounted monitors, video cameras, and fans are non-original to the space and it is unknown if they are still needed. They made need to be removed, at least temporarily, to remove acoustical panels.

Consider removing inappropriate light fixtures and selecting more appropriate fixtures

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

Perform selective demolition of vinyl tile floor to determine if original flooring is extant below

Consider conducting a paint color study to determine the original paint colors and placement in the room

Anecdotal and archival information indicates that there may be two large murals on the north and south walls of this room. Further investigation and selective demolition of paneling required. Additional analysis evaluation may be required if murals are uncovered.

North Wing

The second floor north wing is in fair-to-poor condition. Historically large open spaces are divided into smaller spaces. Exterior historic walls and windows generally remain.

Deficiencies

Inappropriate storefront style doors at main hallway entry

Inconsiderate division of historic spaces into smaller offices

Evidence of substantial water damage appears to be directly under the intersection of the north wing and central core of the building (Figure 7.22)

Carpeted flooring is beyond useful life

Inappropriate contemporary lighting

Recommendations

Consider replacing main hallway entry doors with wood doors more in keeping with historic.

See Interior Immediate Action Item

See Building Interior Survey #1: Historic Building Material Identification and Documentation

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

Perform selective demolition of carpeting as a part of larger finishes survey to determine original flooring below. The presence of scored concrete flooring in the adjacent secondary stairwell may be indicative of original flooring.

See Exterior Building Investigation Study #2: Building Enclosure



Figure 7.22

Many of the finishes at the south wall of the north wing show evidence of water intrusion. Additional investigation is required.

Figure 7.23
The south wing also shows evidence of water damage along much of its north wall.



South Wing

The second floor south wing is in fair condition. Historically large open spaces are divided into smaller spaces. Exterior historic walls and windows generally remain.

Deficiencies

Inappropriate storefront style doors at main hallway entry

Inconsiderate division of historic spaces into smaller offices

Modifications to sill and window design at original window openings has allowed water ingress

Evidence of substantial water damage appears to be directly under the intersection of the south wing and central core of the building (Figure 7.23)

Carpeted flooring is beyond useful life

Inappropriate contemporary lighting

Recommendations

Consider removing aluminum windows and replace with wood windows to match original, including original configuration of the bottom sill. Consider using dual paned windows if financially feasible and if window mullion depths can accommodate.

Consider restoring the main entry doors to a more historically appropriate appearance; use original drawings and historic photographs to guide the design.



Figure 7.24
The cast iron stair to the second floor is original but does not meet current building code standards.

See Interior Immediate Action Item

See Building Interior Survey #1: Historic Building Material Identification and Documentation

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

- Perform selective demolition of carpeting as a part of larger finishes survey to determine original flooring below.

See Exterior Building Investigation Study #2: Building Enclosure

Secondary Staircase

The secondary staircase goes from the second floor to the main attic and is a character defining feature. It is made of cast iron, painted black and is in good condition. *(Figure 7.24)*

Deficiencies

Stair dimensions and rail height do not meet current building code (no recommendations at this time)

Building Interior Survey #1: Historic Building

Material Identification and Documentation

Following clearance and selective demolition (Interior immediate action item), conduct additional building conditions assessment to document extant historic building materials. Survey to include documentation of typical deficiencies, their locations and quantities.

Building Interior Survey #2: Finishes Investigation

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

Main Entry Lobby and Corridor**

Test linoleum flooring for asbestos. Perform selective demolition of flooring as a part of larger finishes survey to determine if original flooring. If existing linoleum floor has historical significance, include cleaning tests and treatment alternatives to this finishes study.

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

- Marble dado and baseboards
- Limestone bench
- Bronze plaques

Conduct selective demolition at two infilled window and/or door openings at west wall north and south wings to determine if original windows are extant. Consider restoring original windows.

Main Staircase and Columns**

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

- Wall sconces
- Faux painted columns
- Decorative wall finishes
- Decorative ceiling finishes

Linoleum covered stair treads. This linoleum is likely not original and should be tested for asbestos as a part of this survey. If linoleum is to remain, test for reattaching of lifted areas and compensating areas of loss.

Materials, methods and quantities for removal of gray overpaint of wood baseboard

Determine if modern varnish over decorative finishes can be removed safely

***Note: The Main Entry Lobby and Corridor, Main staircase and columns, and the Council Chambers are of primary historical significance. Any analysis or treatment of materials in these spaces should be conducted or supervised by a conservation professional.*

Second Floor Hallway

Linoleum flooring on main staircase and second floor hallway are likely identical. Testing and evaluation for one will apply to the other. This linoleum is likely not original and should be tested for asbestos as a part of this survey. If linoleum is to remain, test for reattaching of lifted areas and compensating areas of loss.

Council Chambers**

Perform selective demolition of vinyl tile floor to determine if original flooring is extant below

Consider conducting a paint color study to determine the original paint colors and placement in the room

Anecdotal and archival information indicates that there may be two large murals on the north and south walls of this room. Further investigation and selective demolition of paneling required. Additional analysis evaluation may be required if murals are uncovered.

Second Floor North Wing

Perform selective demolition of carpeting as a part of larger finishes survey to determine original flooring below. The presence of scored concrete flooring in the adjacent secondary stairwell may be indicative of original flooring.

Second Floor South Wing

Perform selective demolition of carpeting as a part of larger finishes survey to determine original flooring below.

***Note: The Main Entry Lobby and Hallway, Main staircase and columns, and the Council Chambers 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 City Hall is good; however, several key interventions over time had somewhat impaired its integrity of design and materials.

Location

The Berkeley City Hall has very strong integrity of location. It remains in its original location facing what would become Civic Center Park. Its predecessor was sited in this location with the intent that a civic park would develop to the east of the City Hall.

Design

The overall integrity of exterior design of City Hall is excellent with two primary exceptions: the replacement of windows at second floor of south wing on the primary elevation and the additions at the rear west side which impair the stair tower. The more modern railings at the front stairs somewhat diminish the design of the entry. The landscape and symmetry of the front area of the building are impaired by the long, wood community bulletin board.

