



↑ Vineyard Farmers Market, Fresno



Outdoor market pavilion

↑ Overland Park Market, Kansas City ↑ “La Placita” Mission Community Market, San Francisco



Large market hall in historic building

↑ West Side Market, Cleveland



↑ Findlay Market, Cincinnati



Simple, modern overhead pavilion

↑ Torvehallerne Market, Copenhagen



Implementation

Implementation and Next Steps

An ambitious vision needs a solid implementation plan. The outline implementation plan described here is a first iteration — it starts to identify immediate next steps and more long-term tasks and actions needed to implement the vision. At this early, visioning stage, there are many unknowns, and many possibilities —relating to funding streams, programs and design. On a project of this complexity the implementation matrix must be developed collaboratively with a City of Berkeley Civic Center project manager.

Next steps should include the following;

- Establish a Civic Center Project Stewardship Group to manage all next steps
- Align with other City projects and efforts
- Define list of first City Projects in the Civic Center area.
- Seek funding for implementation of City Projects. Types of City Projects include: City buildings and associated sites, Civic Center Park, and City streets.
- Define the “Civic Center Precinct Plan” area
- Define Scope of Early Activation Strategy and Initiatives
- Green light additional studies/planning work required.
- Explore a partnership opportunity between Berkeley High School and the Ecology Center to operate a food market with a student staff under the supervision of a market manager
- Secure funding for development of “Civic Center Precinct Plan”, solicit proposals by qualified consultants, and commission assignments.
- Secure funding for the development of an Early Activation Strategy and Initiatives, solicit proposals by qualified consultants, and commission assignments.

Berkeley Civic Center Vision
 Draft Implementation Matrix
 July 2020

Phase 0: Adopt Civic Center Vision

Adopt vision statement, vision goals and conceptual design, including future uses, character of streets and other features integral to the implementation of the Civic Center vision.

Phase 1: Establish the Civic Center Stewardship Group, Develop the Precinct Plan, and Safeguard Historic Structures

Task A: Establish the Civic Center Stewardship Group

Objectives:

- A1 *Objectives: Establishing a working group to address how decisions about Vision Plan implementation should be made, align with other City projects and efforts, green light additional studies required.*
- A2 Define the masterplan / Precise Plan planning area (see Task C)
- A3 Establish the Working Group— City staff, commissions, partners and community members
- A4 Secure funding for development of masterplan, solicit proposals by qualified consultants, and commission assignments.
- A5 Define list of first City Projects in the Civic Center area (in tandem with C1). Begin to seek funding for implementation of City Projects. Types of City Projects include: Early Activation, City buildings and associated sites, Civic Center Park, and City streets.

Refer to Next Steps chapter for Phase 0, Continued Stakeholder and Community Engagement and Project Procurement

Task B: Stabilize Historic Buildings

Objectives: Protect historic resources by making near-term interventions to avoid irreparable damage and/or escalating future costs.

- B1 Review recommended interventions to avoid damage to historic resources, such as from weather and/or vandalism (see "Near-Term Stabilization").
- B2 Assign City staff responsibility to further define Near-Term Stabilization needs, secure funding for repairs, and ensure all necessary maintenance.
Commission additional reports identified in HSRs.
Priority additional investigations required at both historic buildings center around the need to trace water intrusion pathways to their source.
- B3 **See Implementation chapter**
Define projects
Repair solutions for active building deficiencies should be designed and implemented immediately following additional investigations in order to ensure the long term stability of the building envelopes. Solutions should be permanent where possible, but temporary repairs may be advisable. Multiple repair solutions may be grouped together into larger projects, however a number of factors will affect how these projects are implemented including the location and extent of damage, the materials and number of building trades required to complete the repairs, and the availability and capacity of local contractors. **See Implementation chapter for projects that are likely to move forward.**

Task C: Develop the Civic Center Precinct Plan

Objectives:

- C1 Develop a detailed Master Plan informed by the Vision Plan; this will include further program definition, detailed project definition, architectural design guidelines, public realm and landscape guidelines, and street guidelines. *Structural studies and others relating to conservation of historic buildings should be done prior.*
- C2 Master plan to include Funding strategy, governance models, financial modelling, tenant mix studies
- C3 Engage the community during the development of the Masterplan
- C4 Work with the Civic Center Stewardship Group to prepare a Precise Plan consistent with Vision Plan goals, with detailed guidance for: City buildings and building sites, Civic Center Park improvements, and City street improvements. The Precise Plan will provide guidance for spaces and structures in the planning area, setting parameters on programming, density, design and funding for City project and non-City project in the Precise Plan Area.
- C5 Identify project(s) to be implemented in advance of Precise Plan adoption. **See Phase 0**
- C6 Adopt the Civic Center Precise Plan

Phase 2: Project Development and Project Delivery

Task x: Seek funding

Objectives:

Identify and pursue available public funds
See Financial Strategy chapter

Task x: Plan, set goals, set timeline

Objectives:

Develop a work plan for project delivery to implement Precise Plan recommendations. Assign priority/time frame, major milestones, and responsibilities.

Task x: Partner on specific projects

Objectives:

Develop Requests for Qualifications and/or Requests for Proposals (RFPs) to solicit: development partners with technical consultants for City buildings/sites, consulting firms for Civic Center Park detailed design and engineering, and consulting firms for City street design and engineering. Items to be considered in partnership agreements include: programming, historic preservation, building stabilization and level of seismic upgrade.
 Select partners
 Enter into relationship with partners (long lease, etc)
 Define and agree what are City and partner obligations.

Task x: Detailed Planning, Design and Projects Procurement

Objectives:

City Projects: design, engineering, permitting, etc
 Developer partner projects: design, permitting, etc
 Park and public space projects
 Street projects
 Explore partnership opportunity between Berkeley High School and the Ecology Center to operate a food market

Task x: Physical implementation

Objectives:

Break ground, oversee as needed
 Assign responsibilities for operations and maintenance, do O&M plan and budget, including historic buildings maintenance
See Implementation chapter for details
 Complete implementation

Phase 3: Post-Occupancy Ongoing Operations and Maintenance

Task A: Put the O&M plan in action

Objectives: maintain optimal use of City facilities through building/site operations and maintenance.

Task B: Measure and Evaluate

Objectives: Measure success, continue to test and refine based on the Vision Plan

Re-do the Public Space Public Life survey
 Measurement of project results to be continuous/iterative

← **The Civic Centre Vision Implementation Matrix, July 2020.**

The Matrix is a “live” document that will be adapted and further detailed over time. A spreadsheet was submitted to the City of Berkeley.

Implementation and Next Steps

Historic Structures

— Next Steps

Additional Studies

Priority additional investigations required at both historic buildings center around the need to trace water intrusion pathways to their source.

These investigations include the following:

City Hall

1. Building Enclosure Investigation
2. Concrete Roof Slab Investigation
3. Roof and Water Conveyance
4. Concrete Entry Terrace Investigation

Veterans Memorial Building

1. Building Enclosure Investigation
2. Roof Technology and Water Conveyance Survey
3. Parapet Investigation

Additionally, structural concerns at both buildings require further study.

City Hall

Spire Structural Study

Veterans Memorial Building

Alternate Seismic Retrofit Scheme Study

Projects

Repair solutions for active building deficiencies should be designed and implemented immediately following additional investigations in order to ensure the long term stability of the building envelopes. Solutions should be permanent where possible, but temporary repairs may be advisable. Multiple repair solutions may be grouped together into larger projects, however a number of factors will effect how these projects are implemented including the location and extent of damage, the materials and number of building trades required to complete the repairs, and the availability and capacity of local contractors. Projects that are likely to move forward, if required, and that may be grouped if logical include:

City Hall

- Repair of concrete roof deck, flashing and roof tiles (Additional stabilization, replacement or removal of the deck to be coordinated with seismic stabilization project)
- Gutter, and wall and roof intersection repairs

- Sealant and flashing repairs
- Correction of previously-executed, inappropriate water leak repairs
- Removal of electrical service in basement space below entry terrace
- Repair of leaking at spaces below concrete entry terrace (Other changes in conditions at sidewalk lites and larger revisions to the concrete entry terrace to be coordinated with future building reuse)
- Temporary structural stabilization of roof spire (overall structural repair to be coordinated with seismic retrofit)

Veterans Memorial Building

- Through-wall scupper or localized roof failure repairs
- Roofing replacement
- Stabilization or removal of plaster finish in stairwells (Repair or replacement of wall framing or concrete stem walls to be coordinated with seismic rehabilitation)
- Repair of flashing and connection deficiencies at parapet
- Repair solutions that require more invasive removal or repair of the building interior, in particular the seismic retrofits, should be designed in conjunction with the overall building adaptive reuse projects.

