

September 28, 2011

# Alumni House (Mayhew, Vaughn & Halprin) Historic Structure Report

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# HISTORIC STRUCTURE REPORT



## ALUMNI HOUSE

University of California, Berkeley  
September 28, 2011

**Final**

**Prepared for  
California Alumni Association  
Berkeley, California**

Prepared by  
**Knapp&VerPlanck**  
PRESERVATION ARCHITECTS

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## I. INTRODUCTION

### A. Purpose and Scope

Knapp & VerPlanck Preservation Architects (KVP) prepared this historic structure report (HSR) for the California Alumni Association House (Alumni House) at the request of the Office of Physical and Environmental Planning of the University of California, Berkeley. The purpose of this HSR is to inform and assist master planning work centered on Alumni House, a mid-century modernist office and assembly building located between Strawberry Creek and Zellerbach Auditorium. An HSR is commonly prepared to evaluate the existing conditions and historic status of a potential historic resource prior to the commencement of any major rehabilitation, restoration, or any other work that may affect the resource. According to the National Park Service's "NPS-28: Cultural Resource Management Guideline:"

A Historic Structure Report (HSR) is prepared whenever there is to be a major intervention into historic structures or where activities are programmed that affect the qualities and characteristics that make the property eligible for inclusion in the *National Register*. The report consists of the collection, presentation, and evaluation of anthropological/archeological, historical and architectural/engineering research findings on a historic or pre-historic structure, and their setting...It analyzes and records all periods of construction (not just significant periods), modifications, source materials, building techniques, other evidence of use, and setting.<sup>1</sup>

Designed by architect Clarence W. Mayhew, with the landscape design by H. Leland Vaughn, Alumni House was constructed in 1953-54 on the south bank of Strawberry Creek, immediately west of the site of the proposed California Student Center. Described as a "home on the campus," Alumni House was designed for the use of the California Alumni Association (CAA) as a gathering place for returning University of California alumni, as well as an office building for employees of the CAA. This HSR documents the history, existing conditions, and character-defining features of this building and its landscaping, as well as examining the potential architectural and historical significance of the property. This HSR establishes a hierarchy of spaces and elements, understanding that parts of the building and landscape may be more significant and intact than others due to their inherent architectural value or historical associations. Throughout this report we have sought to identify the most characteristic features and spaces worthy of retention as well as other features or spaces that may be better-suited to change.

This HSR includes seven chapters, a bibliography, and appendix. Following the Introduction (Chapter I) is the Historical Context (Chapter II). This chapter provides a historical background on a range of subjects, including a brief history of the founding of the University of California, the

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<sup>1</sup> UC Berkeley 2020 LRDP EIR Continuing Best Practice CUL-2-a states in part: "If a project could cause a substantial adverse change in features that convey the significance of a primary or secondary resource, an Historic Structures Assessment (HSA) would be prepared." University of California, Berkeley 2020 LRDP EIR, Volume 1, 4.4-54.

California Alumni Association, a history of the site, and the design competition for the Alumni House, as well as its construction and alteration chronology. This chapter also includes brief biographies for its principal designers: Clarence W. Mayhew (architect), H. Leland Vaughn (landscape architect), and Lawrence O. Halprin (supervising landscape architect). The Description (Chapter III) contains a concise description of Alumni House and its landscaping; detailed inventory forms are included in **Appendix Item A**. Chapter IV describes the significance of each section of the building as well as its constituent materials, features, and spaces. Significance diagrams are presented in **Appendix Item B**. Chapter V analyzes the eligibility of the building for listing in local, state and national registers. Chapter VI contains a series of recommendations on how to retain the most significant aspects of Alumni House, as well as general maintenance information. Background consultant reports evaluating the property's landscape, structural system, and mechanical, electrical, and plumbing can be found in **Appendix Items C, D, and E**.

## **B. Subject of this Study**

As mentioned above, the subject of this HSR is the California Alumni Association's Alumni House. The building and its surrounding landscaping occupy an approximately two-acre site on the southern edge of the University of California campus, between the south branch of Strawberry Creek and Bancroft Way (**Figure 1**). Prior to site clearance in 1952-3, the site was part of the Southside neighborhood of Berkeley. Although it appears formally related to the nearby California Student Center complex, Alumni House precedes the much larger complex by several years and was not part of the original master plan. Terraced into its site bordering Strawberry Creek, the two-story office and assembly building features an L-shaped plan. The west wing houses the offices of the CAA, as well as storage and meeting space. The east wing contains a large lounge, conference room, kitchen, storage, and toilet rooms. Both wings are linked by a glazed lobby wing/hyphen containing the reception desk. The building is designed in a modernist style that combines elements of the Second Bay Region Tradition and the more popular "Googie" style. The surrounding landscaping, designed by UC Berkeley landscape faculty member H. Leland Vaughn (in association with Lawrence Halprin) also displays the characteristics of the Second Bay Region Tradition, with its emphasis on year-round outdoor living and the integration of indoor and outdoor spaces.

## **C. Methodology**

### *Fieldwork*

The methodology used to prepare this HSR relies on two phases of preparatory work: field work and archival research. Using standards established by the National Park Service (NPS) and the California Office of Historic Preservation (OHP), KVP completed a survey and analysis of existing

conditions at Alumni House in the spring of 2011. KVP staff architect Ruchira Nageswaran and designer José Cruz Reyes documented Alumni House, including all accessible exterior and interior spaces. Using digital cameras and hand-held personal digital assistants (PDAs) loaded with spreadsheets KVP documented each exterior elevation and interior space. KVP did not perform any destructive physical testing; nor did we use sensing equipment to gather information on concealed materials or elements. KVP then transferred the data to a database inventorying the building's characteristic materials, elements, and spaces, including evaluations of physical condition (Good, Fair, and Poor) and significance (Very Significant, Significant, Contributing, and Non-contributing).

For this project KVP is teamed with three subconsultants: The Office of Cheryl Barton (landscape), Structural Design Engineers (structural), and the Integral Group (mechanical). Representatives of each of these firms surveyed the project site in the spring of 2011.

### *Research*

Throughout the spring and summer of 2011, Christopher VerPlanck and University of California, Berkeley Planning Analyst/Historian Steven Finacom conducted research on Alumni House at various local and regional repositories including the UC Berkeley Capital Projects and Facilities Management Archives, the Bancroft Library, the UC Berkeley Environmental Design Library, the UC Berkeley College of Environmental Design Archives, the UC Berkeley Earth Sciences & Map Library, the Berkeley Public Library, and the San Francisco Public Library. Mr. Finacom provided the raw research to KVP which we reviewed and used to prepare Chapter II.

The Office of Cheryl Barton obtained and reviewed existing and historic landscape plans for Alumni House. They did not perform any additional archival research.

### *Evaluation*

This HSR uses National Register criteria to evaluate Alumni House. The National Register of Historic Places is the official federal roster of historic properties. The Keeper of the Register and National Park Service (NPS) developed the four eligibility criteria under which potential resources are evaluated for inclusion in the National Register. The NPS, state agencies, and other government and professionals in private practice have relied on the National Register criteria for decades to determine whether properties are historically or architecturally significant and to identify level of significance, area(s) of significance, and historical context(s) of eligible properties. The criteria provide invaluable guidance and authoritative consistency in determining whether resources retain their historical integrity and what their character-defining features are. The

National Register criteria underlie the hierarchy of significance and the assessment of condition used in this HSR for materials and elements.

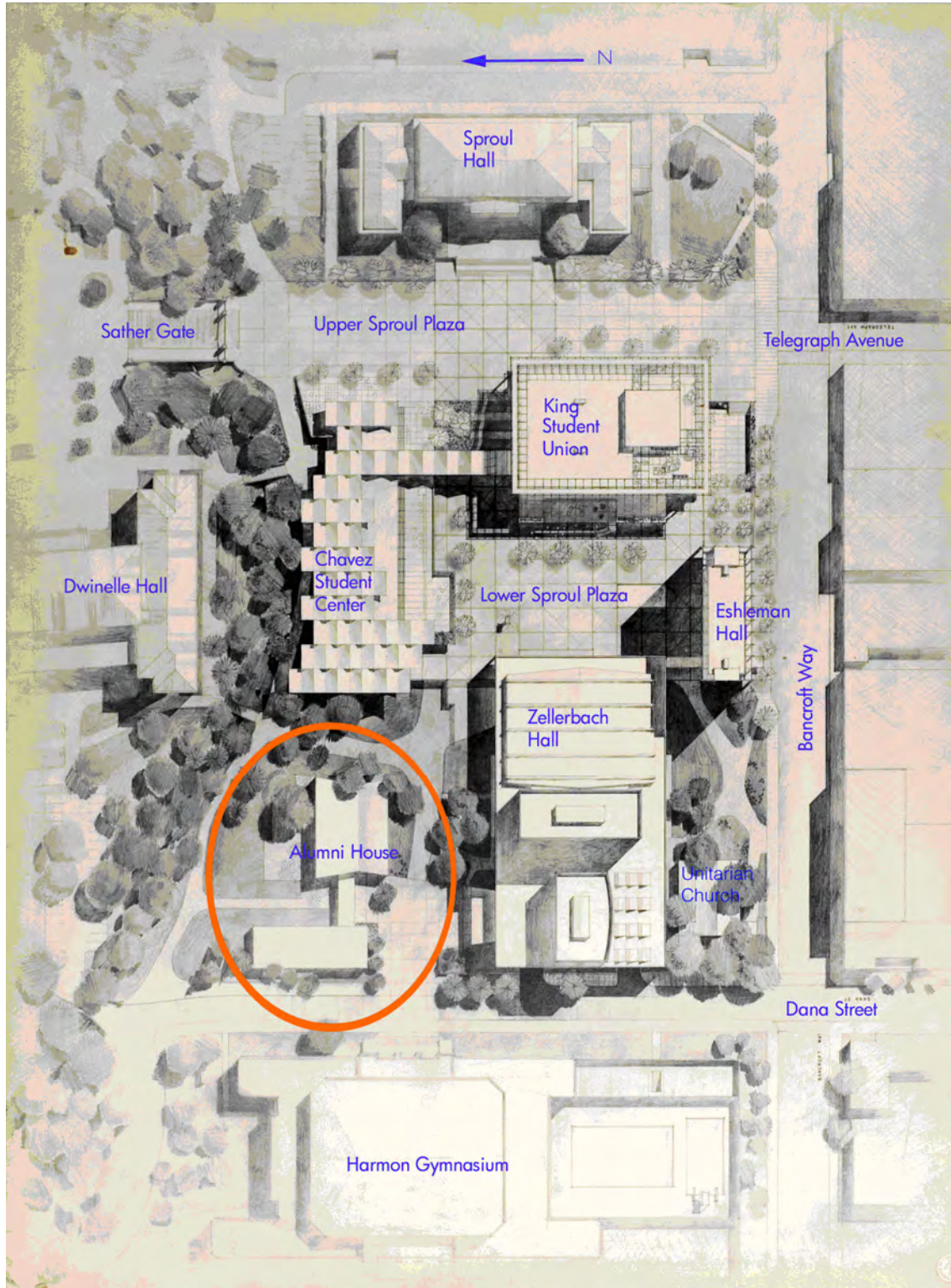


Figure 1. Location of the Alumni House in relation to California Student Center Complex  
Annotated by Knapp & VerPlanck  
Source: DeMars Papers

## II. HISTORICAL CONTEXT

### A. Early History of Berkeley: 1820-1859<sup>2</sup>

In 1820, King Ferdinand VII of Spain granted the land that encompasses what are now the cities of Berkeley and Oakland, including the campus of the University of California, to Lu s Mar a Peralta of San Jos . Peralta named the 48,000-acre parcel *Rancho San Antonio* for Saint Anthony of Padua. After receiving the grant Peralta continued living in San Jos , sending his four sons to live at the ranch. In 1842, Peralta divided the rancho between his sons, giving most of what is now Berkeley to Jos  Domingo Peralta.

In 1848, by the terms of the Treaty of Guadalupe-Hidalgo, California became part of the United States. Soon, the discovery of gold at Coloma lured thousands of “Forty-niners” to the remote region. Although holders of Spanish and Mexican ranchos like Peralta were guaranteed possessory rights under the California Constitution of 1850, the influx of so many land-hungry settlers quickly brought about their demise, particularly in the San Francisco Bay Region. In April 1852, the California State Legislature passed a law stating that any settler could gain possession of land “not reasonably known to be claimed under an existing title.” Essentially enshrining “squatters’ rights,” the law required only that the settler make at least two hundred dollars worth of improvements and reside on the land in question. Since American settlers generally viewed Spanish and Mexican titles as illegitimate the new law was effectively used to dismantle the ranchos.<sup>3</sup>

Vicente and Jos  Domingo Peralta filed claims to confirm their title to *Rancho San Antonio* in January 1852. Although their claims were eventually upheld by the U.S. Supreme Court in 1855 and 1856, the cost of legal counsel and combating squatters had nearly bankrupted them, forcing the Peraltas to sell off most of the rancho during the early 1850s.<sup>4</sup>

In 1852, Captain Orrin Simmons claimed 160 acres of *Rancho San Antonio* bounded by Strawberry Creek to the north and the future site of the Clark Kerr Campus to the south, a tract that includes the present-day Alumni House. Meanwhile, in the summer of 1852, a consortium of men including William Hillegass, James Leonard, Francis Kittredge Shattuck, and George Blake, filed claim to a square-mile tract of land encompassing what is now downtown Berkeley, just west

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<sup>2</sup> With minor edits this section was excerpted from the California Student Center/Lower Sproul Plaza HSR prepared by the author in 2008-09.

<sup>3</sup> William Warren Ferrier, Berkeley, California: The Story Of the Evolution Of A Hamlet Into A City of Culture and Commerce (Berkeley, California: By the author, 1933), 25.

<sup>4</sup> Ibid., 26.

of Simmons' claim.<sup>5</sup> None of these men physically occupied their land, and what is now Berkeley remained effectively uninhabited for at least two decades following American occupation.<sup>6</sup>

## **B. College of California: 1860-1868<sup>7</sup>**

In 1853, Reverend Henry Durant established a preparatory school in Oakland named Contra Costa Academy.<sup>8</sup> Two years later Durant reincorporated the school as a private college and renamed it the College of California. Soon thereafter the trustees of the College of California began searching for a campus site removed from the urban temptations of fast-growing Oakland. Captain Orrin Simmons invited the Trustees to consider his land just north of Oakland as a possible site. Simmons argued that his land was ideal because of its ample supply of fresh water from Strawberry Creek and spectacular views of San Francisco Bay and the Golden Gate. After some consideration the Trustees decided to relocate the campus to Simmons' land and on April 16 1860, Reverend Samuel Hopkins Wiley, Reverend Henry Durant, and other Trustees of the College of California dedicated the 140-acre campus at Founders' Rock.<sup>9</sup>

Over the next few years the Trustees of the College of California continued to enlarge the still-as-yet undeveloped campus, purchasing additional tracts from F.K. Shattuck, G.M. Blake, William Hillegass, and James Leonard.<sup>10</sup> In August 1864, the College of California purchased another tract from Captain Simmons encompassing part of the future Berkeley Property Tract. This tract was particularly desirable because it came with water rights to Strawberry Creek.<sup>11</sup>

In need of funds to develop the campus, the Trustees of the College of California formed the College Homestead Association to sell residential lots south of the campus. On September 1, 1864, the venture was launched with an initial offering of 125 shares at \$500 apiece. Each share entitled its holder to a one-acre lot. Shareholders were also responsible for paying a \$25 fee per-share to pay for improvements such as street grading and tree planting. The Trustees actively promoted the new tract, citing its (largely) fog-free climate and proximity to Oakland and San Francisco. The Trustees also touted the higher land values that would accrue to investors in a community that would be primarily inhabited by college professors.<sup>12</sup>

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<sup>5</sup> Susan Dinkenspiel Cerny, *Berkeley Landmarks* (Berkeley, California: Berkeley Architectural Heritage Association, 1994), 64.

<sup>6</sup> Ferrier, 28.