The interior has strong integrity of design in the entry, corridor and stair sequences; however, changes to the office wings at both the first and second floor have altered the overall original plan of these interior spaces.

Setting

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

Materials

Overall, the integrity of materials at the exterior Berkeley City Hall is good. However, interior materials and finishes, especially in the two office wings and at the basement have been impacted by a series of interventions.

Workmanship

The integrity of workmanship of the Berkeley City Hall is very high with the exterior retaining many of its original features. At the interior the marble and plaster work contribute to the overall high quality and 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

City Hall 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 prominent place within the district grouping.

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

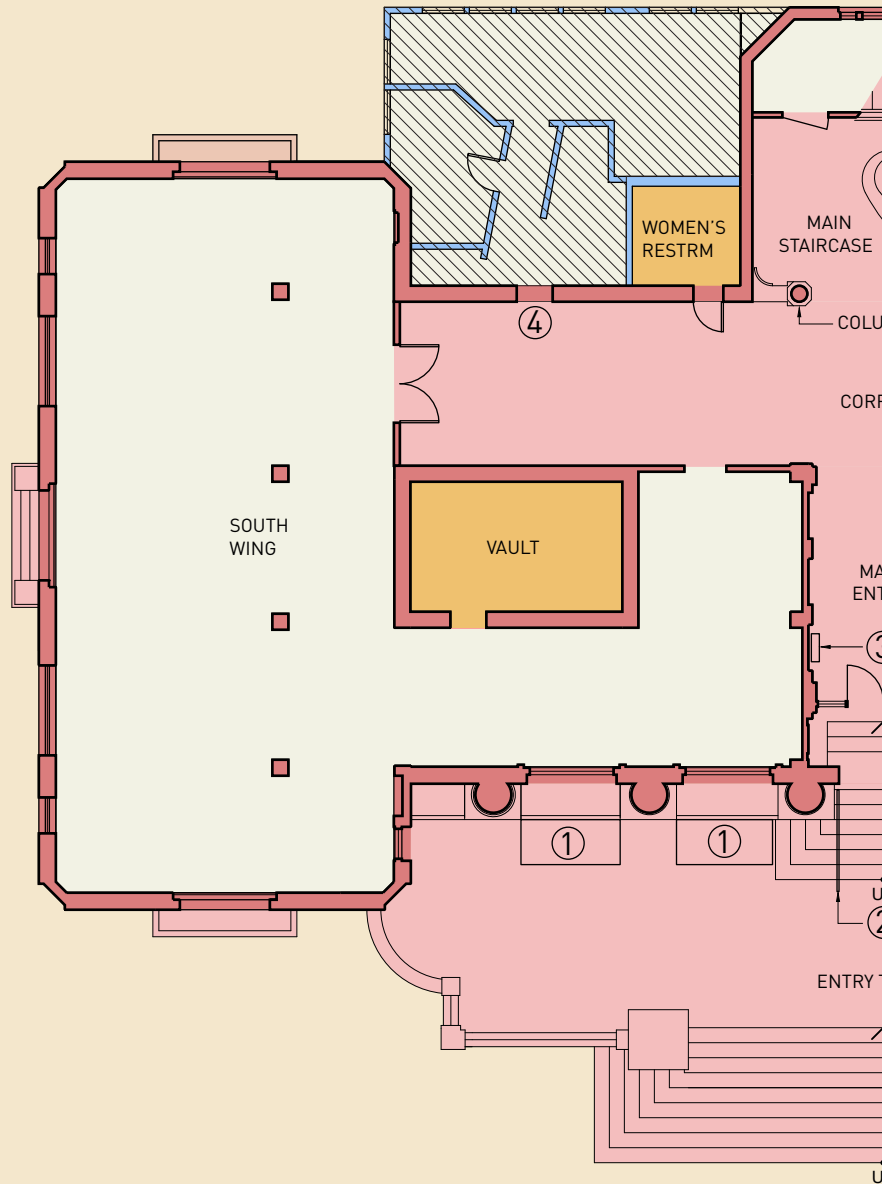
Significant areas are those considered to be the most important to the historic significance of the building. These spaces contain the buildings most outstanding architectural features or spaces that are functionally most important to the purpose of the building. For City Hall, the Significant spaces include the first-floor main entry, corridor and main staircase, and the second-floor hallway and council chambers room. Significant 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