Operations and Management of Historic Structures

Periodic and cyclical maintenance of historic resources plays a crucial part in ensuring that historic fabric remains intact and reliable for generations to come. Maintaining cleanliness and consistent lighting on both building sites and in urban spaces is critical to creating a sense of welcome and safety for would-be users.

A straightforward, implementable maintenance plan that is both funded and staffed must be developed for the near future of not only the Maudelle Shirek Building and the Veterans Memorial Building, but also Civic Center Park. Periodic building maintenance routines should include inspection of roofing, flashing, scuppers and parapets for wear or failure, cleaning of the building exterior, replacement of bulbs in exterior light fixtures, and the assurance of obstacle free, accessible routes with smoothly functioning entry components, to name a few.

Cyclical tasks should include, among other things, clearing of building gutters, site drains, and balconies, trimming of trees to avoid contact with the building, and the clearance of soil and organic matter at building base to maintain adequate clearances to building finishes and to ensure proper drainage away from the building.

Park maintenance should include not only care for plant life, but also cleaning of site hardscape, furniture, and equipment, removal of site garbage and accumulated detritus, and the routine maintenance of lighting fixtures and mechanical and built features.

Gehl



Appendix

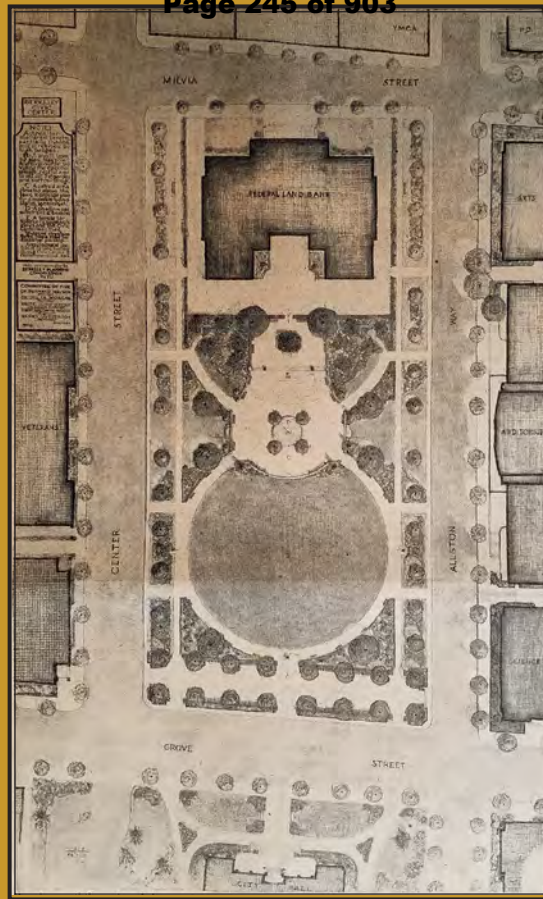
Martin Luther King Junior Civic Center Park
Cultural Landscape Assessment

Berkeley Veterans Memorial Building
Historic Structure Report

Berkeley City Hall - Maudelle Shirek Building
Historic Structure Report

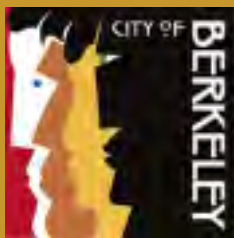
Engagement Transcripts

Program Cost Plan



Martin Luther King Jr. Berkeley Civic Center Park

HISTORIC LANDSCAPE ASSESSMENT | MARCH 2020



COMPLETED BY
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CHAPTER 1

Project Description, Team and Acknowledgements

Project Description, Team and Acknowledgements

Project Description

This Historic Landscape Assessment (HLA) was completed under City of Berkeley Contract Number 19-11286-C, the Berkeley Civic Center Vision & Implementation Plan. Many individuals and organizations contributed to this effort. This HSR was completed in concert with two Historic Structure Reports (HSRs) for the Berkeley City Hall, the Maudelle Shirek Building, and the Veterans Memorial Building.

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CHAPTER **2**

Executive Summary

Executive Summary

Purpose

This Historic Landscape Assessment (HLA) is to document and understand the historic character-defining features of Martin Luther King, Jr Civic Center Park that contribute to the significance of the Park within Berkeley's Civic Center.

Methodology / Document Organization

The information included in this report stems from extensive research of primary and secondary source materials and comprehensive field observations of the Park.

Field work to investigate building conditions was completed in October and November 2019. Unless otherwise noted current photographs depicting conditions and features were taken by the project team during Fall 2019 field work. Research was conducted at local libraries and historical collections during the same period. Sources of historic photographs and drawings provided to illustrate the history and features of the building are provided in captions.

This HLA includes a comprehensive historic overview of the site, a chronology, descriptive information, character-defining features, and conditions matrix, an assessment of the historic integrity, and recommendations for future treatment and use.

Summary of Significance

The Martin Luther King, Jr. Civic Center Park is a contributing element to the Berkeley

Civic Center Historic District, which is listed on both the National Register of Historic Places and designated as a local historic district under the City of Berkeley's Landmark Preservation Ordinance. The Park is designated as City of Berkeley Landmark # 198. The Park represents the only known

collaboration of Bernard Maybeck, Julia Morgan and Henry Gutterson each of whom were well-known, important architects in the Bay Area and indeed nationally. John Gregg, the long-time professor of Landscape Architecture at the University of California, Berkeley was also involved. The park's centerpiece, a fountain, was designed by Gutterson to reflect the fountains that has been at the 1939-40 Golden Gate International Exposition and its internal mechanisms were purchased from the GGIE after its closure. Civic Center Park has been the location of many significant events in Berkeley's history, a gathering place for civic discourse and recreation for Berkeley since it was completed in 1942.

Summary of Alterations

The most significant change to the Park is the no-longer functional fountain and interventions at fountain terrace. Only one of the original restrooms remains in the Park and the perimeter plantings have been removed. The paving in some locations of the Park is not original and some trees have been removed.

Summary of Conditions and Integrity

Overall, the historic integrity of Civic Center Park is very good. It possesses historic integrity of each of the seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association—to enable it to illustrate and convey the important aspects of its original design.

CHAPTER **3**

Statement of Significance

Statement of Significance

THE MARTIN LUTHER KING JR. CIVIC CENTER PARK is a contributing element to the Berkeley Civic Center Historic District. The historic district was listed on the National Register of Historic Places in 1998 under National Register Criterion A and C in the areas of politics/government, social history, architecture, and community planning.

The Berkeley Civic Center is also a locally-designated City of Berkeley Historic District. The local designation was based on the earlier National Register nomination; in fact, the designation report provided to the Berkeley Landmarks Preservation Commission consisted of the National Register designation form. The boundaries are identical for both historic designations.

Civic Center Park is also City of Berkeley Landmark # 198 designated through the City of Berkeley Landmarks Preservation Ordinance in 1997.

Although one of the last elements to be completed, Civic Center Park is the physical and social centerpiece of the of the Berkeley Civic Center. Designed through a committee of experts including architects Bernard Maybeck, Julia Morgan and Henry H. Gutterson, as well as landscape architect John Gregg, the park was the culmination of years of planning that included several false starts. The acquisition and construction of the park was completed after three decades of planning to fulfill a park or plaza to accompany the public buildings that ringed an undefined and ill planned block bounded by Grove (Martin Luther King Jr. Way), Milvia, Allston and Center Streets. An expression of City Beautiful Movement planning, with some built features executed in an Art Deco motif, the park is surrounded by some of the city's most monumental and significant civic and governmental structures. A focal point of the park is a fountain that, in modeled on a fountain in the Court of Pacifica at the 1939 Golden Gate International Exposition on Treasure Island. Originally designed for the Exposition by architect Timothy Pflueger, Henry Gutterson reused the fountain's internal mechanisms and redesigned it for use as the centerpiece of Civic Center Park.

Civic Center Park has been the location of many significant civic gatherings and events, including formal dedication ceremonies that took place at the start of World War II and emblematic of that moment in time, military personnel were included in these opening festivities. Since that time, the park has played host to a variety of civic gatherings and events including “celebrations, rallies, protest events, fairs, holiday celebrations, concerts and demonstrations, and its long-long standing significance and intended use a place for city-wide gatherings and events of importance.”¹

Period of Significance

The period of significance defined for the Civic Center Historic District in the National Register nomination is 1909 to 1950. The nomination does not fully justify 1950 as the ending date, but it is generally thought that the Civic Center was essentially complete with the opening of Civic Center Park in 1941, and with several additional modifications to the park just after the war. Therefore, 1950 is a logical end date. The period of significance for the Civic Center Park should be considered the same as for the Historic District.

Endnotes Chapter 3

¹ Landmark Designation Report Page 7.