<sup>7</sup> With minor edits this section was excerpted from the California Student Center/Lower Sproul Plaza HSR prepared by the author in 2008-09.

<sup>8</sup> Harvey Helfand, *The Campus Guide: University of California, Berkeley* (New York: Princeton Architectural Press, 2002), 2.

<sup>9</sup> *Ibid.*, 4.

<sup>10</sup> Ferrier, 74-75.

<sup>11</sup> *Ibid.*

<sup>12</sup> Ferrier, 53-57.

In June 1865, the Trustees of the College of California hired landscape architect Frederick Law Olmsted to develop a picturesque plan for the new campus and the adjoining lands to the north and east.<sup>13</sup> Olmsted did not resurvey the College Park Homestead Association tract south of the proposed campus, which remained laid out in a simple gridiron street plan that largely remains intact to this day.

### **C. University of California: 1869-1941<sup>14</sup>**

In 1866, one year after Olmsted laid out the College of California campus, Governor F.F. Low established the California Agricultural, Mining and Mechanical Arts College under the provisions of the Morrill Land Grant Act of 1862.<sup>15</sup> Impressed with the natural beauty of the area, Governor Low initially wanted to build the new public university next to the College of California. In 1867, after becoming aware that the College of California did not have the money to build its campus, Governor Low proposed that the two colleges merge into one institution.<sup>16</sup> After some debate, the Trustees of the College of California voted on October 7, 1867 to dissolve the college and to donate its physical assets to the State of California. In return, the Trustees stipulated that the new school should include a College of Letters for the study of humanities and liberal arts. The State agreed and on March 23, 1868, Governor Henry H. Haight signed the Organic Act, forming the University of California.<sup>17</sup>

One of the first responsibilities of the newly constituted Board of Regents of the University of California was to commission a plan for the new campus. The 1866 Olmsted Plan, which had been prepared for a small private college, would clearly not work for a major flagship state university. Consequently, in 1868 the Board of Regents selected the San Francisco firm of Wright & Sanders to prepare a campus master plan. Wright & Sanders proposed a formal plan consisting of a symmetrical arrangement of buildings placed around a plaza next to Strawberry Creek. Although enthusiastically adopted by the Regents, several of their number complained about the architects' fees, causing Wright & Sanders to withdraw their proposal in September 1868.<sup>18</sup>

In August 1869, nearly a year-and-a-half after the passage of the Organic Act, the Board of Regents hired the San Francisco firm of David Farquharson and Henry Kenitzer to develop a new plan for the University of California. The firm proposed a campus plan consisting of six buildings

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<sup>13</sup> Victoria Post Ranney, ed., *The Papers of Frederick Law Olmsted: Volume V. The California Frontier, 1863-1865* (Baltimore: Johns Hopkins University Press, 1990), 572.

<sup>14</sup> With minor edits this section was excerpted from the California Student Center/Lower Sproul Plaza HSR prepared by the author in 2008-09.

<sup>15</sup> Helfand, 6.

<sup>16</sup> Ferrier, 101.

<sup>17</sup> Helfand, 6.

<sup>18</sup> Helfand, 7.

arranged asymmetrically around a central plaza; the Farquharson Plan retained elements of Olmsted's plan, particularly the primary east-west axis.<sup>19</sup> The plan was adopted by the Regents and in 1873, South Hall – the first permanent structure built for the university – was completed. Designed by Farquharson in an eclectic Victorian mode, the brick and cast iron South Hall still stands at the heart of the campus (**Figure 2**). North Hall was completed next in 1874, followed shortly thereafter by several student residences. That same year, the Regents hired Golden Gate Park Superintendent William Hammond Hall to lay out the grounds. Influenced by Olmsted's initial plan for the College of California, Hall's laid out the roads and paths to follow the natural contours of the land, opening up scenic vistas in all directions.<sup>20</sup>



**Figure 2. South Hall, ca. 1873**  
**Source: Bancroft Library**

Throughout the rest of the nineteenth century the University of California continued to grow, although mostly on an ad hoc basis. New buildings were completed when funds became available but with little thought given to the overall aesthetic unity of the campus. By 1897, several major buildings had joined North and South Halls, including Alfred A. Bennett's Harmon Gymnasium and the Mining and Mechanical Arts Building (1879), John A. Remer's Bacon Library (1881), Clinton A. Day's Chemistry Building (1891), and William Curlett's Mechanical and Electrical Engineering Building (1893).<sup>21</sup>

Despite its nickname as the "Athens of the West," by the end of the nineteenth century the campus of the University of California fell far short. Composed of a hodgepodge of buildings scattered across the 245-acre campus, the University of California paled in comparison with the recently completed Stanford University campus in Palo Alto, designed by the firm of Shepley, Rutan & Coolidge.<sup>22</sup> Enrollment had grown to more than 1,300 students in 1895, seven times what it had been when the campus opened in 1873. Several Regents recognized that the time had come to prepare a comprehensive plan that would restore order and beauty to the campus as well as accommodate further growth.<sup>23</sup>

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<sup>19</sup> Ibid., 8.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> Sally B. Woodbridge, *John Galen Howard and the University of California* (Berkeley: University of California Press, 2002), 26.

<sup>23</sup> Helfand, 9.

In October 1895, Phoebe Apperson Hearst approached University President Martin Kellogg with a proposal to fund two new buildings in honor of her late husband, mining magnate and State Senator George Hearst. Kellogg approached Bernard Maybeck, the only architect then on staff at the University, to develop conceptual plans for the two proposed buildings: Hearst Memorial Mining Building and Hearst Hall. The question of where to put the buildings prompted Maybeck and his ally, Regent Jacob Reinstein, to prod the University to consider developing a comprehensive plan for the university. Persuaded of the wisdom of this approach, Phoebe Hearst agreed to fund not only the two buildings but also a competition to develop a comprehensive plan for the University.<sup>24</sup> Phoebe Apperson Hearst was duly elected a Regent in 1897. In December the Regents released a detailed program for the competition. In addition to the 245 acres the university already owned, the program encompassed the Hillegass Tract south of the creek. The plan called for the construction of 28 new buildings and implied that none of the existing campus buildings would be retained.<sup>25</sup>

The Hearst Competition was opened to an international field of competitors and they had January through June of 1898 to submit their designs. In the first round 105 entries were received. Judged by a jury in Antwerp, the field was winnowed down to 11 finalists.<sup>26</sup> The final stage of the selection process was held at the Ferry Building in San Francisco in the fall of 1899. French architect Henri Jean Emile Bénard was awarded First Prize on the basis of his grandiose Beaux Arts-inspired plan, but his reluctance to work with Phoebe Hearst (or indeed, to travel to California) aroused her antagonism. Other Regents criticized Bénard's scheme for not adequately addressing the topography of the site. In 1900, the Regents fired Bénard and in 1901, they hired John Galen Howard, an architect from Boston whose firm had placed fourth in the competition.

As University Architect, John Galen Howard extensively revised Bénard's plan, melding it with his own entry. Although he retained the primary east-west axis, he re organized the campus into distinct sections dedicated to each of the major academic departments. He likened the plan to a house, with a ceremonial entrance/forecourt to the west, a secluded retreat to the east, playgrounds and fields to the south, with the "house" at the center consisting of a "monumental group of buildings."<sup>27</sup> Built into the hillside above the campus, the Greek Theater (1902) was Howard's first completed building.. Howard's plan was formally adopted by the Regents in 1908, by which time he had also completed California Hall and the Hearst Mining Building. Doe Library, the centerpiece of the new campus, was also underway, with construction of Durant Hall and Sather Gate about to start.<sup>28</sup> In 1914, Howard had completed his second plan for the University of

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<sup>24</sup> Ibid., 10.

<sup>25</sup> Ibid., 12.

<sup>26</sup> Woodbridge, 30.

<sup>27</sup> Helfand, 16.

<sup>28</sup> Ibid., 17.

California (**Figure 3**). By the time he was dismissed in 1924, Howard had designed 22 of the University's extant buildings, the largest number of any university architect.

Architect George Kelham was appointed the second Supervising Architect of the University of California in 1927. Kelham retained the basic approach of the 1914 Howard Plan, preserving the primary east-west axis and the subsidiary north-south axis along the alignment of Telegraph Avenue. Like Howard, Kelham was a Classicist, although much of this later work for the University embodied characteristics of the Art Deco and "Stripped Classical" styles. During his tenure, which lasted from 1927 until 1936, Kelham designed nine permanent buildings and one addition,



**Figure 3. Howard Plan, 1914**  
Source: Bancroft Library

including the new Harmon Gymnasium, Davis Hall, Valley Life Sciences Building, an addition to Hesse Hall, Bowles Hall, and the first Eshleman Hall (now Moses Hall).<sup>29</sup>

Appointed Supervising Architect in 1938, famed Classicist Arthur Brown Jr. was the last architect to occupy this position before World War II. Although Brown was clearly committed to the Classical tradition established by Howard and sustained by Kelham, Brown also recognized the need for major changes in the planning of the University, particularly after the war. It was during this period that momentum began to build toward overturning the Beaux Arts tradition in favor of a more dynamic approach toward planning and design, including the use of a modernist vocabulary for new buildings.

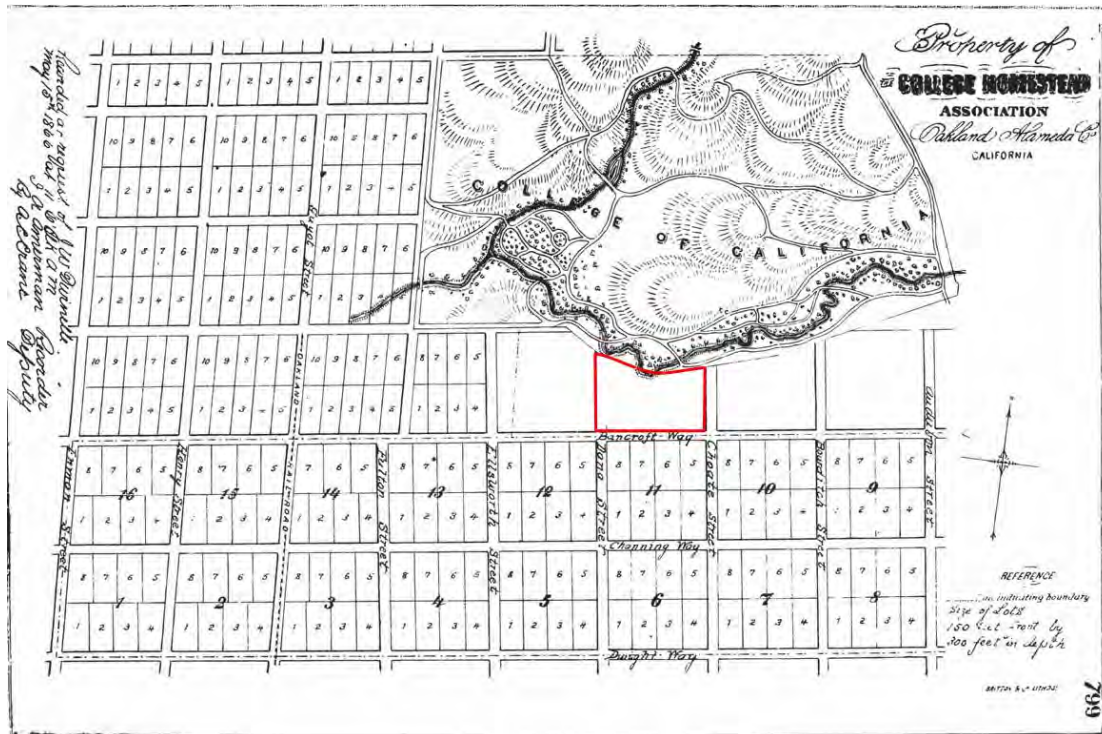
#### **D. Founding of Berkeley and the Southside Community: 1864-1950<sup>30</sup>**

The site of the future Alumni House was not part of the original University of California campus. Rather, it was part of the oldest section of the city of Berkeley, an area once known as the Southside community. As mentioned above, in 1864, the College of California attempted to finance the construction of its campus by platting a speculative town site south of the proposed campus. In contrast to the sweeping picturesque roads and paths depicted in Olmsted's campus plan, economics dictated that the new residential community would be laid out in a conventional

<sup>29</sup> Helfand, 20.

<sup>30</sup> With minor edits this section was excerpted from the California Student Center/Lower Sproul Plaza HSR prepared by the author in 2008-09.

gridiron pattern, a typical American method of efficiently subdividing and selling property. As can be seen on the accompanying College Homestead Association map, the site of the future Alumni House actually lay just beyond the northerly boundary of the tract at Bancroft Way (**Figure 4**). Sitting within an interstitial space between the College Homestead Association tract and the campus proper, the site of the Alumni House and the adjoining California Student Center – roughly defined by Choate (now Telegraph) Avenue, Bancroft Way, Dana Street, and Strawberry Creek – remained unsubdivided within an area labeled on the map as the “Villa Lots.”



**Figure 4. College Homestead Association Map, 1866**  
**Site of California Student Center and Alumni House outlined in red**  
**Source: Berkeley Department of Public Works**

The new town established by the Trustees of the College of California was called Berkeley, in honor of Bishop George Berkeley, a theologian who coined the famous line: “Westward the course of empire takes its way.”<sup>31</sup> The sale of lots in the new town lagged, mostly due to the lack of adequate transportation. In 1872, a horse-drawn streetcar began providing service between Berkeley and Oakland but it was slow and irregular, deterring potential buyers who wanted to commute to Oakland or San Francisco. University Daniel C. President Gilman commented on the situation to the Board of Regents in 1875:

<sup>31</sup> David Gebhard et al, *Architecture in San Francisco and Northern California*, (Salt Lake City: Peregrine Smith Books, 1985), p. 250.

The neighborhood of Berkeley grows but slowly. There is in it no school, no practicing physician, and but few and indifferent stores. The walks and roads are in a bad condition most of the year, and the inconveniences of family life are great.<sup>32</sup>

Berkeley began to grow in the late 1870s and early 1880s. In 1876, rail service arrived in Berkeley with a station at the intersection of Center Street and Shattuck Avenue. By 1877, the trains connected Berkeley residents to San Francisco via the ferry in West Berkeley. The construction of the railroad station in 1876 caused the business center of Berkeley to move west from Telegraph Avenue to Shattuck Avenue.<sup>33</sup> Berkeley incorporated in 1878, compelled to do so to thwart the ambitions of an expansionist Oakland. The built-up portion of the town, which remained concentrated along Bancroft Way between Piedmont Way and Shattuck Avenue, barely contained 2,000 people.<sup>34</sup> A map of Berkeley made in 1880 depicts the Southside community in some detail, including the site of the future Alumni House and the California Student Center. Still undeveloped, the Villa Lots tract had been bisected from north to south by a narrow alley called Union Street (**Figure 5**).



Figure 5. Detail of map of Berkeley, ca. 1880  
Site of California Student Center and Alumni House outlined in red  
Source: University of California

<sup>32</sup> Ferrier, 101.

<sup>33</sup> Ferrier, 101.

<sup>34</sup> Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective* (Berkeley: University of California Press, 1959), 55 & 66.

By the early 1890s Berkeley had evolved into a thriving community of a little over five thousand people. “East Berkeley,” as the community south of the university was then known, was but one node within the city. West Berkeley, the bayside working-class enclave formerly known as Ocean View, dominated the western part of the city. Meanwhile, a mixed-use commercial and residential node had grown up around the railroad depot along Shattuck Avenue. Gradually the belt of ranchland and farmland separating the settlements filled in with residential and commercial development, softening some of the obvious differences between the communities.<sup>35</sup>

## **E. Site History: 1894-1950**

### *1894 Sanborn Maps*

According to the 1894 Sanborn maps, the earliest published for Berkeley, the site of the future Alumni House and the adjoining California Student Union— an area bounded by Allston Way and Strawberry Creek to the north, Telegraph Avenue (now Sproul Plaza) to the east, Bancroft Way to the south, and Dana Street to the west – was moderately developed. Encompassing two small blocks divided down the center by Union Street, the site consisted of large house lots – some probably at least half an acre – containing one-and two-story, wood-frame dwellings. The site was separated from the University of California campus by a narrow path-like section of Allston Way and Strawberry Creek. Allston Way, which does not appear on older maps, appears to be a passable street, although the Sanborn maps indicate that it was only 25’ wide near the creek. Small foot bridges at the northerly end of Telegraph Avenue, Union Street, and Dana Street, provided pedestrian access across Strawberry Creek into the campus. The site of the future Alumni House featured three single-family frame dwellings and several rural outbuildings (**Figure 6**).