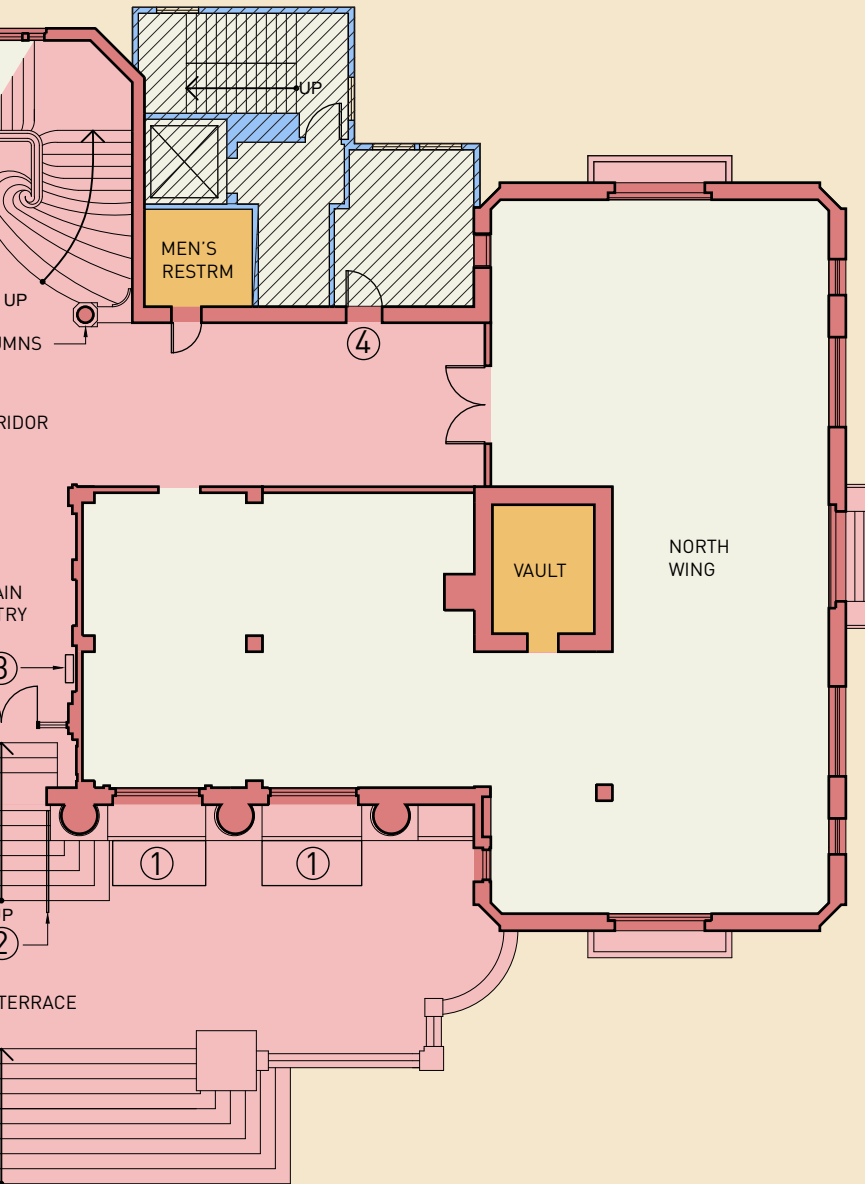
Contributing areas are those areas which contribute to the overall significance of the building but are less prominent than the more significant spaces. City Hall Contributing spaces include the first-floor vaults and first and second floor restrooms. Contributing spaces should also be treated in accordance 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. City Hall non-contributing spaces include the basement, the north and south wings of both floors and the non-historic addition at the south of the building. 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
Berkeley City Hall



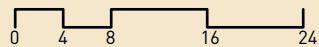
Legend

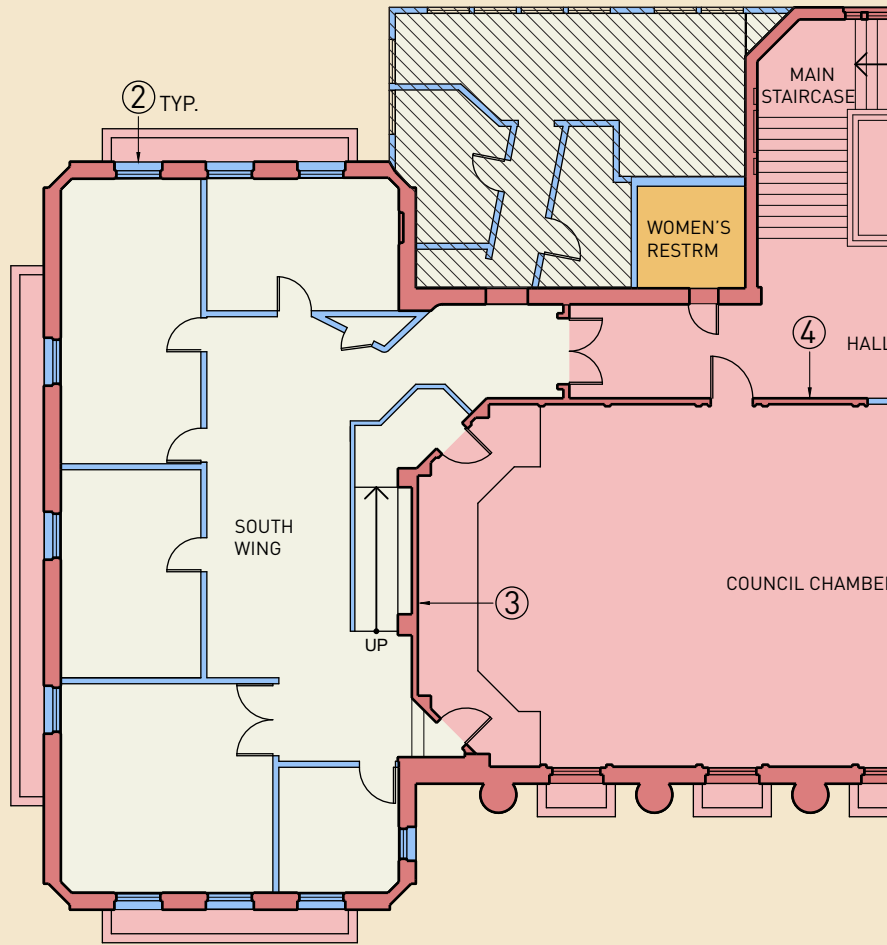
- Significant
- Contributing
- Non-contributing
- ca. 1950 addition (to be removed)
- ca. 1975 addition (to be removed)

Note: Interior partition locations have not been verified.