CHAPTER **4**

Historical Overview and Contexts

Historical Overview and Contexts

The City Beautiful Movement

At the turn of the century, as Berkeley's commercial areas developed and the population grew, so did the need and desire for public buildings. At the time, urban design and public architecture throughout the United States were strongly influenced by the City Beautiful Movement.¹ The movement was a reaction to the nation's dirty, crowded, and disorganized urban centers and was centered on the belief that aesthetically pleasing and more architecturally uniform cities would create more healthful and productive communities. The movement advocated for beautification of cities through the construction of grand, Classical public buildings, imposing civic centers, formally designed urban plans and landscapes, construction of grand landscaped boulevards, and the creation of public parks and urban plazas.² The movement, which flourished in the United States from the 1890s into the 1910s, encompassed the aesthetic element of urban reform, an outgrowth of the Progressive Era's demand for municipal reform. It also reflected a desire for the built environment to espouse current political reformist thinking. The consolidated "Civic Center" is the embodiment of the process of centralized authority. A lasting product of the City Beautiful Movement was the planning and shaping of American civic centers.³

The City Beautiful Movement promoted beauty not only for its own sake, but also to create moral and civic virtue among urban populations. Advocates of the philosophy believed that such beautification could thus promote a harmonious social order that would increase the quality of life. However, its critics would complain that the movement was overly concerned with aesthetics at the expense of social reform.

One can locate the roots of the American City Beautiful Movement in: 19th-century European city planning and rebuilding, the burgeoning practice of landscape architecture as espoused by Frederick Law Olmsted, and the municipal reform movement. In 1853 Napoleon III engaged Georges-Eugene Haussmann to transform Paris from



Figure 4.1
Baron Haussmann's Paris Boulevards,
Rue de Rivoli alongside the Jardin
des Tuileries developed in the 1850s.
Source: Historic Postcard.

its medieval remnants into a modern city. Construction of grand boulevards, insertion of imposing plazas, design of new public parks and squares, as well as vast improvements to the Paris infrastructure were components of Haussmann's grand scheme. Put simply, Napoleon III instructed Haussmann to bring light and air into the city center, to unify neighborhoods with boulevards, and to make the city "more beautiful." Haussmann's approach would have reverberating effects on city planning across Europe and indeed around the world⁴ (Figure 4.1).

Just five years later, in 1858, American Frederick Law Olmsted and British-trained architect Calvert Vaux embarked on an epic journey to transform a large area of Manhattan into New York City's iconic Central Park. While their overriding design philosophy embraced a "naturalistic setting" for the park, many of the park's amenities were inspired by the European and Classicist traditions that would find their way into the City Beautiful Movement. Olmsted went on to have a long and accomplished career as a design consultant to cities, states, parks, universities, and colleges, including a hand in both the U.C. Berkeley and Stanford campuses (Figure 4.2). His design for the Berkeley campus included the Piedmont Way parkway in 1865.⁵ One of Olmsted's last great projects was to design the initial plan for the 1893 Chicago World's Columbian Exposition.

The tenets of the City Beautiful political and design philosophies converged in the planning and construction of the 1893 Chicago Exposition. In 1890 Daniel H. Burnham, a noted Chicago architect, and his partner, John Wellborn Root, were chosen to serve as consulting architects for the Chicago Exposition. The layout and architectural design for the fair's Court of Honor, which was known as the White City, relied on the planning and

Figure 4.2

Plan for Berkeley and the College of California, with extension of Piedmont Avenue, 1865, Frederick Law Olmsted and Calvert Vaux. Source: Bancroft Library, University of California, Berkeley.



Figure 4.3

Chicago Worlds Columbian Exposition, the "White City," 1893. Source: Newberry Library, Chicago, Illinois, William Henry Jackson Collection.



Figure 4.4
 Kansas City, Missouri, view along
 the Paseo from 17th Street.
 Source: Historic Postcard.

architectural principles espoused by the famous Parisian architecture school, the Ecole des Beaux Arts. Burnham's architectural designs were based on European Classical architecture, with its emphasis on symmetry, balance, and unity.⁶ Through uniform heights and building materials, Classical architectural elements, "Baroque urbanism," symmetrical facades, and axial plans, the buildings of the White City were unified as a harmonious whole. The White City projected a vision of urban design and the city perfected that would reverberate across the United States (Figure 4.3).

The same year as the Chicago Columbian Exposition, 1893, designer George Kessler published his *Park and Boulevard Plan for Kansas City*. Equally as important as the Chicago Columbian Exposition, Kessler's plan for Kansas City involved an overlay of order in a city with a jumble of stockyards, packinghouses, grain silos, extensive rail yards, and docks along the Mississippi River.⁷ His street plans and paseos greatly influenced city planning for the next several decades (Figure 4.4).

The next manifestation of the City Beautiful Movement at the municipal level came, ironically, with a heavy federal hand in the 1901 plan for Washington, D.C. The McMillan Plan, which was formally titled *The Report of the Senate Park Commission: The Improvement of the Park System of the District of Columbia*, was a comprehensive planning document for the development of a monumental core and park system. It was developed by the Senate and was popularly known as the McMillan Plan after its chairman, Michigan Senator James McMillan (Figure 4.5).

The idea of a planned municipal center gained popularity, and in 1902 New York political reformer John DeWitt Warner coined the term "civic center"

Figure 4.5
A rendering from the MacMillan Plan for Washington, D. C., 1902, showing the dramatic boulevards and bridge connections. Source: *Improvement of the Park System of the District of Columbia*, 1902.



Figure 4.6
Daniel Burnham's plan for San Francisco, note the wide boulevards and central radiating point for a civic center. Source: *Plan for San Francisco*, 1904.





Figure 4.7
San Francisco City Hall shortly after completion in 1915. Source: Jeffery R. Tilman Collection.

in an article in New York's Reform Club journal, *Municipal Affairs*.⁸ A New York Times article described the elements of the new civic centers in 1905:

It seems that the term civic centre . . . has been accepted by students of civic improvement to include the grouping of public buildings around a park or open space or plaza, so that to the advantages of light and air is added the length of vision which enhances architectural beauty, while there are also brought into closer relation those buildings which, through their use by the public, become a centre of civic life.⁹

That same year, 1905, the City of San Francisco invited Chicago's Daniel H. Burnham to develop a comprehensive city plan. But Burnham's bold ideas for the City by the Bay were interrupted by the devastating April 1906 San Francisco earthquake and fire that left the city in ruins, including its City Hall.¹⁰ (*Figure 4.6*).

In the early 1910s, as the City of San Francisco prepared to host the 1915 Panama Pacific International Exposition, a plan for the city's civic center was in progress. The city hired a group of consulting architects led by John Galen Howard, an-Ecole trained architect, to develop a new plan for a civic center. In 1912 Howard and his accompanying architects published a pamphlet that laid out some choices for San Franciscans. Arthur Brown, Jr. and his partner, John Bakewell, Jr., were commissioned to design what has become the iconic element of San Francisco's Civic Center, San Francisco City Hall. The building was completed in 1915 just in time for the Exposition. (*Figure 4.7*).

Figure 4.8
Sketch of proposed Berkeley Civic
Center, by Charles H. Cheney. Source:
Architect & Engineer of California,
June 1918.



Figure 4.9
Berkeley Town Hall, October 21,
1904 fire. Source: Berkeley
Historical Society.





Figure 4.10
Berkeley City Hall not long after
completion in 1909. Source: Historic
Postcard.

A year later in, 1914, Lewis P. Hobart and Charles H. Cheney were engrossed in designs for Berkeley's Civic Center. Plans for civic centers for San Francisco and Berkeley were part of a larger national trend. Although relatively new, the civic center concept was rapidly adopted, with more than seventy civic center plans initiated in the United States by 1920.¹² However, the planning for Berkeley's Civic Center did not begin in 1914, but considerably earlier. (Figure 4.8).

Berkeley's First Town Hall

In the early years, when Berkeley was a small but growing town, the board of trustees met in one of Francis K. Shattuck's stores on Shattuck Avenue near Addison Street.¹² The California Legislature granted the Town of Berkeley a municipal charter in 1878. In 1884 the Town started planning for a town hall, and, in order to satisfy both east and west Berkeley communities, a new building was constructed at Sacramento Street and University Avenue. The Town's Charter was adopted at this location in 1895.

In 1899 after ten years at the Sacramento Street and University Avenue site, east Berkeley successfully lobbied to have the town hall relocated to its current location. However, only five years after its relocation, the town hall burned on October 22, 1904¹³ (Figure 4.9). The town board of trustees formed a temporary town hall in rooms formerly occupied by the library at the northwest corner of Shattuck Avenue and Allston Way.¹⁴

Two years later, Berkeley decided to build a new town hall on the existing site. The new building would face an anticipated civic park on the east side of Grove Street (now Martin Luther King, Jr. Way) and was intended to be the anchor of a future civic center. On November 12, 1906, a bond issue was passed for funding the construction of a new town hall.¹⁵

Figure 4.11
Berkeley City Hall not long after
completion in 1909, note the lone
Date Palm planted at the front lawn
and the axial path leading to the front
stair. Source: Berkeley Architectural
Heritage Association.