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<sup>35</sup> Workers of the Writers’ Program of the Works Projects Administration in Northern California, *San Francisco and its Cities* (New York: Hastings House Publishers, 1940), 395.

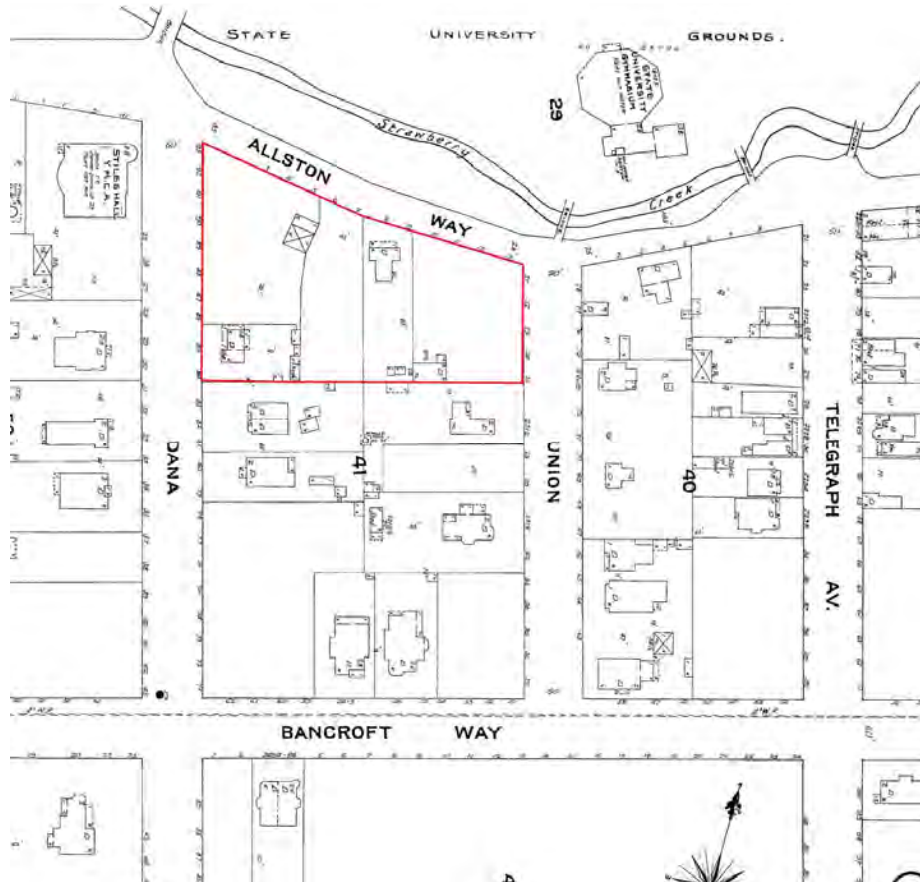


Figure 6. Detail of 1894 Sanborn Map showing future location of Alumni House  
Source: San Francisco Public Library

#### *1911 Sanborn Maps*

Whereas the population of Berkeley in 1900 had only been 13,214, by 1910 it had mushroomed to 40,434. The Sanborn maps indicate that urban development had linked the three formerly independent communities of Berkeley, Shattuck Station, and Ocean View, creating a swath of semi-urbanized territory that extended from the Berkeley Hills in the east to San Francisco Bay on the west and from Oakland on the south to Albany on the north. According to the 1911 Sanborn maps, the site of the future Alumni House and the adjoining California Student Center was still largely residential, although several single-family dwellings had been converted into boarding houses, particularly along Telegraph (**Figure 7**). Several commercial blocks are shown along Bancroft Way and Telegraph Avenue, indicating the growing importance of this intersection as a student-serving commercial node. The only non-residential or commercial building on the site was the First Unitarian Church, an early and still-extant First Bay Region Tradition church designed by the San Francisco architect Albert Schweinfurth and built in 1898. The site of the future Alumni House was occupied by a single-family dwelling and an outbuilding.

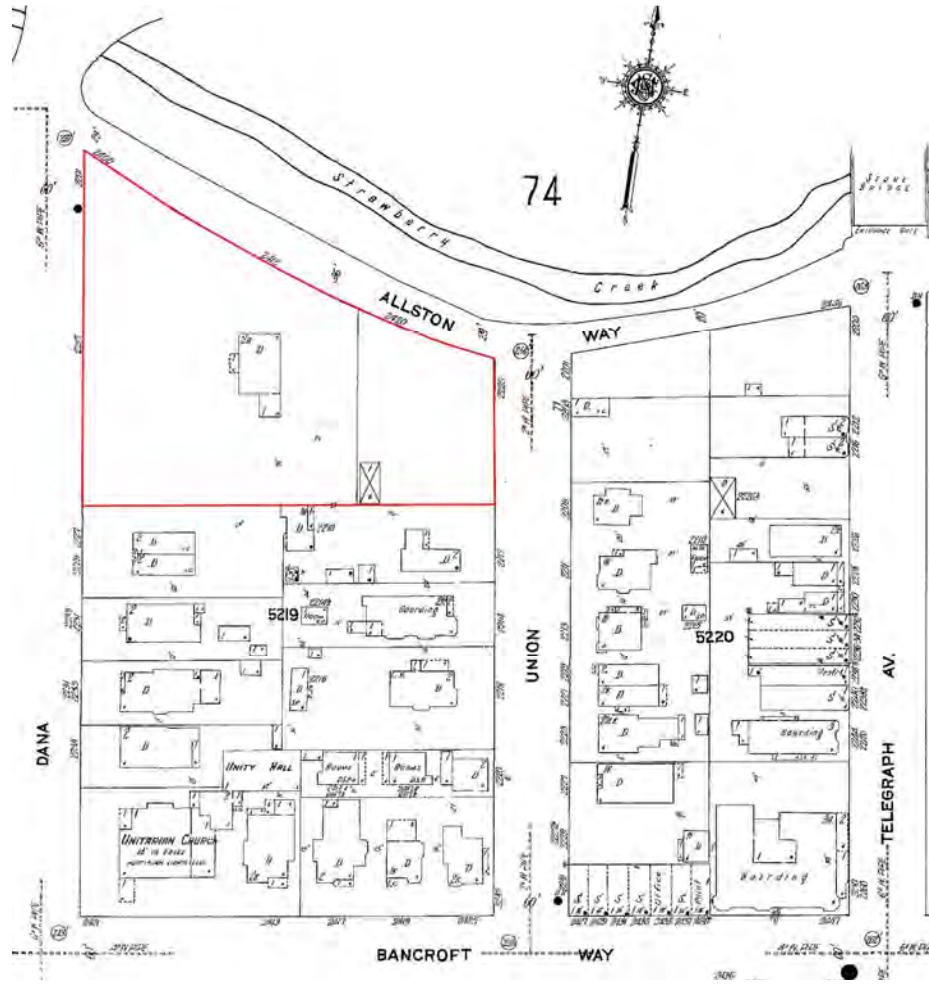


Figure 7. Detail of 1911 Sanborn Map showing future location of Alumni House  
Source: San Francisco Public Library

### 1929 Sanborn Maps

The 1929 Sanborn Maps indicate that the site of the future Alumni House and the adjoining California Student Union had become more urban in character in the two decades since the 1911 Sanborn Maps were published. With the exception of a single surviving wood-frame dwelling, Telegraph Avenue was entirely lined with one-and two-story frame and masonry commercial buildings including a dry cleaner, several stores and restaurants, and the three-story Hotel Bancroft (located on the northwest corner of Telegraph Avenue and Bancroft Way). Other non-residential uses had displaced older single-family frame dwellings on the rest of the site, including a large YWCA building located on the southeast corner of Allston Way and Union Street. The site of the future Alumni House was occupied by the Pacific Unitarian School for the Ministry, a campus affiliated with the nearby First Unitarian Church at Dana and Bancroft Way. The campus itself consisted of a repurposed single-family dwelling that appeared on the 1911 map, a purpose-built library building, and tennis courts (**Figure 8**).

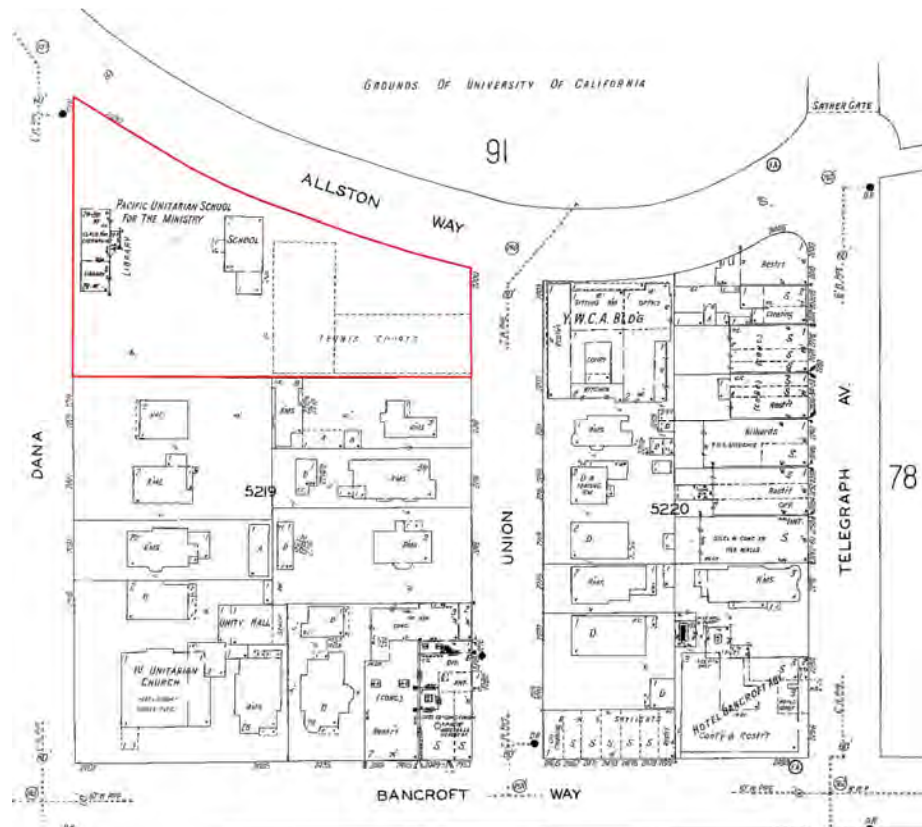


Figure 8. Detail of 1929 Sanborn Map showing future location of Alumni House  
Source: San Francisco Public Library

*1950 Sanborn Maps*

The 1950 Sanborn maps indicate that non-residential uses had displaced most of the remaining dwellings on the site of the future Alumni House and adjoining California Student Center. The block bounded by Allston Way, Telegraph Avenue, Bancroft Way, and Union Street was primarily occupied by commercial blocks, particularly along Telegraph Avenue and Bancroft Way. The YWCA Building, otherwise known as Stiles Hall – later to become famous as the site of 1950s-era political activity – occupied the northwest corner of the block. The University of California, which had been buying land south of Allston Way for several decades, had acquired the site of the future Alumni House in 1950, including most of the block bounded by Dana, Street, Allston Way, Union Street, and Bancroft Way. The northern third of this block (the site of the future Alumni House) was occupied by the UC Department of Social Welfare – most of which was housed in temporary World War II-era buildings (**Figure 9**). The map indicates that the former library of the Pacific Unitarian School had been incorporated into the Department of Social Welfare. The middle third of the block contained a ball field, called the Union Play Field, and the southern third was the location of the First Unitarian Church and the University of California Extension Division.

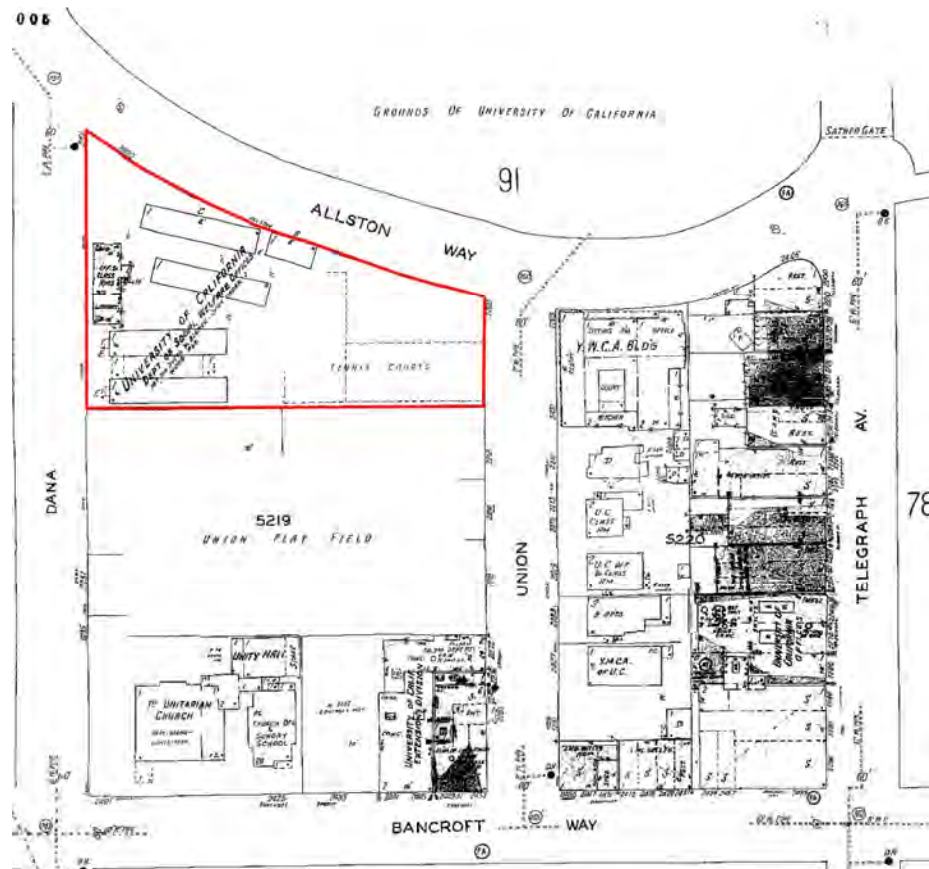


Figure 9. Detail of 1950 Sanborn Map showing future location of Alumni House  
Source: San Francisco Public Library

**F. History of the California Alumni Association: 1872-1950**

The University Alumni Association, the predecessor to the California Alumni Association, was established in 1872 – only four years after the University of California received its Charter. Membership was open to graduates of the University of California as well as graduates of its predecessor – the private College of California. The organization changed its name to the Alumni Association of the University of California in 1874, and the California Alumni Association in 1917.