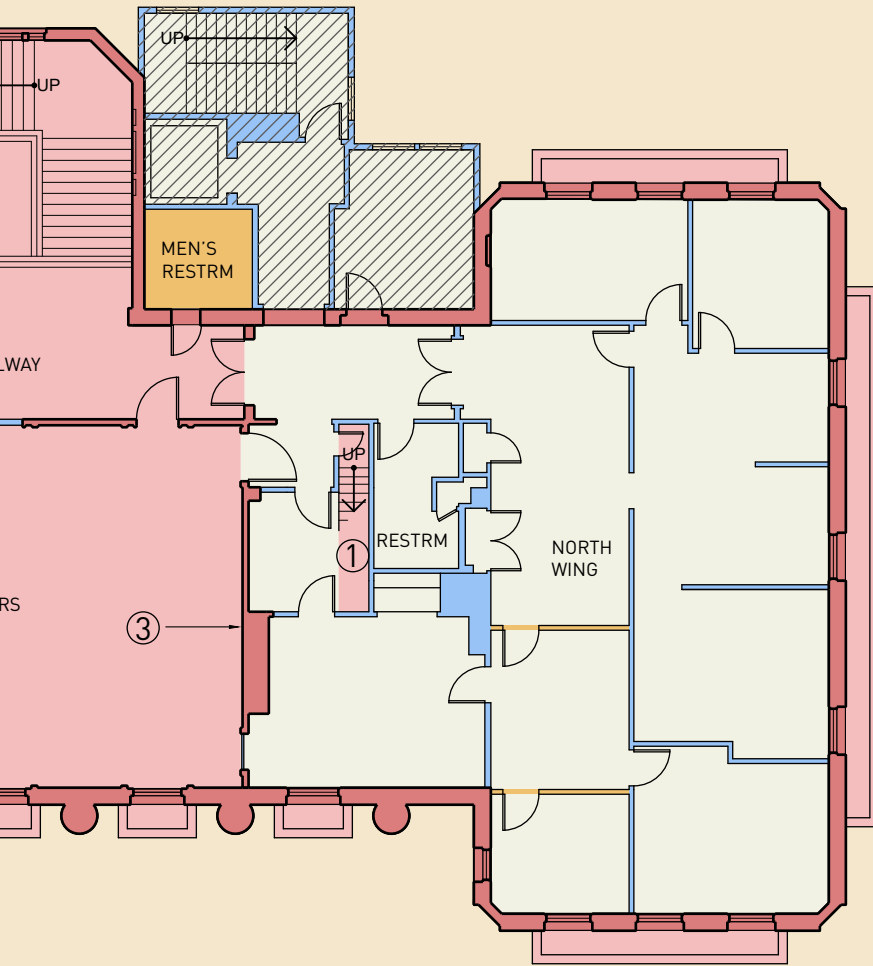
Keynotes

1. Location of original sidewalk lights.
2. Non-compliant inappropriate handrails.
3. Non-original radiators.
4. Location of infilled/modified original window.





SECOND FLOOR PLAN - SIGNIFICANCE DIAGRAM
Berkeley City Hall



Legend

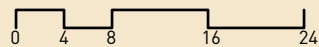
- Significant
- Contributing
- Non-contributing
- ca. 1950 addition (to be removed)
- ca. 1975 addition (to be removed)

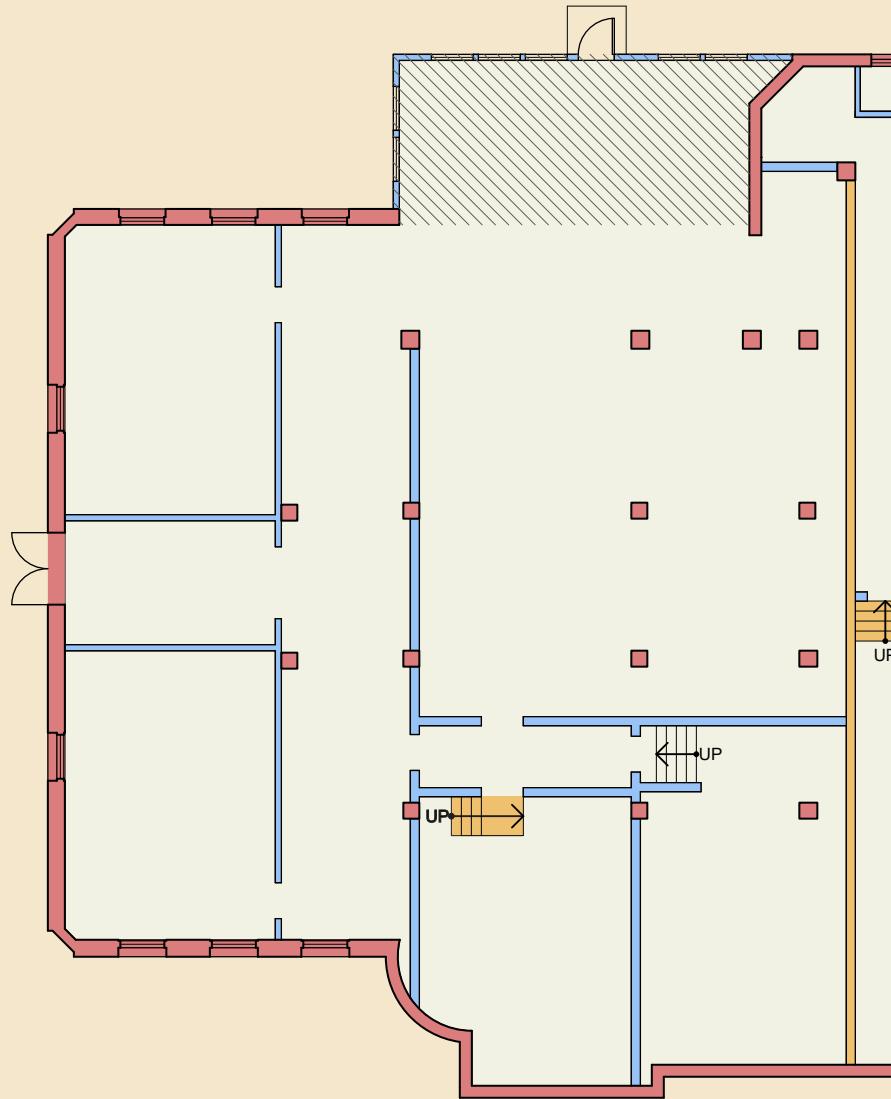
Note: Interior partition locations have not been verified.

Note: Attic plan not available. Structural roof trusses, bulls-eye dormers, and spire support structure are significant features.