A New Town Hall

In 1898, the University of California held an international competition sponsored by the philanthropist Phoebe A. Hearst to redesign its campus plan and buildings. Emile Bénard, a Parisian, won the competition with a formal Classical and axial design for the campus. Local architect John Galen Howard was commissioned with carrying out Bénard's plan. Both Bénard and Howard were trained at the Paris Ecole in Classical architecture and planning principles.

In 1907 the Town of Berkeley held a formal competition for the design of the new town hall. It is not surprising that the Town followed the lead of the University, and, out of eleven entries, selected the designs of Ecole-trained architects John Bakewell, Jr. and Arthur Brown, Jr.¹⁶ Both men had graduated from the University of California in the 1890s and then continued their studies in Paris. The Berkeley Town Hall was one of the first municipal projects of their new partnership. The firm's design for the building was based on the Hotel de Ville, or Town Hall, at Tours, France designed between 1896 and 1904 by Arthur Brown's professor at the Ecole, Victor Laloux, and has been called both Classical Baroque and French Renaissance in style.¹⁷ (Figure 4.10).

In selecting a French antecedent with Classical undertones as their inspiration for the Berkeley Town Hall, Bakewell & Brown set the tone for many other California cities as they planned formal Civic Centers. Indeed, Bakewell & Brown played prominently in both the Civic Center plans for San Francisco and Pasadena. However, their earliest civic building would



Figure 4.12
Berkeley City Hall, circa 1920 with fire truck and city employees. Note the planters had been installed on either side of the stair and there appear to be low shrubs and bushes on either side of the path. Source: Berkeley Architectural Heritage Association.

sit by itself for a number of years as the citizens of Berkeley debated what other elements of a civic center should accompany the Town Hall (*Figure 4.11*).

Berkeley's Civic Center

Despite the successful 1906 bond, and the completion of the highly acclaimed new Berkeley Town Hall in 1909, the entirety of Berkeley's Civic Center eventually took several more decades to realize¹⁸ (*Figure 4.12*). The history of Berkeley's Civic Center is a chronicle of the city growth, national and international political events, and architectural and planning trends. The city's purchase of the land and the pace of construction were affected by two world wars, the Great Depression, and local politics and economics. The style chosen for the buildings and Civic Center plan reflected important architectural movements, from the Beaux Arts Classicism of City Hall and the later Post Office to the Classic Moderne and Art Deco structures of the Depression and World War II eras

The inception of Berkeley's civic center was the town trustees' decision to move the town hall to east Berkeley. In 1900 Berkeleyans approved a bond to build a new public high school at its present site southwest of the relocated Town Hall, and the cornerstone was laid February 23, 1901. This building was later demolished in 1934 to accommodate the larger, more modern, school complex present today.¹⁹ Together, the two buildings formed the seed of a future civic center.

Figure 4.13
Berkeley United States Post Office,
completed 1914, by architect
Oscar Wenderoth; modeled after
Brunelleschi's Foundling Hospital in
Florence. Source: Historic Postcard.

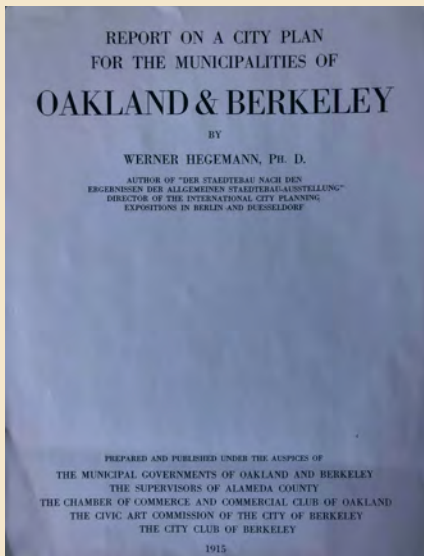


Figure 4.14
Werner Hegemann, *Report on a City
Plan for the Municipalities of Oakland &
Berkeley*, 1915. Source: Google Books
Digital.

The 1904 conflagration that claimed the original town hall left Berkeley without an official administration building. Two years later, the devastating 1906 San Francisco earthquake and fire brought a stream of residents into Berkeley.²⁰ Spurred by an increased population and a genuine need for an administrative building, the new, larger town hall was completed in 1909. That same year Berkeleyans amended their city charter transitioning from a town to a city, thereby making the new building a “city hall.”²¹

In 1914, Berkeley’s Civic Center gained another building with the construction of the Berkeley Post Office at the southeast corner of the intersection of Milvia Street and Allston Way. Both the City Hall and Post Office represent the Beaux Arts Classicism popular before World War I and feature richly decorated and harmonious facades. (Figure 4.13).

A year later, in 1915, the publication of Dr. Werner Hegemann’s 1915 Report on a City Plan for the Municipalities of Oakland and Berkeley was a defining moment for Berkeley. Hegemann, a world-renowned German city planner, was invited to the United States in 1913 “to co-operate with American cities in the promotion of planning projects”²² (Figure 4.14). Hegemann’s plan for Berkeley and Oakland embraced the connections that the two cities shared physically and in street plan. Hegemann’s report included master plans for Berkeley’s Civic Center that had been prepared by planners Lewis P. Hobart and Charles H. Cheney in 1914. Both Hobart and Cheney had attended the Paris Ecole des Beaux Arts: Hobart from 1901 to 1903 and Cheney from 1907 to 1909. Their plan for Berkeley revolved around the existing Berkeley City Hall, and reflected their Beaux Arts training. They presented two alternative proposals for the city. The first depicted City Hall facing an elaborate park covering an entire block surrounded by a uniform and stylistically unified set of civic buildings.

The second showed a staggered series of new buildings on the block opposite City Hall, leaving a series of smaller interlocking spaces. The

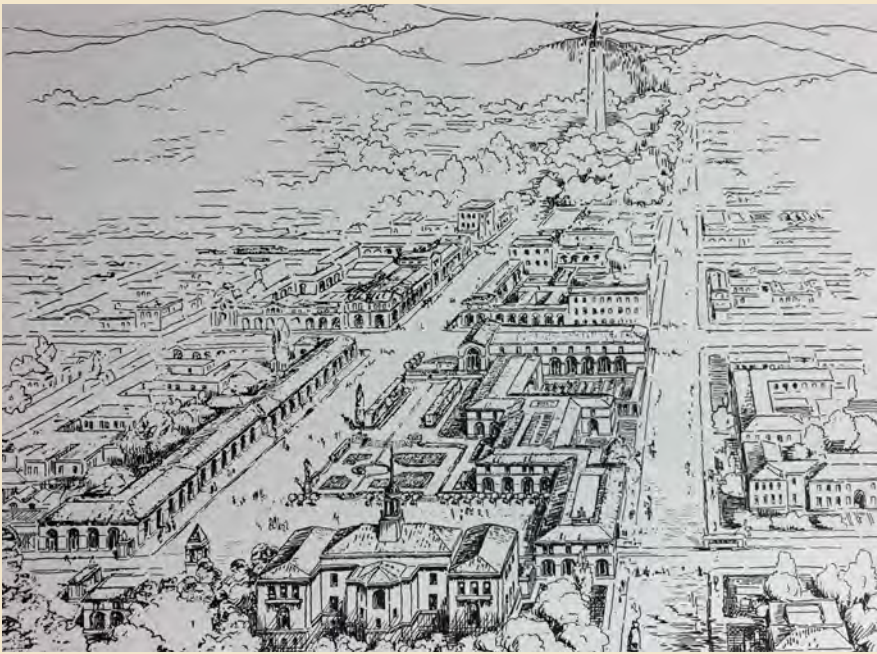


Figure 4.15
Sketch of proposed Berkeley Civic Center, by Charles H. Cheney. Source: *Architect & Engineer of California*, June 1918.

plans included references to the U.C. Berkeley campus, with Sather Tower (the Campanile) on axis with the civic center (*Figure 4.15*). Hegemann described Hobart and Cheney's first alternative and the possibilities this approach provided:

...land would have to be acquired around the so-called Civic Center block in order to secure the building sites. In this case, the area between the buildings is so large that it cannot be treated as an architectural square or place, but it will form a small park, which can stand a good deal of planting. This planting, being so close to architecture, of course must be formal. This formality of course does not exclude the use of the park for many civic or playground purposes; on the contrary a formal treatment makes an almost mathematical use of every square foot possible.²³

In keeping with City Beautiful Movement principles, the plans were intended to transform the disjointed area into a well-organized and aesthetically appealing group of harmonious civic building surrounding a central park.²⁴ It was hoped that a new Civic Center would link downtown and the University with City Hall.²⁵ However, the City did not own all the land necessary to complete either of Hobart and Cheney's plans. In addition, further development was hindered when the United States entered World War I. As a result, the buildings and grandeur of their civic center concept did not materialize as Hobart and Cheney envisioned. Nonetheless, the idea of public buildings surrounding a central square

Figure 4.16
View of what would become Civic Center Park, circa early 1930s. Source: Berkeley Architectural Heritage Association.