*Purpose of the California Alumni Association*

Participation by university alumni has traditionally been encouraged by American universities, including the University of California. In addition to providing direct financial assistance through monetary contributions, alumni of the University of California have traditionally been important in realizing long-range fundraising and infrastructure goals, as well as representing the University's interests as elected or appointed officials. The main purpose of the CAA was (and is) to foster good relations between graduates and the University by hosting events that bring alumni back to campus. In the early days of the University the CAA would host homecoming events and solicit alumni participation in Charter Day festivities, an annual event held on the anniversary of the University's founding on March 23. The overall goal of these events is to foster a sense of individual and collective belonging among alumni. Happy and well-connected alumni are much more likely to provide financial support, as well as to participate in University activities. Many early alumni became members of the Board of Regents or the "Board of University Visitors," a group of alumni that periodically convened to study the needs of students and faculty.<sup>36</sup>

*California Alumni Association Moves into Stephens Memorial Student Union*

Although an "Alumni Hall" was identified on Howard's 1908 and 1914 plans south of where the Valley Life Sciences Building is now located, it was never built. Long associated with the Associated Students of the University of California (ASUC), the California Alumni Association may have been housed along with this organization in North Hall. In 1923 both organizations moved into the newly completed Stephens Memorial Student Union. Built with private and public resources, the Henry Morse Stephens Memorial Union was the first "real" student union at the University of California (**Figure 10**). Named for a popular (and recently deceased) faculty member in the Department of History who had been a long-time supporter of student organizations, the Gothic Revival-style building accommodated the student store, cafeteria/dining facilities, as well as the offices of the ASUC and the CAA. The building also housed a variety of other meeting, activity, and service spaces ranging from a baronial lounge to a barber shop. Augmented with the

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<sup>36</sup> Steve Finacom, *California Alumni House: Preliminary Historical/Architectural Evaluation* (Berkeley: unpublished report issued by the Office of Capital Projects, 2006), 8.

adjacent Eshleman Memorial Publications Building (now Moses Hall) in 1931, Stephens Union would remain a primary center for student life and on-campus activities for nearly 30 years.<sup>37</sup>

#### *Accomplishments of the California Alumni Association*

Within its new quarters and under the able management of Executive Manager Robert Sibley (1923-49), the CAA grew significantly in terms of its membership and the scope of its activities. By the end of the 1920s it had become one of the largest alumni associations in the United States. The growth was due not only to the size of the University of California (and the steadily growing body of alumni) but also to the success of



Figure 10. Stephens Memorial Union  
Source: KVP Architects

the CAA in encouraging alumni to remain committed to their alma mater. Methods used by the CAA centered around the formation of alumni clubs throughout California, the United States, and eventually the world. The CAA also built two camps in the Sierra Nevada for the use of alumni, started a scholarship program for current students, and produced various publications such as *California Monthly* (now *California Magazine*), alumni directories, and several books on the history of the University.<sup>38</sup>

#### *Publication of "Students at Berkeley" in 1948*

The Berkeley campus underwent considerable growth in enrollment following World War II. It soon became apparent that existing campus facilities were inadequate to accommodate the influx of returning and new students, as well as the ever-growing roster of alumni. As the student population at Berkeley had grown to more than 25,000 – more than double the number enrolled when Stephens Union was built – students, faculty, and alumni began to lobby for new and improved non-academic facilities. In response, the CAA appointed a committee to study student life issues at the Berkeley campus and prepare a report on how to address questions of overcrowding and deteriorated and obsolete facilities.<sup>39</sup>

<sup>37</sup> Helfand, 80-1.

<sup>38</sup> Finacom, 8.

<sup>39</sup> Information provided by Steve Finacom, University of California Department of Capital Projects, December 2008.

One of the most important contributions of the CAA toward improving the campus was a 1948 publication called *Students at Berkeley: A Study of their Extracurricular Activities with Suggestions for Improvements on and off Campus to Broaden their Preparation for Citizenship*. Published on May 28, 1948, the report criticized the campus' inadequate and overburdened student facilities and recommended a number of sweeping changes, including an extensive network of University-constructed and operated residence halls, acquisition of off-campus land for expansive playing fields and parking structures, and most important, a new Student Center complex. In addition to incorporating and expanding the services provided by Stephens Union and Eshleman Hall, the new Student Union would have a major campus performance hall/auditorium and a large all-campus cafeteria/dining commons.<sup>40</sup> The study noted that the students *were* the university and that "a great university will be concerned with the living problems of its students." The report asserted that a new Student Union would be "the college living room or hearthstone and the center of education in human relationships," concluding that a new Student Union would benefit not just students but the entire region, by providing world-class recreational and cultural facilities to the whole Bay Area.<sup>41</sup>

#### **G. Planning and Design of Alumni House: 1950-1952**

Designed in a modernist idiom that significantly departed from the Beaux Arts Classicism of most University buildings designed by Arthur Brown, Jr., George Kelham, and John Galen Howard, Alumni House would never have been built if it were not for major reappraisals of how the University did its planning during the immediate post-World War II era.

##### *1949 Memorandum*

Following on the heels of *Students at Berkeley*, a coalition of 150 faculty members signed a memorandum drafted by philosophy professor Stephen Pepper, city planning professor T.J. "Jack" Kent, and art professor Art Walter Horn and sent it to University President Robert Gordon Sproul in March 1949. The memorandum expressed "grave concern over the functional and aesthetic deterioration of the campus" and called for a "flexible, up-to-date master plan." Seeking a departure from the Beaux Arts campus planning of the previous 80 years, the memorandum suggested that the campus abandon "an aesthetic concept which is obsolete and which obstructs effective solutions of the University's architectural problems."<sup>42</sup>

##### *Planning the Physical Development of the Berkeley Campus*

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<sup>40</sup> California Alumni Association, *Students At Berkeley: A Study of Their Extracurricular Activities with Suggestions for Improvements On and Off Campus to Broaden Their Preparation for Citizenship* (Berkeley: California Alumni Association, 1948), 9.

<sup>41</sup> Ibid., 83-4.

<sup>42</sup> Memorandum to President Robert Gordon Sproul, March 1949, Vernon DeMars Papers, Folder VI-214, University of California Environmental Design Archives, Berkeley.

Two years later, in 1951, UC Berkeley's Office of Architects and Engineers published a document entitled: *Planning the Physical Development of the Berkeley Campus*. This report, which endorsed the recommendations of the 1949 Memorandum, encouraged giving priority to academic programs and their spatial demands over "out-of-date" planning practices. In the future, new buildings would be placed where it made sense for them to go, an action that essentially tossed out the Howard Plan that had guided campus development for nearly half a century. The plan also eliminated the position of Supervising Architect and devolved his/her responsibilities to various committees that reported to the University Chancellor. These policy changes made possible the construction of several buildings that would never have been allowed under the Howard Plan, including Moffitt Undergraduate Library, the California Student Center, and Alumni House.<sup>43</sup>

#### *Initial Planning for Alumni House*

In 1951, the same year that *Planning the Physical Development of the Berkeley Campus* was published, the CAA began advocating for a new home. The CAA facilities in Stephens Memorial Union were not sufficient for hosting events – there was only enough space for offices, and barely enough of that. In addition to hosting parties and other festivities for returning alumni, the CAA had many committees that needed on-campus meeting space.<sup>44</sup> Various CAA publications mentioned that other universities, including the University's well-funded arch-rival Stanford, had dedicated buildings to serve as a "campus rendezvous and headquarters" for both alumni organizations and individual alumni returning to the campus.<sup>45</sup>

In 1952, the CAA established a building committee chaired by construction magnate (and Cal alumnus) Stephen Bechtel to evaluate four potential sites for the new building. Although this work preceded detailed planning for the new ASUC Student Center by a few years, the plan was to eventually integrate the new CAA building into the Student Center complex – the proximity of the two organizations symbolizing the historic friendly relationship of students and alumni. After all, the ASUC and the CAA had cohabitated within Stephens Memorial Union since 1923. Furthermore, the CAA had been instrumental in convincing the University to move ahead with the Student Center project.<sup>46</sup>

With insufficient space for the proposed California Student Center/Alumni House complex on the historic campus, University planners looked instead to the area south of Allston Way, a section of

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<sup>43</sup> University of California, Berkeley, Office of the Architects and Engineers, *Planning the Physical Development of the Berkeley Campus* (Berkeley: The Office of Architects and Engineers, 1951).

<sup>44</sup> Finacom, 8.

<sup>45</sup> Ibid, 9.

<sup>46</sup> California Alumni Association, *Students at Berkeley: A Study of Their Extracurricular Activities with Suggestions for Improvements On and Off Campus to Broaden Their Preparation for Citizenship* (Berkeley: California Alumni Association, 1948).

Berkeley's Southside neighborhood that had been incrementally bought up by the University beginning as early as 1927. The land earmarked for the new complex comprised two blocks bounded by Allston Way, Telegraph Avenue, Bancroft Way, and Dana Street. With the site of the future Student Complex designated to face the intersection of Bancroft Way and Telegraph Avenue, the CAA building was pushed toward the northwest corner of the site, behind the First Unitarian Church – a site then occupied by several temporary structures housing the Department of Social Welfare.<sup>47</sup>

### *Plans Prepared*

After several months of planning and fundraising, the CAA's Alumni Council approved the preliminary plans prepared by architect Clarence Mayhew in June 1952. Meanwhile the plans for the landscaping of Alumni House were prepared by UC landscape architecture faculty member H. Leland Vaughn, with assistance from a young landscape architect named Lawrence O. Halprin.<sup>48</sup>

### *Publicity*

In November 1952, *California Monthly* published a lengthy article on the proposed Alumni House:

The building will contain a lounge, where alumni throughout the world can come and feel at home – at home because they are in a spot on the campus that belongs to them, was created for them, and in tribute to their accomplishments however large or small. The lounge will be open the year 'round, and will serve as a campus headquarters for returning alumni who come to pay their respects to a great University.

Meeting facilities will be available, where alumni, students and faculty committees and groups can carry on their work on behalf of the welfare of the University...the facility is one which is not a tribute to the past deeds of great men, but rather to the current and vital deeds of men of the present and the future.<sup>49</sup>

Of course, the new building would also fulfill the less-glamorous but equally important function of housing the offices of the CAA, including administration, alumni scholarship programs, alumni club activities, the CAA's Sierra summer camp program, and the offices of *California Monthly* magazine.<sup>50</sup> The article concluded:

But as we say, these facilities as helpful as they may be, are but a small part of the main idea of this Alumni House. For in its real sense, the Alumni House will be your own tribute to the living deeds of California Alumni wherever they may live. It will be a tribute to YOU.<sup>51</sup>

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<sup>47</sup> Kelley & VerPlanck Historical Resources Consulting, *Historic Structure Report for the California Student Center/Lower Sproul Plaza* (San Francisco: unpublished report prepared for Capital Projects, 2008), 25.

<sup>48</sup> Landscape architect Lawrence Halprin's name is on some of the landscape drawings for the Alumni House project but the exact details of his contribution are not clear.

<sup>49</sup> *California Monthly* (November 1952), 21.

<sup>50</sup> Ibid.

<sup>51</sup> Ibid.

What is especially interesting about the quote from *California Monthly* is the language describing the proposed Alumni House as a home for alumni that “was created for them” and that “belongs to them.” Much the same justification was employed in the arguments crafted by the CAA for the construction of a new Student Center in its 1948 publication, *Students at Berkeley*. Just as the Student Union would be a home for students on campus (somewhat removed from the watchful eye of the University Administration) the Alumni House would be the domain of University alumni.

The purpose of Alumni House was beyond merely making alumni feel comfortable while on campus; it was clearly intended to lure graduates back to the University to take part in fundraising and other activities. In a statement to the University Community published in the December 1952 edition of *California Monthly*, President Robert Gordon Sproul summarized the general feedback provided by other major universities that had built their own Alumni Houses in recent years:

Our Alumni House presents itself to our alumni as their campus rendezvous and headquarters. It has provided identity to our alumni association for students, faculty, alumni and the public. More alumni visit the campus and we feel our Alumni House has made them better University citizens. Better office facilities have increased the efficiency of office staff. Alumni interest has reached the highest point in history. Most important of all, every alumnus knows the Alumni House is his “Home on the Campus” and that its door is open to him at any and all times.”<sup>52</sup>

Appropriately enough, the article in the December 1952 *California Monthly* pitched for California alumni to contribute to the Alumni House fund. Testimonials from alumni who had given were included, such as the following:

Heck, this is for us. This Alumni House is for us old goats. I can go there and see another bald-headed, pot-bellied Old Blue, and I’ll feel right at home.<sup>53</sup>

Another alumnus, described in the text as “an outstanding citizen of our nation” stated:

We have one of the great Universities of the world. Our alumni association is the largest and the best. We as alumni are a vital part of the University. We ought to be represented there on the campus and represented well – right on ‘front street,’ so to speak. This building will be symbolic of our interest as alumni in making the California the greatest University in the world.<sup>54</sup>

The article concluded with accounts of enthusiastic alumni who had given money, including an alumnus who was fighting on the front in Korea, who wrote:

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<sup>52</sup> *California Monthly* (December 1952), 6.

<sup>53</sup> Ibid.

<sup>54</sup> Ibid.

I'm always thinking of our great University and the wonderful years I spent there. My Dad sent me a booklet about the new Alumni House. I don't know whether or not you want contributions to help on the House but I'm enclosing a small check just to show my support of such a plan.<sup>55</sup>

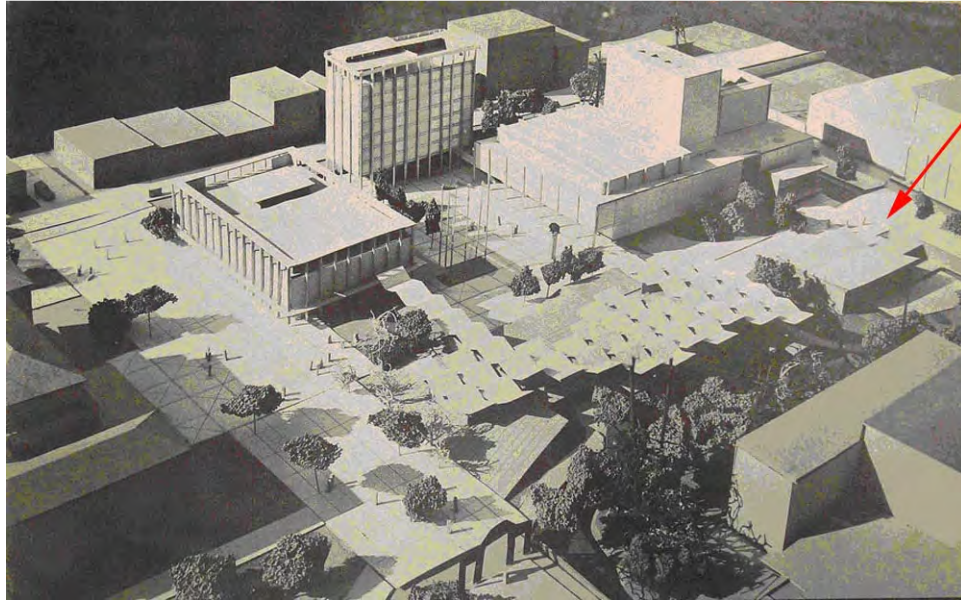
Although the final design of the California Student Center was several years off, enough was known about its general outlines to allow Clarence Mayhew to come up with a modern building that would harmonize with the Student Center. Indeed, Alumni House was designed to conform to several recommendations in the CAA's own 1948 publication, *Students at Berkeley*. Recommendations within this document that had implications for the design of Alumni House included the closing of Allston Way to vehicular traffic to create an outdoor pedestrian promenade alongside Strawberry Creek. Alumni House's scenic creek-side site and lush landscaping would not have been possible without this action.<sup>56</sup>

Mayhew's design of Alumni House also took cues from recommendations in *Students at Berkeley*. The report included a conceptual rendering of the proposed Student Union complex. The rendering depicted an accretion of linked concrete structures with flat roofs, ribbon windows, and thin projecting canopies, all characteristics of the Late Moderne style. Although this was only a preliminary sketch for fundraising purposes, it set the stage for a non-historicist design for the joint California Student Center/Alumni House complex. Hardison & DeMars' design for the Student Center complex was rendered in a modernist style incorporating features of the Second Bay Region Tradition and New Formalism. Alumni House, although a much finer-grained building than the much larger Student Center structures, does share some similarities, including its folded plate "butterfly roof," resembling the Dining Commons to the east and the chapel/meditation room atop the Student Union. All five buildings share similar palettes in regard to materials, textures, and color, including brick, steel and glass window walls, and stone retaining walls. In contrast, the landscaping of Alumni House departs quite markedly from the hardscaped and geometric geometry of Lower Sproul Plaza (**Figure 11**).

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<sup>55</sup> Ibid.

<sup>56</sup> California Alumni Association, *Students at Berkeley: A Study of Their Extracurricular Activities with Suggestions for Improvements On and Off Campus to Broaden Their Preparation for Citizenship* (Berkeley: California Alumni Association, 1948).