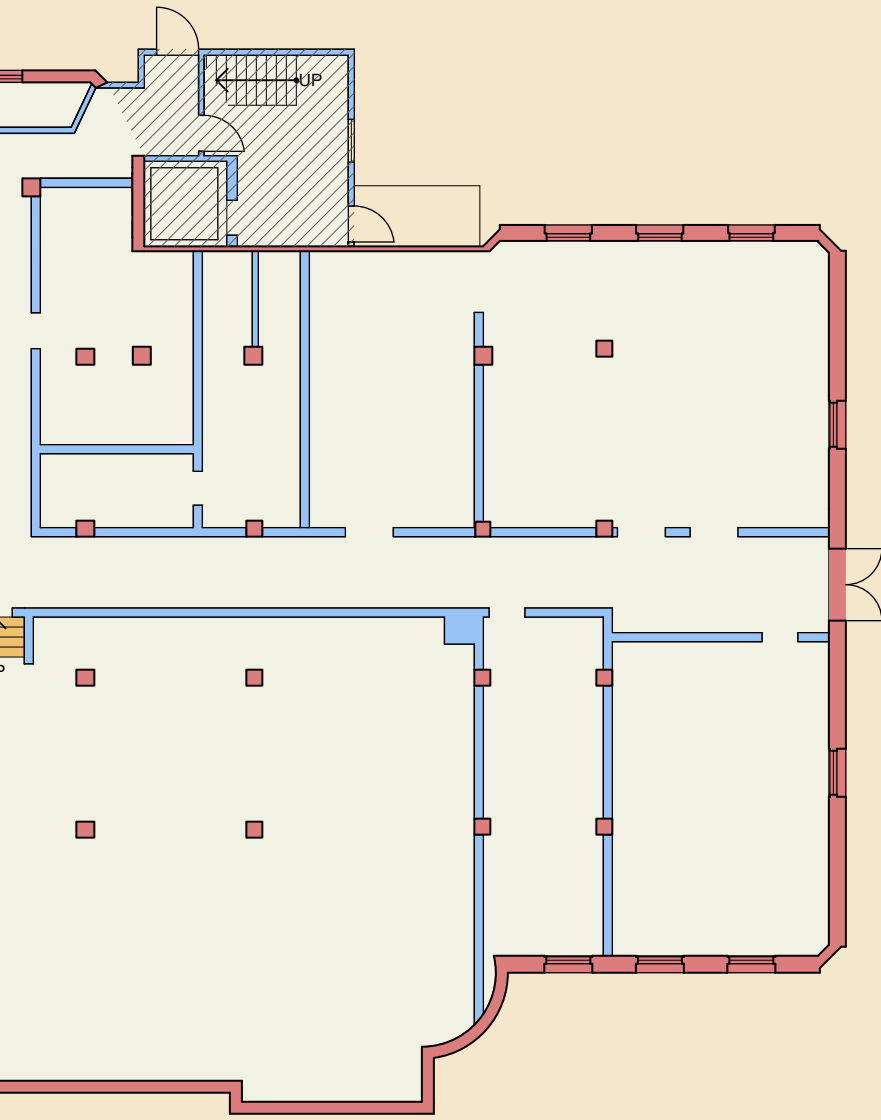
Keynotes

1. Cast iron staircase to attic.
2. Non-original aluminum infill windows.
3. Potential location of historic mural behind acoustical treatment.
4. Maudelle Shirek mural.










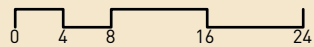
BASEMENT PLAN - SIGNIFICANCE DIAGRAM
Berkeley City Hall



Legend

-  Significant
-  Contributing
-  Non-contributing
-  ca. 1950 addition (to be removed)
-  ca. 1975 addition (to be removed)

Note: Interior partition locations have not been verified.



CHAPTER **10**

Future Treatment and Use

Future Treatment and Use

Introduction

Given that Berkeley City Hall is a City of Berkeley Landmark and a National Register contributor to the Berkeley Civic Center Historic District, and understanding that previous interventions and lack of maintenance have moderately impaired the 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 where past interventions have already occurred. Additionally, future uses for the building should be selected such that the program requires minimal intervention or modification to the general building layout. 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 wings at both floors of City Hall. These spaces, and the features, elements, and finishes within them have already been altered over time. Generally, in the wings at each floor, future improvements should retain the open, unencumbered quality of the original design for the space. Strategies

for achieving this include the design of open floor plans, the avoidance of dropped ceilings, and the construction of partial height partitions. Any future division of space should avoid the placement of walls such that they impact windows or awkwardly divide spaces into multiple, small rooms. Any remaining historic fabric, or elements that are character-defining features should be retained and preserved. In particular, the vaults within the first floor wings are intact and should remain.

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, including the building exterior, the main entrance and corridor, the main staircase, the upper hallway and the council chambers. Inappropriate modifications, or additions that alter the ability of the space or element to read as originally intended should be removed. For example, the incense cedars at the east façade have matured over time, but currently contribute to the deterioration of the building and impede views of the primary façade. These trees should be removed and replaced with a species that will not mature to such a height. The additions at the west façade similarly impact the integrity of this façade due to their inappropriate massing and locations. Removal of these additions and replacement with a more appropriate vertical circulation solution should be a priority.

In complying with the Standards, all interventions should be with an eye toward restoring altered or missing features from the building's period of significance. For example, at the second floor south wing, the original full-height wood sash windows should be replicated and installed. At the council chambers, future improvements should consider removal of the inappropriate acoustical fabric panels with a more compatible material.

The approach to future projects or upgrades proposed for the Berkeley City Hall should focus on rehabilitation and preservation, with key character-defining features carefully repaired rather than replaced. 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 building.

Considerations for Future Additions to City Hall

The west or rear façade of City Hall is the preferred location for a future addition to the building. The space behind City Hall is currently used for parking. This area could easily accommodate the massing of a new addition; however, attention should be paid with regard to placement and massing of the addition taking into consideration the surrounding residential neighborhood and McKinley street to the west.

All new additions or exterior alterations should be easily differentiated from the original fabric of City Hall and be compatible with the massing, size, scale and architectural features of the resource as well. The rear façade of the building should remain legible, particularly the distinctive projecting central staircase tower. Strategies to achieve this include restricting the height of the addition to lower than the tower, or by setting a new structure back from the stair tower and connecting to it with a heavily glazed component.