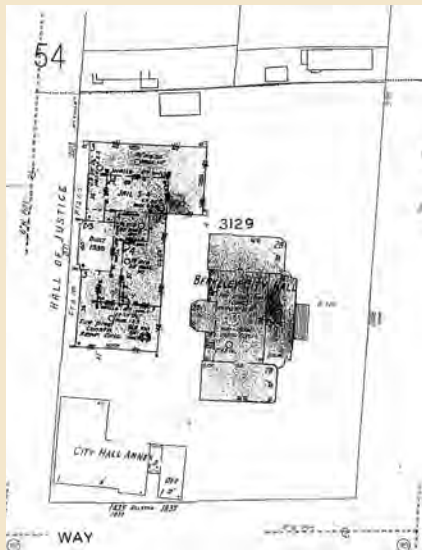


Figure 4.17
Sanborn Fire Insurance Company Map, Berkeley, 1951. Source: ProQuest

guided the development of the Civic Center for the next several decades²⁶ (Figure 4.16).

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

If the present rate of increase is maintained, the population of the city of Berkeley will double in the next fifteen or twenty years. This rapid growth, so characteristic of American cities, emphasizes the urgency of a present plan to direct future development, prevent congestion and insure healthful conditions of living. A reasonable city plan properly carried out also protects property and investment from useless injury, and contemplates the welfare of future generations. It should be the concern of urban populations to preserve sufficient light and air in all places where human beings work and live.²⁷

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 departments²⁸ (Figure 4.17).

After World War I, the state legislature passed an impressive state-wide building program that reflected the political and social influence of World War I veterans. The first civic center building to be constructed in Berkeley after the war was, appropriately, the Veterans Memorial Building, which



was completed in 1928, along Center Street to the northeast of City Hall. After this building's completion, plans for the further development of the Civic Center were once again stalled, this time by the economic devastation of the Great Depression (*Figure 4.18*).

Figure 4.18
Berkeley Veterans Memorial Building, completed 1928 by architect Henry H. Meyers. Source: Historic Postcard.

Federal relief programs in the late 1930s were catalysts for the second phase of Berkeley's Civic Center development. U.C. Berkeley was a land grant college and a center of agricultural education and research in California. As a result, it was one of twelve regional locations for the Federal Land Bank. In 1937, a Federal Land Bank building was required in Berkeley to administer federal relief programs (*Figure 4.19*). The City sold the eastern portion of the land it had acquired for a civic center park to the bank for its headquarters. The proceeds were then used to purchase private parcels on the rest of the block intended for a park.²⁹ The Federal Land Bank was also designed James W. Plachek and completed in 1938.

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

One of the final Civic Center buildings to be completed was a community theater. In 1937 the school administration planned the expansion of Berkeley High School on the block south of Civic Center Park. The plans included science and math laboratories and a performing arts facility,

Figure 4.19
Federal Land Bank Building with
the Civic Center Park fountain under
construction, 1941-42. Source:
Berkeley Architectural Heritage
Association.



Figure 4.20
The south side of the Berkeley High
School Community Theater, designed
by Gutterson and Corlett Architects,
and Civic Center Park with some
established plantings, 1951. Source:
Berkeley History Collection, Berkeley
Public Library.

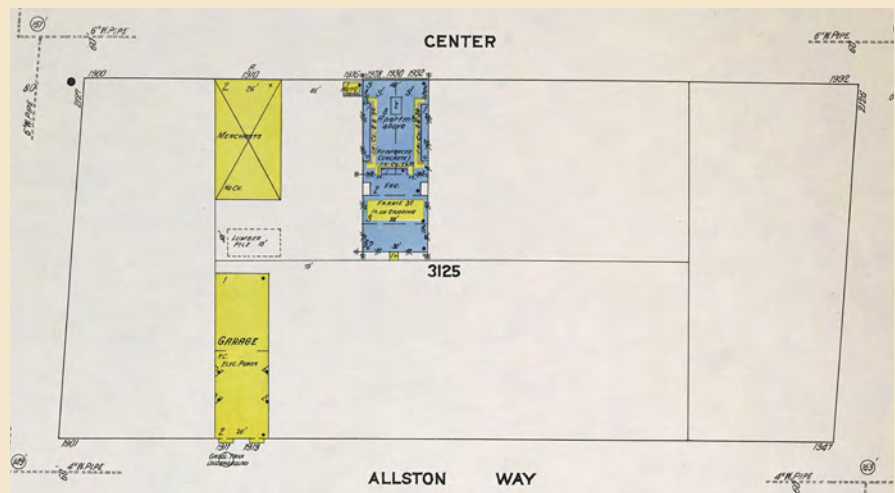


Figure 4.21
State Farm Insurance Company Building,
September 19, 1947, with the Civic
Center Fountain in the foreground. Source: Berkeley Architectural Heritage
Association.

which was a joint school and community theater (*Figure 4.20*). A WPA grant allowed for the construction of the theater to begin in 1940, and the project was accelerated to avoid conflict with the anticipated U.S. involvement in World War II. However, after Pearl Harbor the project stalled. The unfinished structural skeleton was popularly referred to as the “bird cage.” Construction resumed in 1949, and the building, which was called the Berkeley High School Community Theater, was finally dedicated on June 5, 1950.³⁰ With the completion of this building the primary elements of the Berkeley Civic Center were finally in place. The City Hall, Federal Land Bank Building, Veterans Memorial Building, and Berkeley Community Theater were located on cross-axis intersecting the park’s fountain. The State Farm Company Building was completed in 1947, immediately adjacent to the Veterans Memorial Building (*Figure 4.21*).

Between 1955 and 1963, the City purchased the northern half of the block occupied by City Hall, and multiple government buildings were constructed such as the Alameda County Courthouse, Berkeley’s Fire Department headquarters, and smaller buildings for other city services. After outgrowing its space, city hall functions were moved to the Federal Farm Credit Building in the 1970s, and the school administration moved into City Hall. Finally, in the 1980s a “peace wall” was built in the park to and commemorate Hiroshima and acknowledge a thaw in the Cold War with the Soviet Union.³¹

Figure 4.22
Sanborn Fire Insurance Company Map,
Berkeley, 1911. Source: Fire Insurance
Maps Online (FIMO).



Civic Center Park

When City Hall was completed the parcels across the street, along the east side of Grove Street (Martin Luther King Jr Way) were vacant, but several lots facing both Allston Way and Center Street in that same block were occupied with several small-scale, commercial buildings and apartment buildings (Figure 4.22).

Berkeley's initial ideas about a Civic Park date to the 1915 publication of Werner Hegemann's Report on a City Plan for the Municipalities of Oakland and Berkeley. However, the intervention of World War I stalled any significant progress of a Civic Center Park near City Hall. A few weeks after Germany surrendered in November 1918, the city's Park Commission advised the City Council:

Recognizing the great desirability of the city possessing a piece of land in the heart of Berkeley which may be developed and used for park and civic center purposes, the Parks Commission at its regular meeting November 27 unanimously adopted a resolution supporting any movement which may be started to acquire such property as is bounded by Grove, Allston, Milvia and Center Streets, which is ideally situated...³²

The inter-war period from 1919 to 1941 saw a certain level of interest in creating a civic park; nonetheless, a continued inability to acquire all the land necessary hampered execution of a full vision. Further, the "Depression stifled Berkeley's grand plans for a government center and funding for 'the civic park' was slow in materializing. It was not until the relief programs of the 1930s that a second phase of civic improvements began."³³ The City began to slowly assemble parcels in the block bounded by Grove (Martin Luther King Jr Way), Allston Way, Center Street and Milvia Street, including a number of lots purchased in the early 1930s. It was not



Figure 4.23
An image from the mid-1930s showing the tennis and basketball courts in a portion of what would become Civic Center Park. Source: Berkeley Architectural Heritage Association.

necessary, however, for the City to take any parcels by eminent domain to create Civic Center Park.

By the late 1930s, the southeast corner of what would become Civic Center Park included several tennis courts and a playground (Figure 4.23). As noted above, in 1937, the Federal Land Bank constructed its new building at the east end of the block, along Milvia Street. “Strategically, the city sold the land it had acquired for the eastern portion of civic park to the Bank for its headquarters and then used the income from the sale to purchase private parcels on the rest of the block...” This propelled the city closer to its goal of developing a central, civic gathering space adjacent to City Hall.