**Figure 11. Hardison & DeMars' model for the California Student Center, 1957  
Dining Commons at center, Eshleman Hall at top center, Zellerbach Hall at upper right and  
Student Union at upper left.**

**Source: Vernon DeMars Papers, UC Berkeley, Environmental Design Archives**

#### *Design Vocabulary*

Mayhew's design for Alumni Hall is of a domestic scale, appropriate for what the California Alumni Association referred to as its "home on the campus."<sup>57</sup> Laid out by Mayhew, whose career mainly centered on residential design in the Berkeley and Oakland Hills, Alumni House presents an elegant composition of domestically scaled brick, metal, and glass-clad geometric volumes. Featuring an L-shaped plan consisting of two wings linked by a glazed hyphen, the more utilitarian and flat-roofed west wing is oriented north-south. This section of the building has always contained CAA offices. The east wing is oriented east-west; this more elaborately designed and detailed space contains the primary public gathering spaces, including a lounge and a conference room. The two sections are joined by a prism-like lobby wing/hyphen. Whereas the west wing is modestly designed with a flat roof and off-the-shelf, grid-like fenestration, the east wing is designed in a flamboyant aesthetic incorporating features of the Second Bay Region Tradition as well as the pop sensibility of California's "Googie"-style of the 1950s and early 1960s. Alumni House displays several hallmarks of the Second Bay Region Tradition, in particular its naturalistic and earth-toned materials, including stone veneer, brick, walnut veneer paneling, and slate flooring. Its indoor-outdoor connections and integration with its site are probably the most defining characteristics of the Second Bay Region Tradition.

<sup>57</sup> Helfand, 180.

*Design Drawings Completed*

The completed set of 18 design drawings for Alumni House was prepared by the office of Clarence W. Mayhew on March 19, 1953 (**Appendix Item F**). They depict a one-story-over-partial-basement, reinforced-concrete building (with a partial steel frame) comprising three major sections: an office wing (west wing), a lobby wing/hyphen, and an assembly wing (east wing). The plan was quite simple; the office wing featured a double-loaded corridor flanked by 11 separate offices, a storage room, women's "powder" room, utility room, and two stairs leading to the unfinished basement. As it was originally designed, the basement housed only storage, as well as a men's toilet room and a mechanical room. The lobby wing/hyphen was (and remains) a simple reception area with glazed window walls. According to the 1953 drawings, the east wing was divided into two sections: a largely free-span lounge and conference room. These could be separated by a moveable partition. The drawings also depict a small back-of-house area at the south side of the east wing, containing a coat check room, men's and women's toilet rooms, and a kitchen. These rooms were (and remain) separated from the lounge by a corridor and a "storage wall" containing storage rooms, a fireplace, a bar, and food-service area. The drawings show the interior fitted out with durable yet elegant materials, including slate and asphalt tile flooring, rubber tile base moldings, plaster, brick, and walnut plywood wall finishes, and aluminum stair balusters. Much of the exterior was glazed using steel and aluminum-frame glazed window walls along the north wall of the lounge wing, the north and south walls of the lobby wing/hyphen, and the east and west walls of the office wing.

*Fundraising*

In early 1952, while Mayhew was preparing working drawings and a model of Alumni House, the CAA formed an Alumni House Committee to raise the \$325,000 needed to construct, furnish, and landscape the "House." Stephen D. Bechtel '23 chaired the committee. Other officers on the committee included finance chairman Milton Esberg Jr. '24 and co-chairman George C. Tenney '20. Unfortunately, none of the CAA's general funds could be used for the project and University funds could pay for only a fraction of the cost of the proposed building, mostly site improvements. The committee founded a fundraising organization to pursue private funding. The committee established 65 district committees throughout California, as well as 20 others in key cities outside the state. "Outstanding alumni" in each of these districts were chosen by the committee to act as chairmen of individual fundraising drives.<sup>58</sup> This fundraising effort was actually quite rare in the early days of the CAA, with the only other notable examples of alumni-funded buildings being California Memorial Stadium and Stephens Memorial Union.<sup>59</sup> As part of the fundraising strategy,

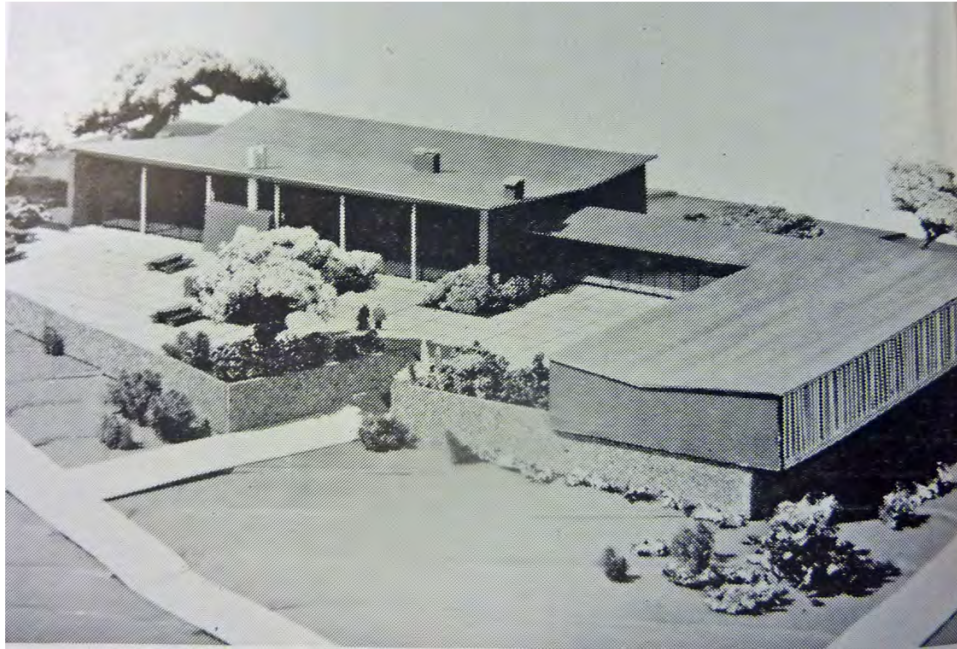
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<sup>58</sup> *California Monthly* (December 1952), 18.

<sup>59</sup> *Finacom*, 10.

the CAA commissioned Clarence Mayhew to build a model showing the proposed Alumni House with its “contemporary design” and “the informal spaciousness of its lounge and meeting rooms (**Figure 12**).” An article in the December 1952 edition of *California Monthly* described the building:

Two outstanding features of the building are a large terrace, partly enclosed by the two wings of the “L” shaped structure, and an expanse of large windows that form the north wall of the lounge area and bring the beautifully landscaped terrace area right into the living room of the building.<sup>60</sup>



**Figure 12. Model of Alumni House; note butterfly roof on west (office) wing**  
Source: *California Monthly* (December 1952)

Mayhew's office completed the construction drawings in the spring of 1953 and the site was dedicated on Charter Day (March 23<sup>rd</sup>) in 1953. Around 100 students and alumni attended the event, which was presided over by Chancellor Clark Kerr. Chancellor Kerr predicted that the new Alumni House would be “one of the most useful buildings on a very busy campus” before conferring the site, on behalf of the Board of Regents, to John P. Symes, president of the California Alumni Association.<sup>61</sup> Master of Ceremonies for the event was Stanley E. McCaffrey, executive director of the CAA. Other dignitaries included Herman A. Spindt, director of admissions and chairman of the Faculty Alumni House Committee; and Dave Grant, senior class president. The California Band and the Glee Club provided musical accompaniment to the event.<sup>62</sup>

<sup>60</sup> *California Monthly* (December 1952), 18.

<sup>61</sup> “Dedicated to a Greater University,” *California Monthly* (April 1953).

<sup>62</sup> *Ibid.*

The dedication of the site was followed by continued fundraising. The various 85 committees throughout the country redoubled their efforts to make their quotas so that construction of Alumni House could begin on schedule in the summer of 1953. The first district committee to reach its quota was Fresno County, under the leadership of Lloyd Whitman and Albert Paul, which exceeded its quota of \$6,000 in early March. Cal-heavy Berkeley contributed \$15,000 while alumni in conservative Orange County contributed only \$1,500. In all 18,000 alumni contributed funds.<sup>63</sup> By early May 1953, the committees had raised a total of \$230,000 toward the Alumni House project, leaving another \$95,000 that needed to be raised to reach the goal. As an incentive to lure donors, Stanley McCaffrey promised to list the names of every donor in the Builder's Book, which was to have a place of honor in the new structure.<sup>64</sup>

#### **H. Construction of Alumni House: 1953-1954**

Construction began in the summer of 1953 and progress continued throughout the rest of the year into the summer of 1954. It was then furnished and landscaped over the summer and dedicated in a ceremony that took place on September 18, 1954.<sup>65</sup> The Dedication Committee consisted of Maynard J. Toll '27 and John P. Symes '21 (past presidents of the CAA); Milton J. Esberg Jr. '24, chairman of the Alumni House Finance Committee; Stephen D. Bechtel '23, Alumni House Committee Chairman; Clark Kerr, Chancellor at Berkeley; and President Robert Gordon Sproul. Edwin Harbach '25, president of the CAA, led the dedication ceremony. In addition to the customary speeches, the speakers thanked the classes that donated funds and features to the building. Among them were the Classes of 1901 and 1908 which gave the memorial benches, the Class of 1917 which provided the '17 Alcove, and the Class of 1954 which contributed a "handsome rostrum." Harbach then dedicated the Homan Fireplace in memory of William Glenn Homan, Class of 1951, who died in the Korean War. He then dedicated the Thayer Fireplace in memory of Philip Thayer, Class of 1898, a secretary of his class and "generous University benefactor"; and the 1904 Court, gift of the Class of 1904. The ceremony concluded with a "special surprise," the naming of the Alumni House conference room as "The Stephen D. Bechtel Room," in honor of the Alumni House Committee chairman.<sup>66</sup>

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<sup>63</sup> Ibid.

<sup>64</sup> "Alumni House Fund Report," *California Monthly* (May 1953).

<sup>65</sup> "A Symbol for Long Years Ahead," *California Monthly* (November 1954).

<sup>66</sup> "The Day of Dedication," *California Monthly* (November 1954).

The entire November 1954 edition of *California Monthly*, which featured a photograph of the newly completed building on its front cover (Figure 13), was dedicated to the new building. The opening article by Stan McCaffrey stated that thousands of alumni had already utilized the building as a meeting place on campus. He observed that there was “an almost continuous flow of alumni visitors to the campus find the lounge of the Alumni House a welcome meeting place for friends and a comfortable resting place after a campus tour.”<sup>67</sup> Beyond serving as a “tangible indication of continuing and constructive alumni interest in the University,” Alumni House had “developed into an asset of major proportion” by providing campus groups a “beautiful

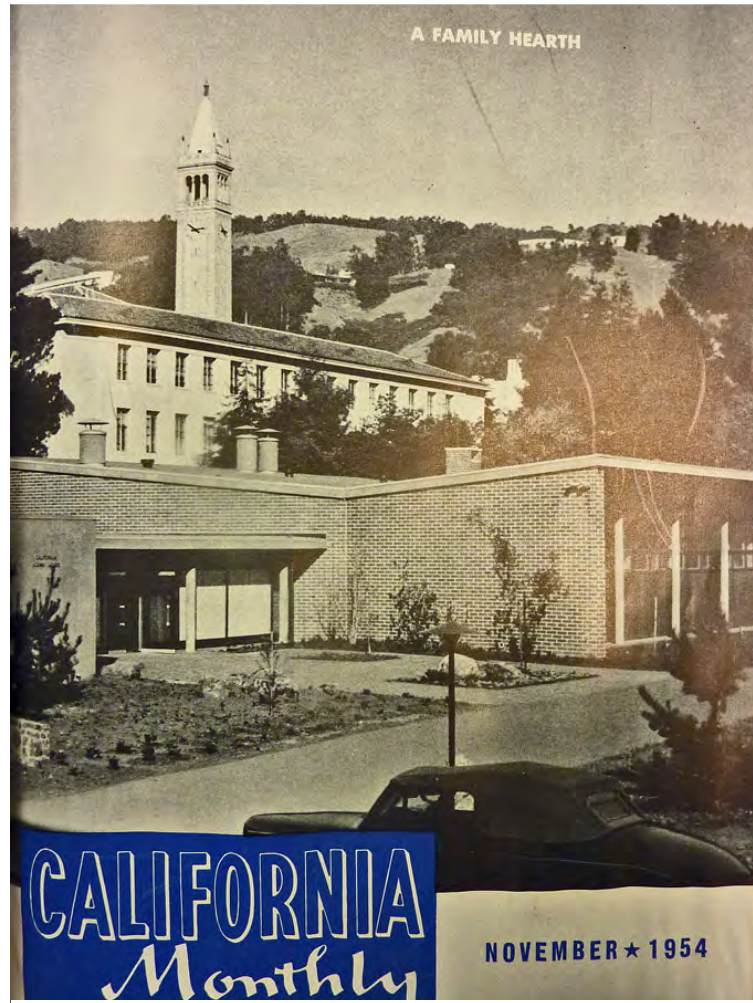


Figure 13. Newly completed Alumni House  
Source: *California Monthly* (November 1954)

lounge with warm, homelike furnishings which have provided a facility not previously existent at Berkeley.”<sup>68</sup> In addition, there was the “Stephen D. Bechtel Room,” which was described as “unmatched in handsome dignity by another campus facility and perhaps by few conference rooms in the country.”<sup>69</sup> McCaffrey concluded his article with the following passage:

In so many ways this building has enriched life on the Berkeley campus. It is one of those things that in some ways, one must experience to fully appreciate. Besides the tangible advantages which I have reviewed above, there is a certain spiritual quality which has been achieved through the establishment of this new building. Perhaps all these qualities, both tangible and spiritual, are implicit in the entry way of the new building:

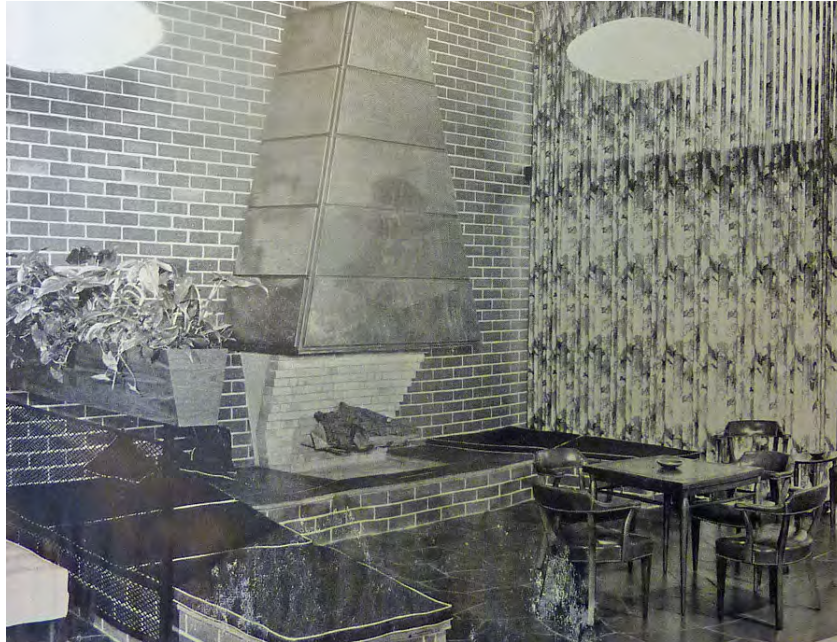
<sup>67</sup> “A Symbol for Long Years Ahead,” *California Monthly* (November 1954).

<sup>68</sup> Ibid.

<sup>69</sup> Ibid.