Implications of Proposed Seismic Retrofit Schemes

IDA Structural Engineers completed a seismic evaluation of City Hall in 2019. The report unsurprisingly concludes that the building is likely to sustain irreparable damage or even collapse in a seismic event and proposes two potential retrofit schemes. Concrete shear walls would keep the building from collapse but will not preserve it from unrepairable damage. Base isolation would sustain the building allowing for immediate occupation following a seismic event. Although significantly less expensive than base isolation, the concrete shear wall scheme would result in significant damage to the historic building fabric. The concrete shear walls are typically located at the interior face of the perimeter walls, removing or altering historic fabric in the process. This scheme, especially in the council chambers where wood trim would have to be removed and modified, would have a negative impact. The base isolation scheme, on the other hand, consumes a large part of the basement and extremely limits future uses for the space. Additionally, a thirty inch “moat” or clear area around the perimeter of the building restricts the landscaping around the building and makes the construction of an addition at the west elevation more complicated and potentially more expensive. Of these two approaches, the preferred seismic scheme is base isolation, because it would a significantly reduced impact on the historic fabric of the building. However, a third option would be to design an addition to the building at the west side that would contribute to the seismic strengthening of the historic portion of the building.

Universal Access

Access by all users should be considered a very high priority. Achieving universal access to the east (primary) entry will be difficult as the main floor is placed one level above grade, a common feature of typical of Beaux Arts-inspired buildings, which creates a grand entry sequence. Modification to and even some loss of historic fabric will likely be necessary to make the east entry to City Hall fully accessible and should be permitted and even encourage. A well-designed scheme that is clearly differentiated from the historic fabric, and is ideally reversible, is possible but would likely have cost implications. Similarly, at the building interior the remodel of the elevator should be considered a priority. The original restrooms to either side of the main staircase may be an appropriate location, as they are centrally located. However, these original restrooms are small and would require significant modification in order to comply with current building codes to provide universal access.

CHAPTER **11**

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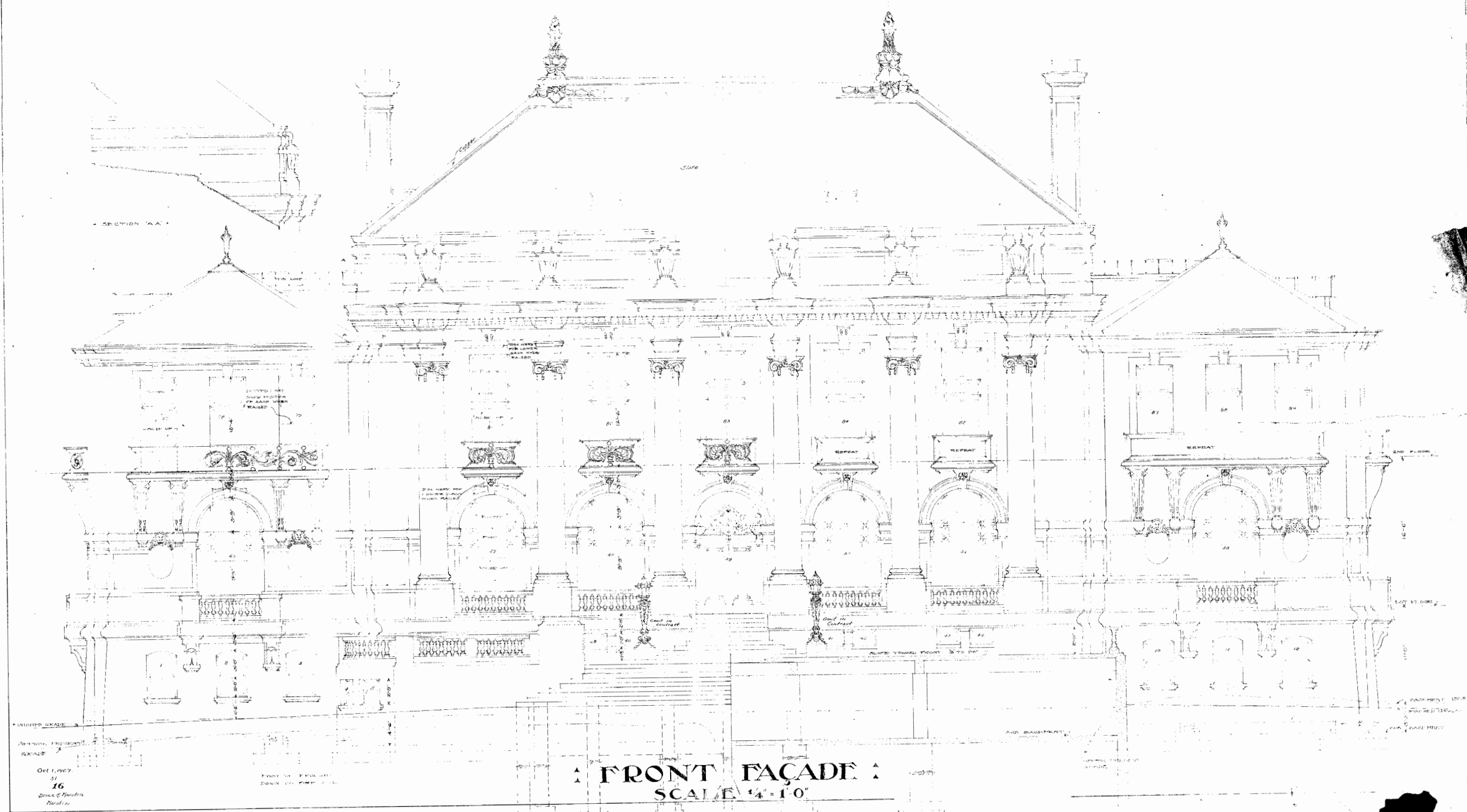
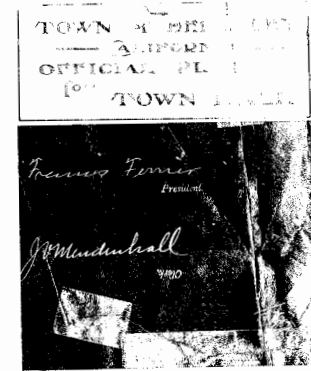
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Appendices