In 1939, the Golden Gate International Exposition opened on San Francisco Bay’s Treasure Island (Figure 4.24). The Exposition featured numerous water features and fountains. One of those elements, in the Court of Pacifica, would eventually inspire Berkeley’s Civic Center Fountain (Figure 4.25).



Figure 4.24
Golden Gate International Exposition, Cover of Guidebook, 1939-1940. Source: Collection of Bridget Maley.

Perhaps it was the threat of impending World War, or perhaps it was the appeal of preserving memories of Treasure Island in the form of a civic fountain centerpiece, whatever the cause, Berkeley citizens finally approved a bond measure in 1940 – after rejecting a few other measures beginning with one in 1914 – that enabled the City to purchase the remaining land for its civic center park. The park was one of the last park projects undertaken by the Works Progress Administration which assisted the City with construction.³⁵

The entire story of how the Exposition’s Court of Pacifica fountain came to influence the Civic Center Park fountain is not fully known. The Court of Pacifica fountain was similar to, but not identical to what exists in the park now. The Exposition fountain was designed by architect Timothy Pflueger,

Figure 4.25
Golden Gate International Exposition,
Court of Pacifica, 1940. Source:
Oakland History Room, Oakland Public
Library.



Figure 4.26
Detail view of the Court of Pacifica
fountain. Source: Oakland History
Room, Oakland Public Library.



who had a large presence and impact on the entire Exposition. There was an overall Modern and Art Deco-inspired aesthetic to the Exposition and this design inspiration carried into the Berkeley Civic Center Park. The Exposition officially closed on September 29, 1940 (Figure 4.26).

Several months prior, on May 7, 1940, the City of Berkeley passed a Bond, in which voter approved the appropriation of \$125,000 toward completion of Civic Center Park (Figure 4.27). The City Council established the Civic Center Committee of Experts, which included well-known local architects Bernard Maybeck, Julia Morgan, and Henry H. Gutterson; all three trained in Paris at the Ecole des Beaux Arts.³⁶ The other committee member was Landscape Architect John Gregg, a long-time faculty member at the University of California, Berkeley. Architect Henry H. Gutterson, whose firm Corlett and Gutterson, had designed the Art Deco-influenced Berkeley High School buildings that faced the park site, was asked to chair the committee (Figure 4.28). On November 19, 1940, the Berkeley Daily Gazette published an “Artists View of the New Civic Center Park.” (Figure 4.29).

The committee quickly prepared plans which the City Council approved. The Berkeley Daily Gazette reported, the council placed “its stamp of approval upon the practical fairyland proposed for the square, comparable in charm and artistic beauty to some of the most enchanting courts of the Treasure Island remembered by thousands of Berkeley residents.”³⁷ The City was assisted in the construction of the park by the Works Progress Administration (Figure 4.30).

Work proceeded rapidly, with trees, playground equipment, benches and flagpoles donated by civic organizations and the WPA. A set of drawings dated January 1941 by Gutterson, indicate that the fountain was likely Gutterson’s design but inspired by the Exposition. This date makes some sense in that the Berkeley Daily Gazette reported on December 3, 1940 that the pumps and machinery for the fountain were purchased from the Exposition. Gutterson was quoted as saying: “The fountain has been designed to show a sea of plenty boy forcing water into the air with a high pressure pump.” He went on to state that the pump has already been purchased from the Golden Gate International Exposition and awaits only the necessary construction in the Park area.

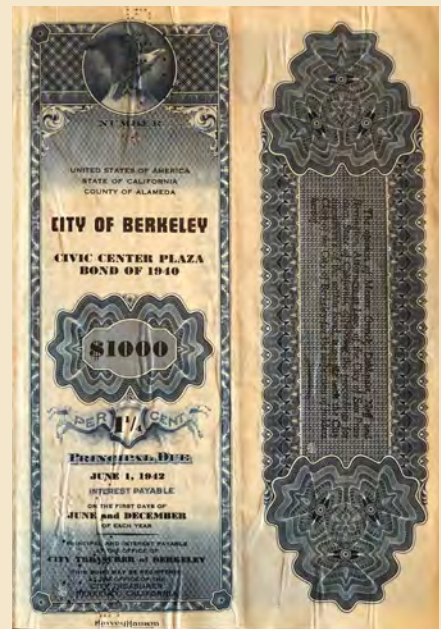


Figure 4.27
City of Berkeley Civic Center Plaza Bond Note. Berkeley Historical Society.



Figure 4.28
Portrait of Henry H. Gutterson. Source: *Architect & Engineer of California*, November 1943.

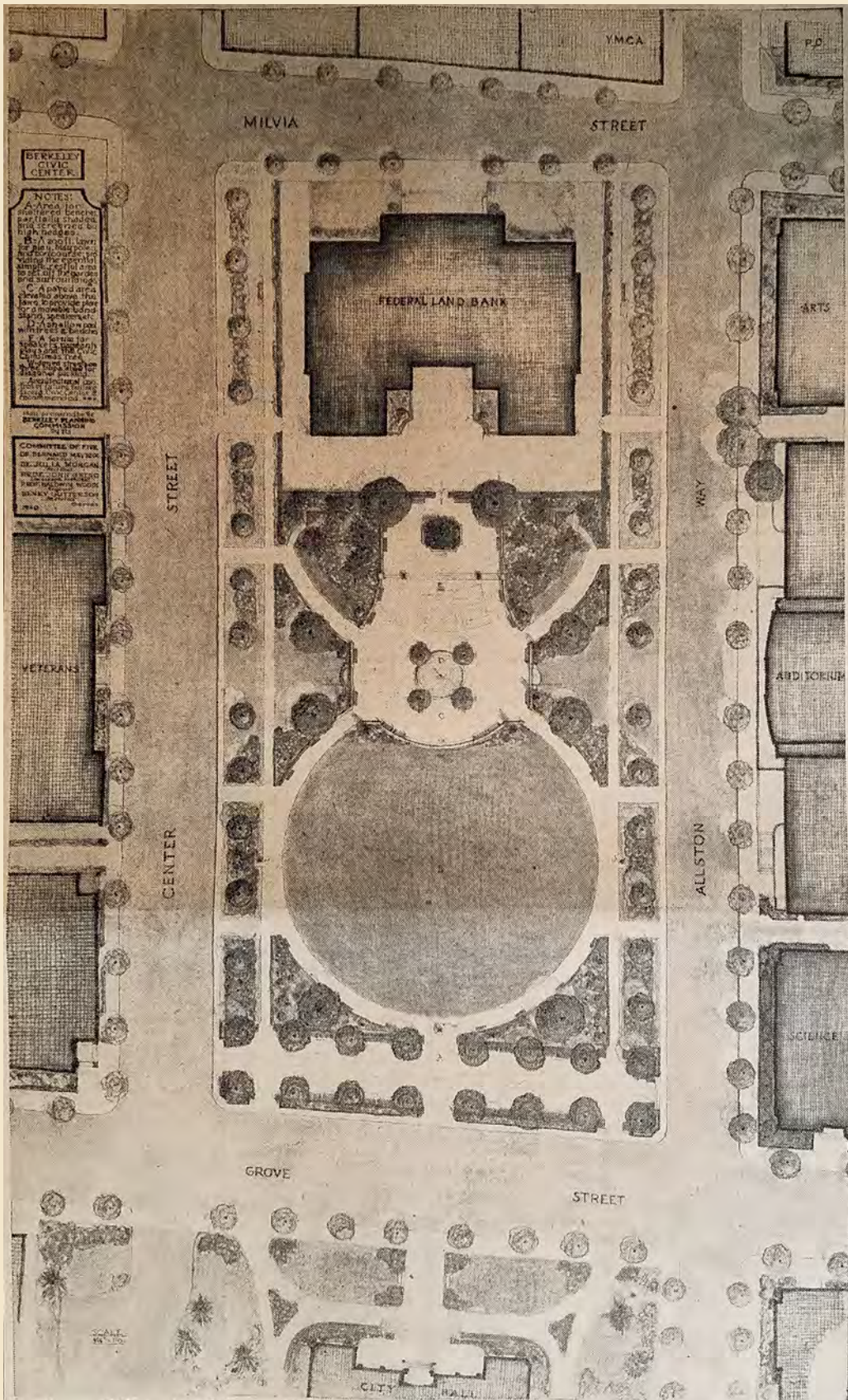


Figure 4.29
Civic Center Park Proposed Plan, 1940. Source: *Berkeley Daily Gazette*, November 19, 1940.