*"Built by California Alumni and Dedicated to the Service of the University."<sup>70</sup>*

The rest of the edition contained articles and photographs of the new Alumni House. Photographs show alumni from many generations touring the building, relaxing over drinks in the lounge, or leaving notes for one another on a public note board. Other photographs show the modernist features of the Class of 1917 Alcove (**Figure 14**) or the "handsome walnut conference table and comfortable chairs in the Bechtel Room."<sup>71</sup> Photographs of the lounge illustrate conditions that largely exist today, albeit with different furnishings. The interior designers used the lounge's three fireplaces to create "centers of interest" within the large 5,390 square-foot room. The large, copper-hooded fireplace on the west wall was to be the key feature of the "Class of 1917 Alcove." Screens could be arranged to close off this alcove. A large brick fireplace on the north wall (William Glenn Homan Fireplace) was surrounded by coral-colored furnishings, whereas the cast stone fireplace on the south wall (Philip R. Thayer Fireplace) featured a grouping of contemporary furniture finished in green fabric. Otherwise, the furnishings in the lounge included a mixture of contemporary modern sofas, end tables, and magazine racks, as well as "Provincial chairs covered in black leather."<sup>72</sup> The lounge was illuminated by incandescent fixtures with ovoid, "clamshell" light fixtures suspended from square, louvered air intake vents presumably intended to filter cigarette smoke (**Figure 15**).



**Figure 14. Class of 1917 Alcove**  
**Source: *California Monthly* (November 1954)**

<sup>70</sup> Ibid.

<sup>71</sup> "This is Your House," *California Monthly* (November 1954), 12.

<sup>72</sup> Ibid.

The Bechtel Conference Room featured a massive walnut table (still present) and “huge, green leather-upholstered chairs.” The conference room could be closed off by sliding walnut-paneled doors topped by a transparent transom.<sup>73</sup>



**Figure 15. Lounge and conference room, looking east**  
Source: *California Monthly* (November 1954)

The southern third of the east wing featured men’s and women’s toilet rooms, coat check, storage, and a catering kitchen. The “storage wall” between the ceremonial spaces of the east wing and the kitchen and toilet rooms was designed to hold tables and chairs for large meetings. This feature also had a public telephone booth and two “water stations” (bars) constructed at either end of the storage wall.<sup>74</sup>

The office wing to the west was designed by Mayhew after many hours of consulting with CAA staff. According to Mayhew: “The results of these conferences show up in the details of construction in the various offices, where everything has its place and space is efficiently divided

<sup>73</sup> Ibid.

<sup>74</sup> “Designed for Service with Needed Materials Close at Hand,” *California Monthly* (November 1954), 15.

so that each function can be carried out in the most orderly manner possible.”<sup>75</sup> Similar to the east wing, the west wing was filled with cleverly placed storage cabinets, cupboards, and files. The basement was originally set aside for bulk storage and building systems. The main floor housed the following CAA offices: accounting, bookkeeping, editorial offices of *California Monthly*, the camp director’s office, membership, fundraising, the office of the executive manager, secretarial pool, and a general-purpose work area.

#### *Awards*

Alumni House won an Award Citation in the January 1954 issue of *Progressive Architecture* for its contribution to academic architecture.

### **I. Subsequent Alterations to Alumni House: 1955-2011**

Most of the information within this section is culled from construction drawings in the collections of the Department of Physical and Environmental Planning, the Environmental Design Archives’ Clarence Mayhew Collections, and articles in *The Daily Californian*. This catalog of alterations is not exhaustive due to the limitations of the source materials but it does record the bulk of the most substantial changes to the complex since 1954.

#### *Building-wide Alterations*

Alumni House appears to have been largely unchanged since it was completed in 1954. Most changes on the main floor have been cosmetic in nature, including the periodic replacement of interior furnishings and some finishes and fabrics. Carpeting has also been installed throughout many of the offices, covering the original slate or resilient tile flooring. The interior’s original incandescent light fixtures (the original were metal fixtures in a clamshell design) have been replaced throughout the east wing, although the new fixtures are similar to the original in shape and profile and are installed in the same locations.

#### *West Wing*

The most notable alteration to the west wing was the build-out of the basement (originally used for storage) into offices, probably in the late 1950s or early 1960s. Other minor physical changes to the west wing include the replacement of the cashier’s window of the bookkeeper’s office with a door and the installation of a fire suppression system. The latter alteration resulted in the replacement of several glazed transoms with wire assemblies through which the sprinkler pipes were threaded. Otherwise the west wing appears intact; the space retains its original resilient tiled flooring in the corridors, terrazzo stair treads, decorative aluminum stair rails and balusters, gypsum board walls, wood doors, glazed transoms, and aluminum windows. In addition, much of

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<sup>75</sup> Ibid.

the built-in furniture in the offices of the west wing survives, including bookcases, credenzas, and cabinetry. Much of the moveable furniture appears to date to the original construction of Alumni House but much it may also pre-date the building, possibly having been relocated from CAA's old offices in Stephens Memorial Union.

#### *East Wing*

The most notable alteration to the east wing was the installation of a wood and glass partition wall and door between the Toll Lounge and the Lobby; this alteration – likely done to comply with life-safety regulations – was executed very carefully and the alteration is entirely compatible with the original design. The original curtains that lined the floor-to-ceiling window walls on the north side of the Lounge and Conference Room (they originally had a floral pattern) have been removed. In addition, the informal grouping of chairs, sofas, side tables, and lamps grouped around the three fireplaces in Toll Lounge and Bechtel Conference Room have been replaced, although the meeting table in the Conference Room appears to be original. Otherwise, much of the east wing's original finishes, furnishings, walnut paneling, fireplaces and surrounds, cabinetry, flooring, ceiling materials, and other finishes survive intact.

In the back-of-house spaces south of the Toll Lounge and Bechtel Conference Room, changes have been more extensive. Although their materials appear intact, the original coat check room and storage room on the south side of the corridor were converted into offices at an unknown date. The corridor itself has non-historic imitation wood flooring. The "storage wall" between the corridor and the lounge and conference room has also been incrementally altered, including the pantry serving station, which was remodeled to match the kitchen, which was also remodeled at the same time.

#### *Lobby Wing/Hyphen*

The main reception desk in the lobby appears to have been either replaced or modified. Otherwise, the lobby wing/hyphen appears intact.

#### *Toilet Rooms*

The toilet rooms within Alumni House appear largely original, some of their original finishes, partitions, and plumbing fixtures. Other materials, including the flooring, have been changed.

#### *Programmatic Changes*

Alumni House appears to function very much as it did historically, with administration, accounting, programs, and editorial functions housed in the west wing, whereas the east wing remains in use for alumni events, conferences, and other public events. The west wing is presently very cramped

and some departments have been forced to seek office space elsewhere on and off campus. In addition, some departments have shifted their location within the building. The administrative and accounting departments remain in their original suites.

### **J. Social and Cultural Significance of Alumni House**

As previously noted, Alumni House was created to serve three major functions: as the administrative headquarters and office space for the California Alumni Association and its various departments; as a “home on campus” for California Alumni; and as a meeting and conference space for the CAA, allied organizations, and the University community in general.<sup>76</sup> Of these uses, the first and third remain entirely intact, although the administrative functions of the CAA have outgrown the building. Nonetheless, the building is still the administrative headquarters of the CAA and most of its administrative offices are located in the west wing of the building. In addition, the east wing is still actively used for alumni and other University-related social events, conferences, and other public events. However, the building’s role as a drop-in center for alumni has diminished over the decades. The reasons for this are complex and in part result from changing societal approaches to leisure, but also because the conference/lounge area of the building is often reserved for private events. While alumni may use the building periodically, they generally use it as participants in formal events as opposed to dropping in and taking a seat in front of a fireplace.

### **K. Clarence W. W. Mayhew: 1906-1994**

Clarence William Whitehead Mayhew was a moderately well-known architect based in Northern California who was best-known for his residential work during the 1930s, 1940s, and 1950s (**Figure 16**). Mayhew was born in Denver, Colorado on March 1, 1906. At the age of 16 he took a job as an assistant drafter in the San Francisco offices of the well-known architect, Arthur Brown, Jr. Brown saw promise in the young Mayhew and he encouraged him to study architecture at the prestigious École des Beaux-Arts in Paris. Mayhew successfully gained admission to the École shortly thereafter, finishing his course of studies in 1925. After returning to California, Mayhew matriculated at



**Figure 16. Clarence W.W. Mayhew  
Architect & Engineer**

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<sup>76</sup> Finacom, 12.

the University of California, Berkeley, where he obtained his M.Arch in 1927.<sup>77</sup>

After graduating from Cal, Mayhew got a job with the famed architecture firm of Miller & Pflueger. Mayhew worked for the firm throughout its heyday of the late 1920s and early 1930s, working on such famous commissions like the Medical-Dental Building at 450 Sutter (1929), the Paramount in Oakland (1931), and Bal Tabarin (Bimbo's 365) in San Francisco (1933). Around 1934 or 1935, Mayhew founded his own San Francisco-based architecture firm of Clarence W. W. Mayhew, Architect. Mayhew appeared in San Francisco city directories as an architect from 1935 until 1976, when he retired.<sup>78</sup>

Mayhew launched his architectural practice during a time of severe economic crisis. His first notable commission was in 1937 when he designed a house for Harold V. and Marjorie Manor in Orinda, California (**Figure 17**). The house, which was featured in the June 1941 edition of *Architect & Engineer*, is a classic, sprawling western house sited around a central patio. Its design took many cues from William Wurster's famous Gregory House near Santa Cruz. The Manor House cost \$14,500 to build, a considerable sum in Depression-era California. It was featured in an exhibit of Northern California architecture hosted at the Architectural League of New York in 1941.<sup>79</sup> The Manor House also appeared in *House and Garden*, *Progressive Architecture*, *Modern House in American*, and *Tomorrow's House*. In his 1974 *Guide to Architecture in San Francisco and Northern California*, architectural historian David Gebhard wrote: "...California's ability to wed indoors and outdoors was beautifully captured in the solarium, with its glass roof, sliding glass walls, and the adjacent sliding glass walls of the living room. This house was a realization of flexible indoor/outdoor space, so often discussed by the exponents of modernism but never achieved in such a lyric fashion."<sup>80</sup>

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<sup>77</sup> City of Seattle. *Historic and Cultural Resources Report: "Manning's Cafeteria/Ballard Denney's, 5501 15<sup>th</sup> Avenue NW, Seattle, Washington* (unpublished report, September 2007).

<sup>78</sup> San Francisco City Directories: 1928-1976.

<sup>79</sup> *Architect & Engineer*, Vol. 145, No. 3 (June 1941), 39.

<sup>80</sup> David Gebhard, *The Guide to Architecture in San Francisco and Northern California* (Salt Lake City: Peregrine-Smith, 1974).



**Figure 17. Manor House, Orinda, ca. 1938**  
Source: *Architect & Engineer*



**Figure 18. Interior stair of Mayhew House**  
Source: [aniantunney.com](http://aniantunney.com)



**Figure 19. Patio of Mayhew House**  
Source: [aniantunney.com](http://aniantunney.com)

Japanese-derived design principles were much in evidence in Clarence Mayhew's own house at 330 Hampton Road, in Piedmont. Mayhew collaborated with his employee, Serge Chermayeff, on the project so that Mayhew would not have to have his own wife as a client. Constructed on a steeply sloping hillside parcel, the house consisted of two principal volumes (one for adults and one for children) carefully integrated into the lushly landscaped site. The two wings are linked by a glazed hyphen containing a stair (**Figure 18**). The children's wing was designed with demountable partitions that could be moved in order to accommodate changing family needs. Glass walls were used on the south elevations of both structures in order to maximize light in the heavily shaded area (**Figure 19**). The two primary components of the house enclose a private garden. The integration of indoor and outdoors spaces and incorporation of naturalistic materials

that blend in with the site are all characteristics of the Second Bay Region Tradition – a localized version of modernism practiced in the San Francisco Bay Area.<sup>81</sup>



**Figure 20. Ballard Denny's, Seattle**  
**Source: Eugenia Woo**

Clarence Mayhew did not just design residential structures. A sampling of some of his non-residential work includes the Kaiser Foundation Medical Center in Walnut Creek, Gates Rubber Company Building in Denver, Kaiser Permanente Hospital in Panorama City, California; the Ballard Coffee Shop in Seattle; and the Aurelia

Reinhardt Alumnae House at Mills College in Oakland. Although Mayhew's aesthetic leaned toward the Second Bay Region Tradition, he was not above occasional forays into the pop-culture sensibility of the "Googie" style, as embodied by a coffee shop he designed in Seattle (**Figure 20**). Still, the majority of his work was residential and even several of his non-residential projects had a substantially residential character, in particular his two "alumni houses" – the Mills College project cited above and UC Berkeley's Alumni House.

Mills College's Alumnae Hall, formally known as Aurelia Reinhardt Alumnae Hall, is located at the northern end of Kapiolani Road, on Mills College's Oakland campus (**Figure 21**). It is named for San Francisco-born educator and social activist Aurelia (née Henry) Reinhardt. Clad in plywood and featuring a compound flat roof, cantilevered eaves, and a large rectangular chimney made of brick laid in stacked bond, Clarence Mayhew designed the building to resemble a private dwelling. Aesthetically speaking the design of Aurelia Reinhardt Alumni Hall resembles some of William W. Wurster's contemporary domestic design. Similar to his later design for UC Berkeley's Alumni House, Mills College's counterpart has an L-shaped plan. Although smaller than Berkeley's, the Aurelia Reinhardt Alumnae House is divided into three

<sup>81</sup> "House in Piedmont, Calif.," *Architectural Forum* (June 1946).

sections: reception, office, and social/gathering. Similar to UC Berkeley's Alumni House it is also nestled into a quiet corner of its campus, partially concealed among trees.



**Figure 21. Aurelia Reinhardt Alumnae House**  
Source: Mills College

Although there is not much detail in the record as to why Clarence Mayhew was selected as the architect of UC Berkeley's Alumni House, it is certain that the CAA admired his work on the recently completed (1949) Aurelia Reinhardt Alumnae House. Mayhew was also a well-connected University of California Alumnus who had worked for Arthur Brown, Jr., Berkeley's last Supervising Architect. Mayhew's sophisticated residential

design skills, in particular his ability to site a building so that it took full advantage of its natural setting, were likely considered paramount among his other qualifications.

Clarence Mayhew was among a small group of architects associated with UC Berkeley's College of Environmental Design, also including William Wurster, Gardner Dailey, William Merchant, Jack Hilmer, Campbell & Wong, Joseph Esherick, and others. Collectively known as the Second Bay Region Tradition, these architects built upon the seminal work of the First Bay Region Tradition architects, including Bernard Maybeck, Ernest Coxhead, Julia Morgan, and A.C. Schweinfurth. The school is described in more depth below. Of these architects William Wurster, Gardner Dailey, and Joseph Esherick were at the forefront of the movement. It is oftentimes difficult to establish who was responsible for particular innovations or trends in the movement because these architects were so close – both professionally and socially. Mayhew was certainly a member of this group. An analysis of his career indicates that his oeuvre was oriented largely toward residential work, perhaps accounting for his lower profile in the pantheon of mid-century modernist architects of the Bay Area. Much of his work appears somewhat derivative of William Wurster's, who at the time Alumni House was built was arguably the most influential architect in Northern California.

In addition to his architectural practice, Clarence Mayhew (better known as “Hap”) was a board member of the San Francisco Museum of Art (predecessor to SFMOMA), member of the Society of California Pioneers, the Family Club, and the Bohemian Club. He was married to Joan Mayhew and they had one daughter (also Joan) born in 1939. Clarence Mayhew retired in 1976 and died in February 1994.