APPENDIX A

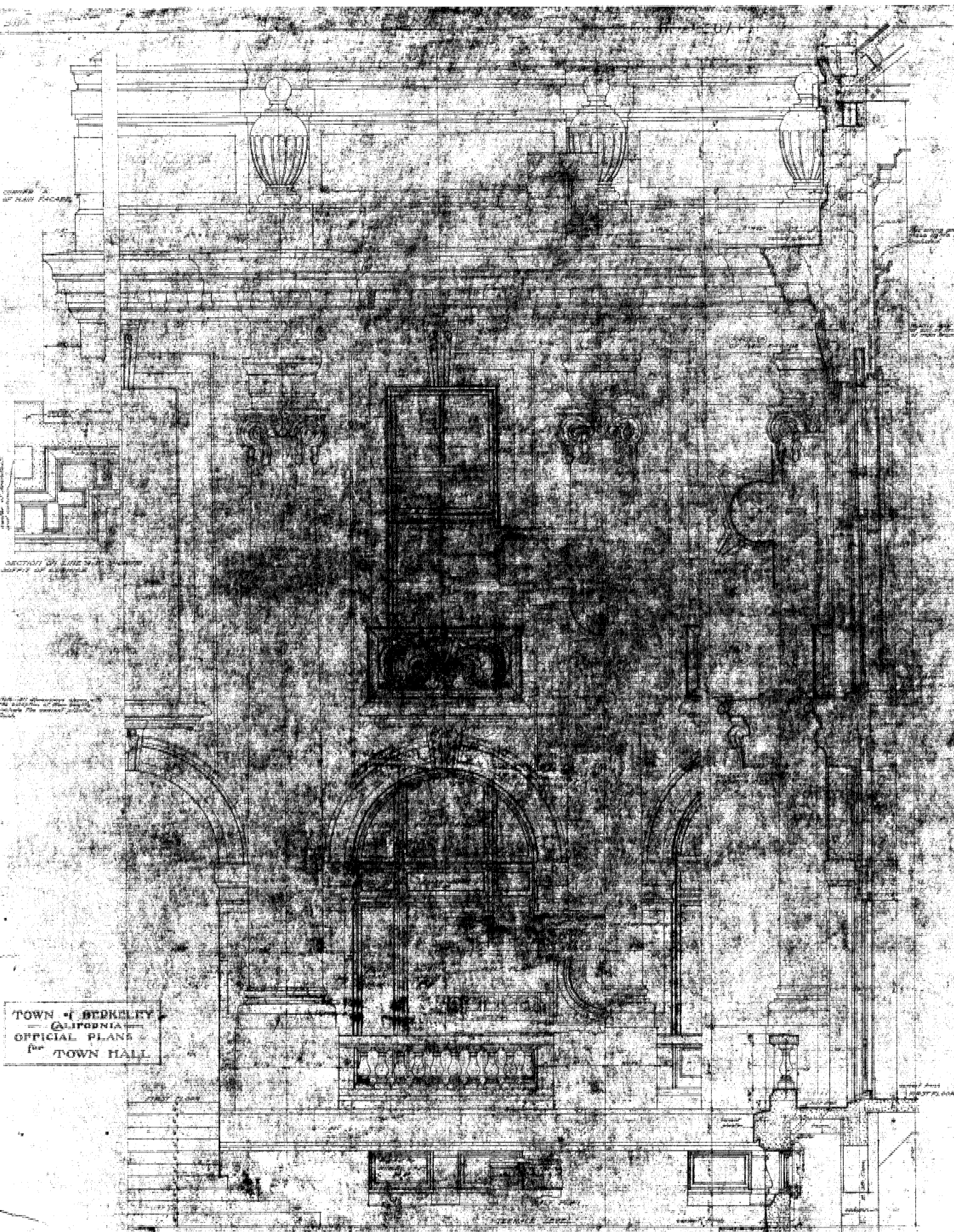
SHREVELL & BROWN
ARCHITECTS
411 MONTGOMERY ST.
SAN FRANCISCO.

Note: All dimensions here shown
do not include cement plaster finish.



Oct 1, 1907
16
Drawn by
H. B. ...

FRONT FAÇADE
SCALE 1/4" = 1'-0"