Figure 4.30
Original Civic Center Park vision as published in a *Berkeley Daily Gazette* story about completion of park. Source: *Berkeley Daily Gazette*, April 29, 1942.



Figure 4.31
Park under construction, circa 1941. Source: *Berkeley Civic Affairs*, Berkeley History Collection, Berkeley Public Library.

Figure 4.32
View of Civic Center Park May 1942
note that the paving is not complete
and that a building still stood in the
block. Source: Berkeley Architectural
Heritage Association.



Over the course of the next few months work progressed on the park with the Berkeley Daily Gazette providing updates fairly frequently. On April 22, 1941, the newspaper noted that work on the Civic Center will begin soon with the removal of the top soil, but that work had been delayed due to heavy rains.³⁸ Several months later on July 3, 1941 the Berkeley Daily Gazette reported the following: "The fountain and electroliers are already on order, but there has been no particular pressure for delivery because of the shortage of manpower, according to City Engineer Harry Goodridge."³⁹ (Figure 4.31).

The *Berkeley Daily Gazette* reported the following: Crews are now framing the pump house and tunnel to the ornamental fountain in the center of the square, and concrete should be started within a few days.⁴⁰ Parks director Charles W. Cresswell glowed about the fountain in a 1942 interview with the *Berkeley Daily Gazette*:

'The fountain itself, 50 feet in diameter, will be of impressive appearance, having a large reflecting pool and two cascades of lesser diameters,' Cresswell explained. 'Water will be thrown into the air by a pump through a ring of jets to a height of 11 feet, forming two perfectly proportioned domes of water, one above the other. In addition, a central jet can be used to force a column 20 feet into the air above the domes. The water cascades over the various concrete rims and is collected in a sump and re-circulated through the fountain. At night the pools and fountain are to be illuminated with carefully designed colored lights which should produce a very beautiful effect.'⁴¹

The park was essentially completed by Memorial Day 1942, while the nation was embroiled in World War II. The park was dedicated with patriotic pageantry, speeches, and a Memorial Day parade⁴² (Figure 4.32).



Figure 4.33
Civic Center Park 1950, note there is no flagstone paving. Source: Berkeley History Collection, Berkeley Public Library.

Designers Involved

Henry Higby Gutterson

Henry Higby Gutterson was a Minnesotan who graduated from the University of California, Berkeley in 1906 and was subsequently admitted to the Ecole des Beaux Arts in Paris.⁴³ He returned from Europe in 1909, After a brief stay in New York working for Grosvenor Atterbury, Gutterson returned to California in 1910. He worked briefly for John Galen Howard. Gutterson established his own practice in 1914. Gutterson became known for his residential work in Alameda and Berkeley, as well as home designs for San Francisco's high-end residence parks including Saint Francis Woods, Jordan Park, and Engleside Terrace. A Christian Scientist, Gutterson also designed a number of California's Christian Science churches. Gutterson's *Chronicle* obituary of August 24, 1954 noted: "He also designed churches for the Vedanta Society of Northern California here (San Francisco) and in Oakland, the Salem Lutheran Home for the Aged in Oakland, and the recreational facilities for the Bohemian Grove in Guerneville."⁴⁴ In 1925, at the height of his career, a disgruntled client

shot Gutterson, before turning the gun on himself. Gutterson survived the incident, but an assistant was killed. Gutterson served as the chair of the Civic Center Park Committee and also served on the Berkeley Planning Commission for a period of time.

Julia Morgan & Bernard Maybeck

These two architects had known each other for over 45 years, when they participated in the Civic Center Park committee. Having met at the University of California, Berkeley in 1894 as mentor and student, Morgan and Maybeck were now in the twilight of their careers. Both architects had been hugely influential in Berkeley and indeed throughout California. Indeed, their importance within the state's architectural history is undisputed. As Gutterson was the chair of the committee, it is unknown exactly how much influence both Morgan and Maybeck held over the implemented design. Nonetheless, their involvement in the committee, given their long-term friendship and their individual contributions to Berkeley's built landscape, would have been almost expected at the time.

John Gregg, Landscape Architect

John W. Gregg majored in art and landscape architecture and received degrees from both the Massachusetts Agricultural College and Boston University in 1904. Early in his career, he worked in Missouri, Texas, Nebraska, New Jersey, and Pennsylvania, and was in California by 1913. That same year, Gregg established the Landscape Architecture program at the University of California, Berkeley serving as professor of landscape architecture from 1913-1947. Gregg consulted on the landscape development of the Berkeley campus and was actively involved with the Berkeley Parks Commission as well as with other groups concerned with landscape architecture and garden design in California.⁴⁵

Important Persons and Events

There are many important events, actions and significant individuals that deserve further study to determine how they are specifically associated with Civic Center Park. This type of social history of the park should be explored in future research efforts.

Endnotes Chapter 4

¹ Much has been written about the City Beautiful Movement. This section is drawn from William H. Wilson, *The City Beautiful Movement*. Baltimore, Johns Hopkins University Press, 1989; Joan Elaine Draper, *The San Francisco Civic Center: Architecture, Planning and Politics*. PhD diss., University of California, Berkeley, 1979; Jonathan Ritter, "The American Civic Center: Urban Ideals and Compromise on the Ground." PhD diss., New York University, New York, 2007; and Bridget Maley, "California's City Beautiful Civic Centers: A Lecture to Celebrate the Petaluma Historical Library and Museum." November 8, 2018, Petaluma, California.

² Architectural Resources Group, "Downtown Berkeley Historic Resources Reconnaissance Survey" (San Francisco, CA: August, 2007) 35.

- ³ Joan Elaine Draper, *The San Francisco Civic Center: Architecture, Planning and Politics*. PhD diss., University of California, Berkeley, 1979; and Jonathan Ritter, "The American Civic Center: Urban Ideals and Compromise on the Ground." PhD diss., New York University, New York, 2007.
- ⁴ William H. Wilson, *The City Beautiful Movement*. Baltimore, Johns Hopkins University Press, 1989.
- ⁵ Susan Dinkelspiel Cerny, *Berkeley Landmarks* (Berkeley, CA: Berkeley Architectural Heritage Association, 1994), 281.
- ⁶ "Tenets of City Beautiful Movement," U.C. Berkeley, Environmental Design Archives, Berkeley, California, no date.
- ⁷ William H. Wilson, *The City Beautiful Movement*. Baltimore, Johns Hopkins University Press, 1989.
- ⁸ Jonathan Ritter, "The American Civic Center: Urban Ideals and Compromise on the Ground," (PhD diss., New York University, New York, 2007), 5.
- ⁹ "Civic Centres," *New York Times*, March 16, 1905: 8, as cited in Ritter, 5-6.
- ¹⁰ Joan Elaine Draper, *The San Francisco Civic Center: Architecture, Planning and Politics*. PhD diss., University of California, Berkeley, 1979.
- ¹¹ Ritter, 1.
- ¹² Cornerstone of New City Hall is Laid." *The Berkeley Gazette* (27 June 1908), 2.
- ¹³ Daniella Thompson, "Berkeley's City Hall Was Inspired by a Mairie on the Loire," Berkeley Architectural Heritage Association, http://berkeleyheritage.com/berkeley_landmarks/city_hall.html. [accessed October 22, 2019].
- ¹⁴ Mary Johnson, "The City of Berkeley: A History from the First American Settlers to the Present Date" (Manuscript on file at the History Room of the Central Berkeley Public Library), 16.
- ¹⁵ Johnson, 16.
- ¹⁶ Thompson.
- ¹⁷ Susan Dinkelspiel Cerny, *Berkeley Landmarks* (Berkeley, CA: Berkeley Architectural Heritage Association, 1994) 68.
- ¹⁸ Much of this section is drawn from Architectural Resources Groups report, "Downtown Berkeley Historic Resources Reconnaissance Survey," August 2007.
- ¹⁹ Susan Dinkelspiel Cerny, *Berkeley Landmarks* (Berkeley, CA: Berkeley Architectural Heritage Association, 1994) 72.
- ²⁰ Susan Cerny, Jerri Holan, and Linda Perry. National Register of Historic Places, Registration Form, Berkeley Historic Civic Center District (March, 2, 1998), 8:3.
- ²¹ Cerny, Holan and Perry, 8:3.
- ²² Werner Hegemann, *Report on a City Plan for the Municipalities of Oakland and Berkeley* (place of publication not identified, 1915) preface.
- ²³ Hegemann, 150.
- ²⁴ Cerny, Holan and Perry, 8.4.
- ²⁵ Cerny, *Berkeley Landmarks*, 69.
- ²⁶ "'City Beautiful': A 1914 Vision of the Civic Center," *The Independent and Gazette*, 26 September 1979, 3.
- ²⁷ Frank D. Stringham, "City Planning Progress in Berkeley," *Architect and Engineer* (June 1918): 62.
- ²⁸ Cerny, *Berkeley Landmarks*, 101.
- ²⁹ Cerny, Holan and Perry, Berkeley Civic Center National Register Nomination, 8:5.
- ³⁰ Cerny, Holan and Perry, 8:6.
- ³¹ Cerny, Holan and Perry, 8:7.
- ³² John Gregg on behalf of the Berkeley Parks and Recreation Commission to the Berkeley City Council, November 29, 1918; as cited by Steve Finacom in City of Berkeley Landmark Designation Report for Civic Center Park.
- ³³ Berkeley Civic Center National Register Historic District Nomination Form, Section 8 Pages 4-5.