#### **L. H. Leland Vaughn: 1905-1974**

Leland Vaughn was a landscape architect based in the San Francisco Bay Area. He collaborated with Lawrence O. Halprin on the design of the landscape plan for Alumni House. H. Leland Vaughn was born November 27, 1905 in Ohio and graduated with a bachelor's degree in landscape architecture from Ohio State University in Columbus, Ohio. After graduation he was a fellow at the Lake Forest Foundation. In 1930, he moved to the San Francisco Bay Area to take a job teaching landscape architecture at the University of California, Berkeley. He held this position until 1969. In 1937, H. Leland Vaughn married Adele Wharton, also a landscape architect. They formed the husband-and-wife firm of Vaughn & Vaughn. Based in Berkeley, the firm operated from 1937 until ca. 1955. Leland Vaughn died in February 1974.<sup>82</sup>

#### **M. Lawrence O. Halprin: 1916-2009**

Lawrence Halprin, one of the most important American landscape architects, was born July 1, 1916 in New York City (**Figure 22**). Raised mostly in New York, Halprin spent three years on a kibbutz in Palestine after graduating from high school. In 1935, he entered Cornell University to study plant sciences and play basketball for the Cornell team. In 1941, he received a Master's degree in horticulture from the University of Wisconsin. While there, he married Anna Schuman. In 1942, he entered the Landscape Architecture program at the Harvard Graduate School of Design. While enrolled at Harvard, Halprin came under the influence of Walter Gropius and Marcel Breuer, both veterans of the Bauhaus.<sup>83</sup>



**Figure 22. Lawrence Halprin**  
Source: Unknown

Upon graduating from Harvard, Halprin's career was temporarily cut short by World War II. He enlisted in the U.S. Navy and served in the Pacific Theater. In early 1945, Halprin returned to the

<sup>82</sup> Alan Michelson, *Pacific Coast Architecture Database, Architects*: “Vaughn, H. Leland,” 2005-2011.

<sup>83</sup> Elizabeth K. Meyer, *Pioneers of American Landscape Architecture: Lawrence Halprin*. The Cultural Landscape Foundation, 2007. Accessed July 1, 2008. <<http://tclf.org/pioneers/profiles/halprin/index.htm>>

United States and joined Thomas Church's landscape architecture firm in San Francisco. He spent four years in Church's firm and while there he collaborated with George Rockrise on the famous Donnell Garden outside Sonoma.<sup>84</sup>

In 1949, Halprin opened his own landscape architecture firm in San Francisco. By the mid-1950s, his office concentrated on residential gardens for individual clients as well as larger institutional landscapes for residential housing projects, campus master plans, and shopping centers. By the 1960s, Halprin's office had grown to nearly 60. During this time he completed some of his biggest and best-known projects, including the California Student Center at UC Berkeley (1959-67), Ghirardelli Square (1962-68) and Embarcadero Plaza (1962-67) in San Francisco, Sea Ranch in Sonoma County (early 1960s), Nicollet Mall in Minneapolis (1962-67); Lovejoy Plaza, Pettigrove Park, Auditorium Forecourt, and the Transit Mall (1965-78), all in Portland, Oregon; and Freeway Park in Seattle (1970-74).<sup>85</sup> Much of Halprin's work from this era can be characterized by his interest in the outward forms of nature, as well as the existing conditions present in reclaimed urban spaces.

## **N. Second Bay Region Tradition**

The Second Bay Region Tradition was a regional architectural movement that thrived in the San Francisco Bay Area during the 1940s and 1950s. It follows the First Bay Region Tradition of the first decade of the twentieth century and precedes the Third Bay Region Tradition of the late 1960s and early 1970s. What all Bay Region Tradition architects share is an appreciation for historical architectural imagery adapted to the unique natural elements of Northern California's landscape and climate. Regardless of the era in which they practiced, these architects have used local materials and natural landscape features to create a distinctive regional idiom.<sup>86</sup> Both the First and Second Bay Region Tradition share common characteristics. Houses designed in the style often appear at first glance to be vernacular; indeed, most are small in scale, woodsy, sheathed in redwood inside and out, and appear rooted to their surrounding landscape.<sup>87</sup>

The First Bay Region Tradition included early twentieth century architects such as Bernard Maybeck, Willis Polk, John Galen Howard, Ernest Coxhead, and Julia Morgan. These architects had all studied at the Ecole des Beaux-Arts in Paris. They combined the classical forms taught at the Ecole with California vernacular forms such as the Hispanic adobe houses and Anglo board-and-batten and clapboard houses and barns to produce a radically new approach to design.<sup>88</sup>

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<sup>84</sup> Ibid.

<sup>85</sup> Ibid.

<sup>86</sup> Leslie Freudenheim, *Building with Natural Roots of the San Francisco Bay Region Tradition*, 3.

<sup>87</sup> Sally Woodbridge, ed., *Bay Area Houses* (Layton, OH: Gibbs M. Smith Inc, 1988), 8.

<sup>88</sup> Woodbridge, 3.

The houses were almost exclusively clad in wood, but the architects would often experiment with new building materials such as stucco or cast concrete.

The Second Bay Region Tradition emerged in the 1930s and lasted through the 1950s. Its adherents included William Wurster, Gardner Dailey, and Joseph Esherick. The houses that these architects designed combined aspects of the residential architecture of the Craftsman forms of the First Bay Region Tradition with modernist principles such as freer open spaces and the destruction of confining rooms.<sup>89</sup> The design of Second Bay Region Tradition buildings was derived first and foremost from the particular conditions of the site, taking into account topography, views, and internal site circulation. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad houses designed to blend in with the surrounding landscape rather than stand out. Most important, they appear utterly integrated with the garden and natural features of the site.

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<sup>89</sup> Marc Treib, *Appropriate: The Houses of Joseph Esherick* (San Francisco: William Stout Publishers, 2008), 27.

### III. DESCRIPTION & CONDITIONS ASSESSMENT

#### A. Site and Landscape<sup>90</sup>

##### *Topography*

The natural topography of the site is a flat plane that slopes gradually toward Strawberry Creek. The north and east perimeter of the garden terrace is defined by a man-made, planted berm that was part of the original Vaughn/Halprin design. The site steps down to the west, resulting in a stone retaining wall in this location.

##### *Vegetation*

While the understory planting appears to have diminished due to increased shade or been replanted over time, the trees from the original planting are still mostly present. On the east edge of the site is a dense stand of nine mature redwood trees, which screen the César Chávez Center from view from the patio. At the southwest corner of the site, two mature pine trees screen the view of the Haas Pavilion beyond. At the northwest corner, a large, mature buckeye provides screening of the view west toward the Haas Pavilion loading area and visually encloses the west edge of the garden. Along the north edge, a number of large trees, such as oaks, buckeyes, redwoods, Japanese maples and a few tea trees define the garden edge and maintain a sense of enclosure. Smaller ornamental trees such as flowering cherry, flowering plum, and Japanese maple are planted at the main entry courtyard, and along the edges of the garden terrace. The main entry courtyard has an oak tree in the central planting bed that has been described as “struggling” by the campus landscape architect. Along the east edge of the site, the understory planting evident in the original Vaughn/Halprin scheme has diminished. The existing planting consists predominantly of low groundcover and overhead tree canopy. Along the east edge of the west wing, the planting species have been changed from those called for in the original plan by the 1980s Arbergast and Newton planting plan, but the general layout and design intent has been maintained.

##### *Circulation*

At the main south entry, the west and east wings frame a prominent north-south entrance path that runs through the lobby wing/hyphen. The continuity of this access path and the transparency of the space between is emphasized by slate paving which flows continuously from exterior to interior. The main entry is via a small courtyard on the south side, with a secondary entry opposite the glass corridor on the north via the larger garden. To the north, an asphalt path leads from the main campus path (also asphalt) to the slate paved path. The asphalt is in a state of deterioration. Redwood tree roots have raised and broken through the paving, resulting in an unsightly and potentially hazardous surface. The slope appears to exceed accessibility standards,

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<sup>90</sup> This landscape description is extracted from a report prepared by The Office of Cheryl Barton and dated July 25, 2011.

and the transition between slate and asphalt, and garden and public path, is somewhat awkward and ill-defined.

#### *Structures, Furnishings and Objects*

A stone wall defines the west edge of the building, beginning as a low landscape wall at the south edge, extending under the cantilever of the west wing, and out the north side as a prominent, architectural wall approximately 10 feet high. Its design is reminiscent of the typical vernacular of rustic stone walls and bridges along Strawberry Creek, and throughout campus. A similar wall defines the west edge of the Zellerbach Playhouse to the south.

A low wood bench on a stone pedestal base defines the northeast corner of the garden terrace, and was built as part of the original '54 Vaughn/Halprin landscape design. It is not certain whether the wood bench at the south entry courtyard is original to the design. It does not appear on the planting plan and it may have been a later campus addition.

The 'Alumni Centennial flagpole at the northwest corner of the garden terrace was added at in 1973. A plaque at its base indicates that it was provided by the California Alumni Association. Its location and scale within the garden are awkward. Two Japanese stone lanterns were relocated to the site in 1980. Originally installed in the glade opposite Wellman Hall adjacent to Strawberry Creek, then removed to storage, they were sited and installed in the Alumni House garden by former campus landscape architect, Ari Inouye. A plaque indicates that they were given to the University by the Alumni Association of Japan in 1934.

A plaque at the base of a redwood tree on the northwest edge along the campus path indicates that the tree was planted in 1973 for the California Alumni Association Centennial. Next to the centennial redwood is a small olive tree which was planted in dedication to Olive Hall, a former Alumni Association staffer. The dedication plaque disappeared several years ago, and may have been removed by the campus because the tree was not officially approved.

Other site benches along the west and south perimeters, as well as trash and ash containers, are later, campus-standard additions. A large trash enclosure was added to the south east corner of the house, and is prominently visible from the main campus path leading from Sproul Plaza.

## **B. Exterior Description**

### *West Wing*

Alumni House is composed of two rectangular wings linked by a glazed lobby wing/hyphen. The west wing, which is oriented north-south, contains the offices of the CAA and storage. It is a one-

story-over-basement steel-frame and concrete structure with a flat roof. The basement level footprint is narrower than the first floor and provides the main wing mass with a cantilevered edge. As a result it appears to hover above a stone-faced retaining wall and planter that bounds the building to the west and the north. The basement level is fully below ground along the south and east sides of the building. Portions of the north and west walls of the basement are exposed but are windowless. The east and west façades are essentially glazed window walls with fixed and operable panels and porcelain-enameled spandrel panels. The north and south walls are concrete, finished in stucco, and windowless. The façade terminates with a flat masonry parapet capped by a painted sheet metal coping. Early renderings and models indicate that the west wing was to have had a butterfly roof, but this was apparently omitted for cost considerations.

#### *Lobby Wing/ Hyphen*

The east and west wings are linked by a one-story lobby wing/hyphen containing the main lobby of the building. The north and south façades of the lobby wing are glazed window walls featuring plate glass windows held in place by metal mullions. Each façade is punctuated by paired “Herculite” doors. The upper portion of the window wall features a plastered fascia. The roof projects out over the walls of the lobby wing. Although at first glance it appears to be cantilevered, the roof is actually supported by cylindrical concrete columns.

#### *East Wing*

The east wing is a single-story, steel-frame and concrete structure with brick veneer exterior walls on the east and west and large spans of glass on the north and south façades. The building is rectangular in plan and oriented east -west. The north and south façades are orthogonal and largely glazed with large plate glass windows. The butterfly roof flares out beyond the north and south walls. Although apparently cantilevered, they too are supported by cylindrical concrete columns. The east and south elevations are angled in a similar fashion to the east wing's butterfly roof. These walls are clad in red face brick laid in common bond. On the west and east façades, the eaves are flush with the angled exterior walls.

### **C. Interior Description**

#### *West Wing*

The first floor of the west wing consists of a double-loaded corridor bounded by small offices. The corridor walls have clerestory windows that direct natural light from the exterior into the corridor. The first floor houses some larger offices toward the south end of the corridor. These are distinguishable by floor-to-ceiling storefront units along the corridor wall. The north end of the corridor provides emergency egress to ground level through a single door. There are matching staircases that provide basement access at either end of the corridor. Both stair treads and risers

are finished with black linoleum and the stairs retain their original extruded aluminum railings and balusters. The offices mostly contain their original finish materials, including gypsum board and stud-frame partition walls, four inch rubber base moldings, and built-in wood cabinetry. The offices on the first floor have plaster acoustic ceilings and gray and black linoleum throughout. Some spaces have carpet. The toilet rooms are finished with ceramic tile and feature their original mid-century fixtures.

The basement level, which was originally unfinished, is presently divided into roughly two sections. The south half consists of a conference room and a smaller meeting room, a small storage and copier room, mechanical room, toilet rooms, and a telephone and data closet. Both conference rooms have carpet and wood paneling and wood-slat ceilings. These two spaces are divided by an interior storefront unit. The smaller conference room has a small kitchenette located toward the south end of the room.

Similar to the main floor, the north half of the basement features a double-loaded corridor configuration. It accommodates a large office pool area, as well as a small office and computer or server room, on the west side of the corridor. The east side of the corridor has a large storage space with unfinished concrete floors and unfinished walls and ceilings. The offices typically have carpeting over concrete and the corridor has a light beige resilient flooring material that terminates where the corridor ends at the north stair lobby; this area is finished in black linoleum. At the north end of the basement, a door provides egress to the exterior. There are electrical, telephone and data closets flanking the egress corridor which runs west.

#### *Lobby Wing/Hyphen*

The lobby wing/hyphen connects the west and east wings. It contains one large room with slate flooring and glazed window walls along the north and south sides of the space. The eastern section of the south wall is travertine and features a commemorative plaque with an inscribed dedication of the building, for the California Alumni Association, dated 1954. The west wall features a metal-frame glazed wall with a door providing access to the west wing. The southern portion of this wall is painted concrete. The east side of the lobby features a section of brick wall at the north and an open area to the south providing access to the east wing. The ceilings are flat acoustic plaster.

#### *East Wing*

The northern two-thirds of the east wing houses a large lounge/conference room that can be divided into separate spaces by a wood folding partition. The larger room to the west is known as Toll Lounge. The wood folding partition is located toward the east end of the lounge and it is

finished in walnut plywood veneer. The area between the movable partition and the ceiling features a glazed clerestory reinforced with angled steel braces. The north wall is an almost entirely glazed window wall with eight tall, steel-frame, sliding glass doors and two fixed plate-glass units. On this wall there is a full-height fireplace (William Glenn Homan Fireplace) that employs the same brick used on the east and west façades. The south wall is finished in walnut veneer plywood panels. A small concrete fireplace (Philip R. Thayer Fireplace) is located at the center of this wall. The west wall of this space has a third fireplace (Class of 1917 Alcove), finished in brick and copper, surrounded by integrated seating, and featuring dark gray slate flooring. The slate flooring forms an “L” shaped profile inside the building, continues along the north wall, and then extends outside to form the exterior patio. The rest of Toll Lounge is carpeted. The ceiling follows the form of the butterfly roof and is finished in acoustic plaster.

East of the movable partition wall is the Stephen Bechtel Conference Room. This space is finished similarly to the Toll Lounge. It features a carpeted concrete floor, walnut plywood paneling (except for the north window wall), and an acoustical plaster ceiling.

A partial load-bearing concrete demising wall separates the Toll Lounge/Bechtel Conference Room from the back-of-house spaces within the southern third of the east wing. The load bearing wall is clad in walnut plywood and encloses a wood-paneled “storage wall” consisting of storage areas, a bar, a serving counter, and the Thayer Fireplace. To the south of the storage wall is a corridor. The corridor features non-historic wood flooring, gypsum board walls (south), and an acoustical tile ceiling. Along the south side of the corridor are a kitchen, men’s and women’s toilet rooms, and two offices (originally a storage room and coat check room). Aside from the clerestory windows and gypsum board walls, the kitchen is finished in non-historic contemporary finishes, including linoleum flooring, tiled walls, and cabinetry. The toilet rooms are finished with non-historic ceramic tile and linoleum flooring, original tiled walls, and feature original plumbing fixture and partitions. The two offices feature gypsum board walls and have non-historic hardwood flooring through out. There is a loft mechanical space located above the women’s toilet room. The mechanical loft is an unfinished attic space with unfinished wood floors.

#### **D. Room-by-Room Inventory**

A more extensive room-by-room inventory of Alumni House is provided in **Appendix A**.