SECTION 2
OF NEW FACADE

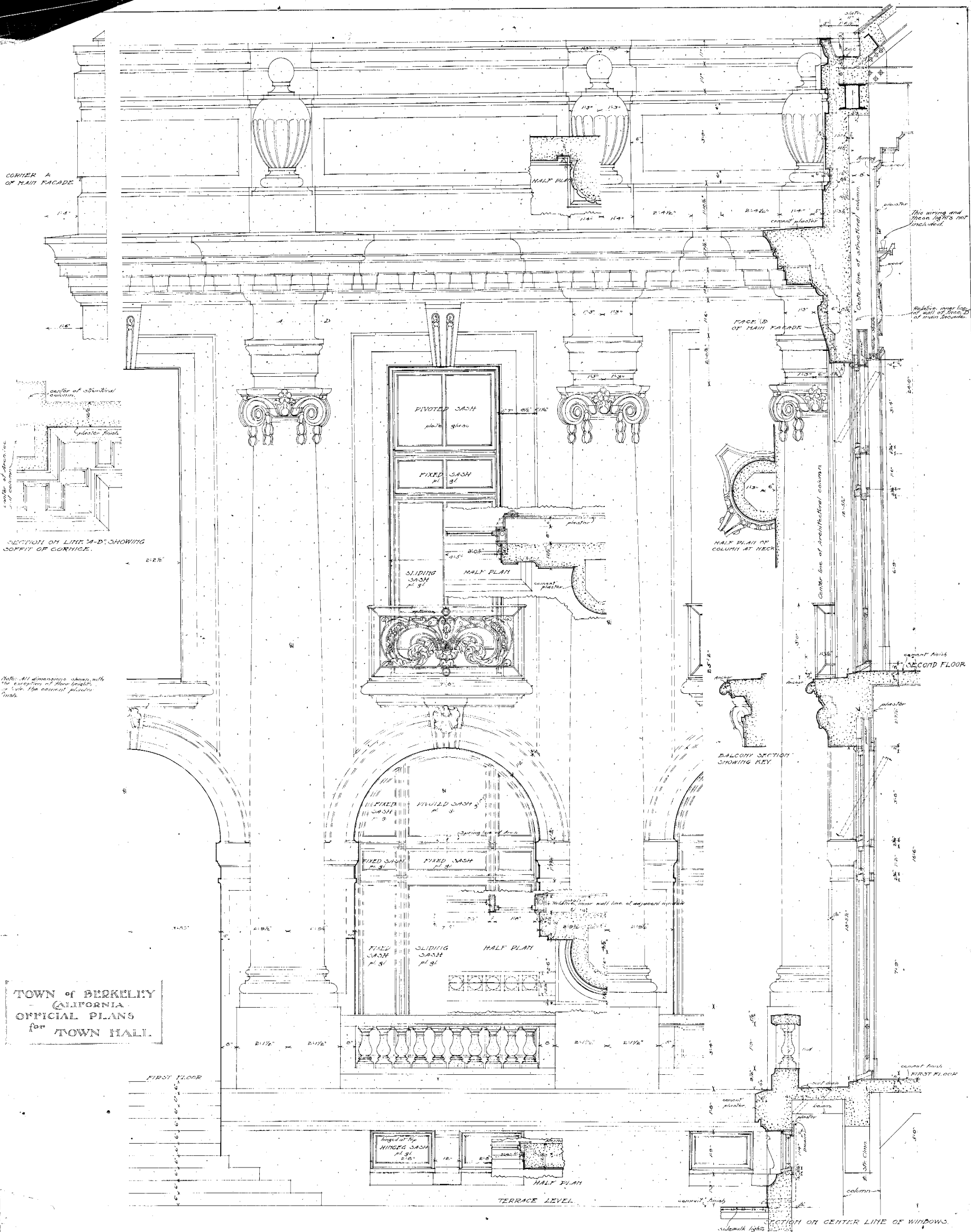
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ELEVATION OF CORNER

SECTION ON LINE 4-4
ELEVATION OF CORNER

TOWN OF BERKELEY
CALIFORNIA
OFFICIAL PLANS
FOR TOWN HALL

3/4 SCALE DETAIL
ELEVATION OF TOWN HALL FACADE

20
SARGENT & BUCKLEY
ARCHITECTS
417 MONTGOMERY ST.
SAN FRANCISCO



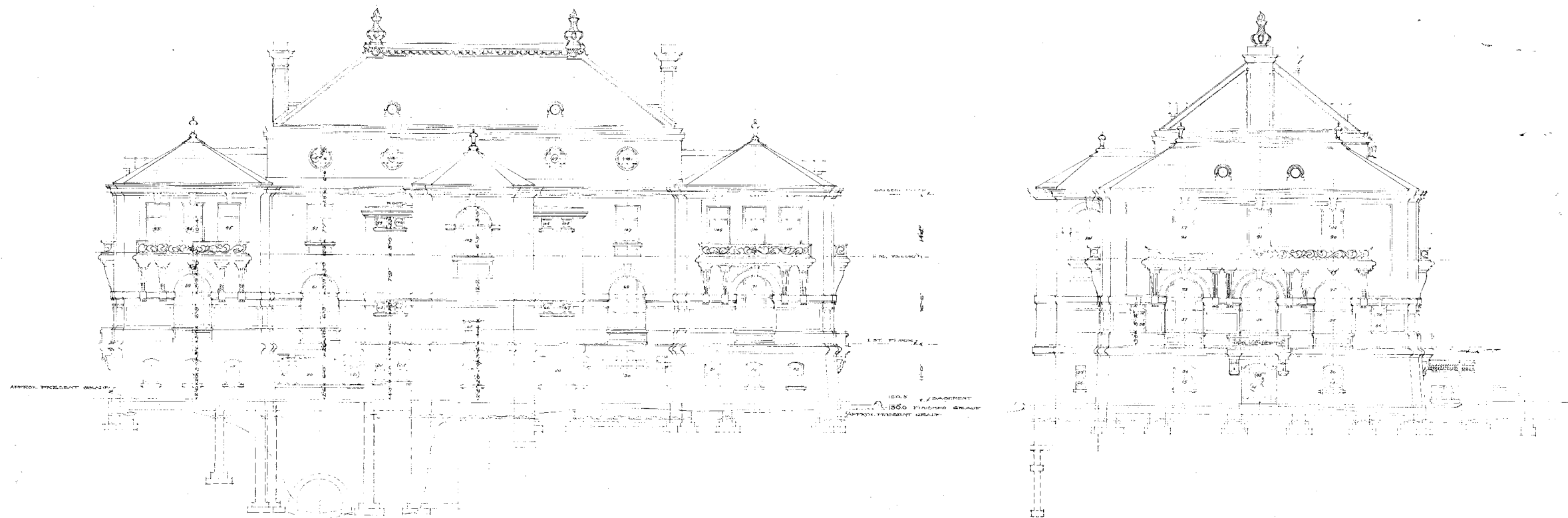
TOWN of BERKELEY
CALIFORNIA
OFFICIAL PLANS
for TOWN HALL.

3/4" SCALE DETAIL
: BAY of FRONT FACADE :

Oct. 11, 1907
20
Arthur Brown & Co.
Ralph Fishbourne

BAKEWELL & BROOKY
ARCHITECTS
417 MONTGOMERY ST.
SAN FRANCISCO

Notes: All dimensions here shown
do not include cement plaster finish.



REAR AND SIDE FAÇADES
SCALE 1/8" = 1'-0"

TOWN OF BERKELEY
— CALIFORNIA —
OFFICIAL PLANS
FOR TOWN HALL

Francis Ferris
Engr.
J. W. Marshall
Arch.

BAKEWELL & BROWN
ARCHITECTS
417 MONTGOMERY ST.
SAN FRANCISCO.

Sept. 16, 1907
51
Bakewell & Brown
Architects