³⁴ Berkeley Civic Center National Register Historic District Nomination Form, Section 8
Pages 5.

³⁵ Berkeley Civic Center National Register Historic District Nomination Form, Section 8
Pages 5.

³⁶ J.R. "Kacy" Ward, "For Many Years a Dream, Now It Is a Reality: Here's Birthday Present for Berkeley," *Berkeley Daily Gazette*, 29 April 1942, 33.

³⁷ J. C. "Kacy" Ward, *Berkeley Daily Gazette*, April 29, 1942.

³⁸ *Berkeley Daily Gazette*, April 22, 1941

³⁹ *Berkeley Daily Gazette*, July 3, 1941

⁴⁰ *Berkeley Daily Gazette*, August 6, 1941 – Fountain Work

⁴¹ J. C. "Kacy" Ward, *Berkeley Daily Gazette*, April 29, 1942.

⁴² Cerny, Holan and Perry, 8:5-6.

⁴³ Susan Dinkelspiel Cerny, *Berkeley Landmarks*, 279; Henry Higby Gutterson Collection, University of California, Berkeley College of Environmental Design Archives Finding Aid.

⁴⁴ Gutterson Obituary. *San Francisco Chronicle*.

⁴⁵ John Gregg Collection, University of California, Berkeley College of Environmental Design Archives Finding Aid.

CHAPTER **5**

Chronology

Chronology

1909 – Berkeley Town Hall Completed

Ground was broken for the building in early 1908, and the 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. The building was completed and ready for occupation August 29, 1909. The same year the Town Hall was completed, Berkeley was designated a city rather than a town.

1914 – Proposed Civic Center Scheme

Architects Lewis Hobart and Charles Cheney propose a dramatic new design for a Berkeley Civic Center. Published in both the Hegemann report of 1915 and in an edition of the *Architect & Engineer of California* (December 1919). The scheme which included a series of civic and governmental buildings connected via arches surrounding a large park was never realized.

1926 – Special Tax

Berkeley passed a special tax of 10 cents for three years so that the city could begin purchasing small lots around City Hall to assemble land for a civic center. No lands were taken by eminent domain.

1938 – Hall of Justice

Construction begins on Hall of Justice and a playground that had been on that site (behind and to the west of City Hall) was relocated to a portion of the south side of what is now Civic Center Park. This new play area included a playground and tennis courts.

1939-1940 – Golden Gate International Exposition

Located on Treasure Island, the Exposition closed on September 29, 1940.

May 7, 1940 – Bond Passed to Fund Civic Center

Berkeley residents pass a bond on for \$125,000 to design and construct a Civic Center.

September 3, 1940 – Land Purchased

The *Berkeley Daily Gazette* reported that additional lands were acquired, and money was allocated for the park development. City approved demolition of existing buildings and clearing of park site.

November 18, 1940 – City Council Presentation

Architect Henry Gutterson, chairperson of the Civic Center Committee presented the plans to the City Council.

December 3, 1940 – Fountain Components Purchased

The *Berkeley Daily Gazette* reported on this date that the pumps and machinery for the fountain were purchased from the Golden Gate International Exposition on Treasure Island. Henry Gutterson quoted as saying: “The fountain has been designed to show a sea of plenty boy forcing water into the air with a high pressure pump.” He went on to state that the pump has already been purchased from the Golden Gate International Exposition and awaits only the necessary construction in the Park area.

January 20, 1941 – Gutterson Drawings of Fountain

Drawings dated January 20, 1941 with the initials H. H. G – Henry H. Gutterson show the fountain and its working mechanisms.

April 22, 1941 – Fountain Work

The *Berkeley Daily Gazette* reported that work on the Civic Center will begin soon with the removal of the top soil. Work had been delayed due to heavy rains.

July 3, 1941 – Fountain Work

The Berkeley Daily Gazette reported the following: “The fountain and electroliers are already on order, but there has been no particular pressure for delivery because of the shortage of manpower, according to City Engineer Harry Goodridge.”

August 6, 1941 – Fountain Work

The Berkeley Daily Gazette reported the following: Crews are now framing the pump house and tunnel to the ornamental fountain in the center of the square, and concrete should be started within a few days.

May 1942 – Construction Commences

WPA workers contributed to the clearing of the park site and poured concrete for the fountain, but the workers were not available to complete more work on the park at that time.

Memorial Day, May 25, 1942 – Park Dedication

The park work was substantially completed by Memorial Day 1942 for a dedication ceremony. The first tree was planted by Carrie Hoyt, then Mayor of Berkeley. This tree has served since as Berkeley's Christmas Tree.

1948 – Playground

Tiny tots playground opened to public.

1949 – Flagstone / Sandstone Paving Installed

Randomly laid flagstone / sandstone paving installed around fountain and around the perimeter wall of terrace.

Post 1978 – Opening in wall at fountain terrace

Cast-in-place concrete stairs with radiused ends returning to the terrace perimeter wall on the west side of the terrace. Historically there was no opening in the wall in this location. Stairs were likely added when the Peace Wall was constructed.

1983 – Park Renamed

The park was renamed for Martin Luther King, Jr. Civic Center Park. This replaced the informal name "Provo Park" which local activists had attached to the space during the anti-war era of the 1960s, honoring a Dutch counterculture movement.

1988 – mid 1990s

Peace wall around the fountain is developed. According to the Landmark Application, the north and south walls were rebuilt in 1988 and 1989 but are of approximately similar proportions as the original wall. The significant change in the rebuilding of the walls appears to have been creation of a new opening on the centerline of the park in the large wall facing west. The original wall exhibited a visible horizontal board form finish.

1991 – Park Improvements

Drawings by City of Berkeley Public Works Department illustrate an accessible ramp to be added at the north side of Christmas Tree Plaza.

1997 – City Landmark

MLK, Jr. Civic Center Park was designated as a City of Berkeley Landmark. The park, including the central fountain and other features, is also on the National Register of Historic Places as part of a Civic Center Historic District. Plans were made to renovate the fountain but these park improvements were never executed.

2002 – Turtle Island Proposal

Lee Sprague from Ottawa Indian Tribe proposed replacing the fountain with a new fountain based on a traditional Turtle Island design honoring native peoples. A compromised design was approved, and the turtles fabricated. They have yet to be placed in the fountain and are now placed in several locations in the building at 2180 Milvia Street, now Berkeley City Hall but constructed as the Farm

2006 – Public Works Improvements in Civic Center Park

Extending east from the Fountain Terrace concrete paving, installed in 2006, provides a pair of 15-foot wide paths, one on the north side the other on the south side of the giant sequoia planting bed. The two paths come together to the east of the giant sequoia with paving extending up to the asphalt-paved parking area. The slopes on these two side paths replaced stairs in order to offer an accessible route to the upper terrace around the giant sequoia. The concrete is pink in color; scoring is a square grid.

A 25-foot wide esplanade made of pink-colored concrete, was installed in 2006, as part of the park improvements. Circular scoring patterns at the north and south ends, with a larger circle in the center of the esplanade respect the park's bilateral symmetry. The remainder of the scoring is a square grid.

In 1940, this area was designed to provide an area of sheltered seating partially shaded and screened with high hedges (*see representative images for 1940 concept plan*). It remained this way until 1948 when the southern half was converted to a shuffleboard court and in 1950 when the northern half of the esplanade was converted to a children's play area.

A paving pattern of terracotta, grey and green surfaces of the play areas including the eastern area with a swing and the larger western play enclosure with climbing play elements. Both parts of the play area have had their resilient rubberized play surfacing patched with rubberized material that is black in color.

The asphalt-paved parking area with concrete wheel-stops, located east of the concrete terrace with the giant sequoia, was repaved as part of the 2006 work.

2011 – Occupy Movement

The Occupy Movement formed an encampment in Civic Center Park.

2018 – Memorial Strawberry Trees

Two strawberry trees (*Arbutus unedo* 'Marina') are located at the southwest corner of the park along with a plaque identifying that the trees were planted in memory of the loss of life of young Americans and Irish visitors in a residential balcony collapse in 2015.

Endnotes Chapter 5

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