#### **E. Condition**

Overall, the condition of Alumni House is good. The building has clearly been well-maintained over the last 57 years. This high level of maintenance, coupled with the building’s durable materials, is in part responsible for Alumni House’s high level of architectural integrity. That said,

there are some issues that require addressing. Many of the industrial materials used on the exterior of the building are deteriorating – in particular the metal window units and porcelain enamel metal panels on the west wing. Here, corrosion has been taking place. Although attempts have been made to address the problem through sanding and painting, the problem is too severe in areas and the corrosion has worked its way through the metal in several small areas. In addition, the stone retaining wall/planter of the west wing is badly cracked in several areas, probably due to tree roots and/or settling. Those are the most substantial exterior issues. The interior is in generally good condition, although normal wear and tear has resulted in scratches, dings, and small areas of delamination on the walnut paneling in the east wing. In many areas the linoleum flooring is worn as well.

#### IV. Areas of Significance

This chapter identifies the major character-defining materials, features, and spaces of Alumni House and assesses their historical significance. The landscape is assessed in a similar manner, describing character-defining features of the landscape that contribute to the historic character of the site. When evaluating the significance and condition of a resource, architectural historians use a rating scale to rank the architectural and historic value of the resource and its individual elements. The rating scale employs four categories: "Very Significant," "Significant," "Contributing," and "Non-Contributing." The use of the terms "Very Significant" or "Significant" here does not necessarily equate to the same meaning for those words as they are used in the context of the California Environmental Quality Act (CEQA). The fact that a space or feature is called "Very Significant" or "Significant" in the Historic Structure Report does not of necessity mean that the alteration or removal of that space or the entire structure would meet the CEQA criteria for what is called a "Significant impact on the environment."

In summary, Very Significant and Significant spaces encompass the most important character-defining materials, features, and spaces that are sensitive to change. In general terms, exterior elements on principal façades and publicly accessible interior spaces are the most significant. Contributing materials, features, and spaces tend to be found in secondary or tertiary façades or non-publicly accessible interior spaces. Contributing materials, features, and spaces are largely original but lack architectural significance and are therefore less sensitive to change. Non-contributing materials, features, and spaces are either not historic or have been heavily altered and are therefore not sensitive to change. The significance diagrams in **Appendix Item B** indicate the various levels of significance throughout the entire building.

##### *Very Significant (VS)*

- The element was built during the period of significance.
- It is architecturally significant.
- It contributes significantly to the overall character.
- It remains intact or with only minor alterations.
- It is in good condition.

VS elements are highly sensitive to change.

*Significant (S)*

- The element was built during the period of significance, but it is of secondary importance.
- It has been altered, and/or
- It is in fair or poor condition, or
- The element was not built during the period of significance, but is architecturally significant.

S elements are sensitive to change.

*Contributing (C)*

- The element was built during the period of significance, but is not architecturally significant, or
- The element was not built during the period of significance, but is architecturally compatible with the original.

C elements are less sensitive to change.

*Non-Contributing (NC)*

- The element was not built during the period of significance, or
- It has been subjected to major additions or incompatible alterations, or
- It is incompatible in style, material, scale, character or use with the original building, or
- It is in poor condition.

NC elements are not particularly sensitive to change.

Throughout this section character-defining features are prioritized in their order of importance with the most important features listed first and the least important, last.

## A. Landscape

The majority of the H. Leland Vaughn-designed landscaping is original and intact and is therefore Very Significant.<sup>91</sup> Character-defining features of this landscape include the following:

### *Category: Very Significant*

- Spatial organization, including north garden terrace partially enclosed within the “L” formed by the east and west wings and the earthen berm parallel to Strawberry Creek. Also the south entry courtyard.
- Slate paved patio materials.
- Topography: in particular the planted berm around the perimeter of the garden terrace.
- Vegetation: the use of redwoods to frame views of Strawberry Creek, as well as the use of smaller trees (such as the buckeye at the north end of the west wing) to ease the transition between the one-story Alumni House and the adjoining taller buildings.
- Circulation: in particular the continuity between interior and exterior spaces as defined by slate flooring extending outside to the garden terrace.
- Structures, Furnishings, and Objects: in particular the rustic stone retaining wall/planter along the north and west which ties the building into the landscape and demonstrates the original design intent of unifying the building and its landscape.

### *Category: Significant*

- Structures, Furnishings, and Objects: in particular a low wood bench on stone pedestal base located in the garden terrace. This element was part of the original design and it helps to define the northeast corner of the space.
- Structures, Furnishings, and Objects: in particular two Japanese lanterns, which although not part of the original design that have gained significance as features of the history of the site.

## B. Exterior

Since it was completed in 1954, the exterior of Alumni House has undergone very few alterations. The east wing is the most significant. Built according to its original design (in contrast to the west wing which appears to have undergone substantial “value-engineering”) this portion of the building was built for the use of visiting Cal alumni and therefore features a higher level of materials and finishes appropriate for a public assembly use. The entire exterior of the east wing is Very Significant. The lobby wing/hyphen is also very important because this is where visiting alumni and other users of the building enter and check in with reception. In terms of its architectural significance, the lobby wing/hyphen is a transitional piece between the more “designed” east wing and the more “utilitarian” west wing. The entire exterior of the lobby wing/hyphen is Very Significant. As the location of CAA offices and non-public administrative functions, the west wing employs a much more functional appearance than either the east wing or the lobby wing/hyphen. Early drawings and models indicate that the west wing was originally to

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<sup>91</sup> The precise involvement of Lawrence Halprin in designing the Alumni House landscape is not precisely known. His name is on some of the sheets but no documentation has been found to describe his precise role in the project.

have had a butterfly roof like the east wing but this was eventually omitted, probably as a cost-cutting measure. It is nonetheless part of the original composition and therefore rated Significant.

*Category: Very Significant*

- Overall footprint and massing of the building: in particular the L-shaped plan consisting of three wings linked by distinct elements.
- Exterior materials of the east wing and the lobby wing, including metal-frame window walls, brick veneer, and concrete columns, fascias, and other detailing.
- Exterior portion of William Glenn Homan Fireplace.
- Glazed "Herculite" doors.
- Butterfly roof with cement plaster fascias and cement plaster finished flues.

*Category: Significant*

- Cement plaster-finished concrete north and south walls of west wing.
- Metal frame window walls and porcelain-enameled spandrel panels on east and west walls of west wing.
- Flat roof with sheet metal coping.

### **C. Interior**

The interior of Alumni House has been more extensively altered than the exterior but in balance it still retains the majority of its original materials and features. The interior of the east wing is the most intact, especially the ceremonial public gathering places, including Toll Lounge and the Stephen Bechtel Conference Room. Of secondary importance (Significant) are the interior of the lobby wing/hyphen and the corridor within the west wing. Although they are not architecturally distinctive, the interior of most of the offices of the east and west wing retain much of their original design and materials. These spaces are therefore deemed to be Contributing. The basement level of the west wing as well as the toilet rooms and kitchen in the east wing have been remodeled and are therefore Non-contributing.

*Category: Very Significant*

- Toll Lounge and Bechtel Conference Room: in particular the slate flooring, walnut veneer wall paneling, built-in cabinetry, and movable partition; brick east wall; north glazed window wall; glazed transom between the lounge and the conference room; and metal struts supporting the steel beam between the transom and the moveable partition.
- Fireplaces: Class of 1917 Alcove, Philip R. Thayer Fireplace, and William Glenn Homan Fireplace.
- Travertine panel and plaque in lobby wing/hyphen.

*Category: Significant*

- Lobby Wing/Hyphen: in particular slate flooring, glazed window walls; "Herculite" doors; brick east wall; and ceiling-mounted light fixtures.
- Aluminum stair balustrades in west wing.

*Category: Contributing*

- West Wing corridor and offices: in particular linoleum flooring, gypsum board partition walls, solid wood doors and metal and wood moldings, rubber base

- moldings, metal-frame transom in corridor, built-in cabinetry (original only), and plaster ceilings.
- Offices in East Wing: Although these spaces were originally used as a coat check room and storage, these spaces appear to retain their original finishes.

*Category: Non-contributing*

- Kitchen, toilet rooms, and corridor of east wing.
- Women's toilet room on first floor of west wing.
- Basement of west wing.

#### **D. Significance Diagrams**

The Significance Diagrams (**Appendix Item B**) are based on "as built" drawings for Alumni House prepared by KVP.

## V. Analysis of Historic Significance

### A. Existing Historic Status

Alumni House is currently not assigned a California Register of Historical Resources status code. California Register status codes, which range from “1” (individually listed in the National or California Register) to “7” (not evaluated), are assigned by the State of California Office of Historic Preservation (OHP) to properties listed in or under review by OHP. Nor is Alumni House a local Berkeley City Landmark or Structure of Merit. The only status the property has is from the 1978 Campus Historic Resources Survey prepared by the Campus Planning Study Group of the University of California, Berkeley. The surveyors wrote the following about Alumni House:

A handsome example of the Americanized International Style derived from the European work of Le Corbusier and the Graduate School of Design at Harvard. Its siting and landscaping contribute significantly to the environmental design of the campus.<sup>92</sup>

The survey was undertaken by renowned architectural historian Sally Woodbridge, an authority on Northern California Modernism.

### B. National Register of Historic Places

The National Register of Historic Places (National Register) is the nation’s most comprehensive inventory of historic resources. The National Register, administered by the National Park Service, includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, only resources over fifty years of age are eligible for listing in the National Register if they meet any of the four nominating criteria *and* if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register:

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<sup>92</sup> University of California, Berkeley, Campus Planning Study Group, *Campus Historic Resources Survey* (Berkeley: 1978), 118.

**Criterion A (Event):** Properties associated with events that have made a significant contribution to the broad patterns of our history;

**Criterion B (Person):** Properties associated with the lives of persons significant in our past;

**Criterion C (Design/Construction):** Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

**Criterion D (Information Potential):** Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

As mentioned above, in addition to qualifying for listing under at least one of the four National Register criteria, a property must be shown to retain sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”<sup>93</sup> According to the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, the seven characteristics that define integrity are as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

## C. Evaluation of Historic Significance

### *Criterion A*

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<sup>93</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: “How to Apply the National Register Criteria for Evaluation”* (Washington, D.C.: National Park Service, 1990, rev. ed. 1998), 3.

Alumni House does not appear eligible for listing in the National Register under Criterion A (Events). Although the commission, design, and construction of the building for the California Alumni Association was a watershed event for the organization, the building itself does not appear to be associated with any events that have made a significant contribution to the broad patterns of our history.

#### *Criterion B*

Alumni House does not appear to be eligible for listing in the National Register under Criterion B (Persons). Although many notable persons were associated with its design and construction and subsequent uses, the building was *not* a place “associated with these persons’ *productive* lives.”

#### *Criterion C*

Alumni House appears eligible for listing in the National Register under Criterion C (Design/Construction) as a resource embodying the “distinctive characteristics of a type, period, and method of construction.” Designed by Clarence Mayhew, with landscape design by H. Leland Vaughn (with assistance from Lawrence Halprin), the layout of the complex was largely determined by its scenic and secluded site next to Strawberry Creek. As an example of the Second Bay Region Tradition, the landscape is of equal importance to the building. Indeed, in many ways, there is very little to distinguish between the exterior and the interior – especially the east wing which can be fully integrated with the garden terrace when the doors are open. The continuation of slate flooring throughout the patio and the interior of the east wing and the lobby wing/hyphen is also a hallmark of the style, as is the use of earthy and organically derived materials like stone, brick, and wood.

Alumni House is a good example of the Second Bay Region Tradition, a regional design movement that flourished in the San Francisco Bay Area during the 1950s and 1960s. Building on the earlier First Bay Region Tradition, the Second Bay Region Tradition was aesthetically opposed to the machine-like glass-and-steel aesthetic of European and Southern California modernism. Building upon its regional antecedents by architects such as Bernard Maybeck, Julia Morgan, and A.C. Schweinfurth, architects working in the Second Bay Region Tradition fully embraced the natural elements of Northern California’s landscape and climate to create a distinctive regional idiom.<sup>94</sup> Natural organic materials like wood and stone (and to a certain extent, brick) were often used in juxtaposition with machine-made materials like steel, glass, and concrete. In addition, landscape was placed on an equal footing with the building. Indeed, with the Second Bay Region Tradition it is often difficult to draw the line between indoors and

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<sup>94</sup> Leslie Freudenheim, *Building with Natural Roots of the San Francisco Bay Region Tradition*, 3.

outdoors, as paving and flooring, planter beds, and other elements interpenetrate the two realms.<sup>95</sup>

The design of Alumni House embodies the characteristics of the Second Bay Region Tradition. The building is painstakingly integrated with its surroundings and its landscaping is used both to create a harmonious setting for the building, as well as to set it apart from its much larger neighbors. Made possible in part due to Berkeley's temperate climate and the site's proximity to Strawberry Creek, the building and landscape are seamlessly merged through extensive indoor-outdoor connections – particularly between the east wing and the garden terrace. Large glazed doors easily slide open to integrate Toll Lounge and Bechtel Conference Room with the outdoors; the slate that makes up the flooring of the east wing and the lobby wing/hyphen extends beyond the perimeter of the building into the surrounding landscape, further blurring divisions between the two. The east wing has a fireplace that faces both the lounge and the garden terrace. Extensive areas of glazing on the north wall of the east wing and the north and south walls of the lobby wing/hyphen provide users of the building with the feeling that they are located within a secluded glade and not in the heart of an urban campus.

One of Alumni House's features not specifically related to the Second Bay Region Tradition is the east wing's biomorphic-inspired "butterfly roof." This feature is an unusual expression of the California midcentury pop culture phenomenon known as "Googie." Named for a popular coffee shop chain in Los Angeles, the style refers to the flashy and technology-centered commercial architecture of coffee shops, bowling alleys, motels, and other commercial structures that were once common in Los Angeles, Orange County, San Diego, and other centers on the West Coast. The style was also popular in the Pacific Northwest, achieving its pinnacle with the Space Needle and other structures built for the 1962 Seattle World's Fair. Common features of the style include upswept, butterfly, or paraboloid roofs with wide eaves, integrated planting beds, brick or metal cladding and large areas of window wall. Ornament and signage – usually depicting 1950s-era imagery of rocketry/space ships, atomic energy, and biomorphic amoeba shapes were commonly used. The integration of a butterfly roof into the design of the east wing of Alumni House is an unusual, if unprecedented, hybrid of the erudite Second Bay Region Tradition with the pop-culture Googie style.

The west wing, which was originally to had its own butterfly roof, appears to have been "value-engineered" prior to construction. Nevertheless, the utilitarian west wing does retain a few hints of its Second Bay Region Tradition roots, in particular its fieldstone foundation and its seamless

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<sup>95</sup> Sally Woodbridge, ed., *Bay Area Houses* (Layton, OH: Gibbs M. Smith Inc, 1988), 8.

integration into the surrounding landscape. Otherwise the west wing is mostly clad in generic, industrially produced materials like concrete, metal, and glass.

Alumni House does not appear eligible for listing under Criterion C as the “work of a master” for its association with architect Clarence Mayhew. As demonstrated in this report, Clarence Mayhew was an active figure in the Second Bay Region Tradition. However, Mayhew appears to have been more of a peripheral figure who derived much of his aesthetic inspiration from the leading lights of the movement, in particular William Wurster. In contrast to his friends and colleagues at UC Berkeley, Mayhew embraced the popular stylistic trends of his day, as evidenced by his penchant for the popular Googie style. Neither Wurster nor Dailey would have ever allowed themselves to use such imagery in their chaste residences, commercial buildings, or civic monuments. Although Mayhew was a prolific designer most of his work has not stood the test of time to the degree that Wurster, Dailey, or other practitioners of the Second Bay Region Tradition’s work has.

At this time Alumni House also does not appear to be significant under Criterion C for its association with Lawrence Halprin. Although Halprin’s name appears on some of the drawings as “supervising landscape architect,” H. Leland Vaughn was the landscape architect of record. Although he had opened his own office in 1949, as a still fairly unknown practitioner Halprin continued to collaborate with other landscape architects until the mid-1950s. Alumni House was one of the last jobs he did as a consultant to another landscape architect and it is possible that his involvement with this project got him the job designing the landscape of the nearby California Student Center a few years later. As supervising architect Lawrence Halprin was probably responsible for fleshing out and implementing Vaughn’s design.

#### *Criterion D: Information Potential*

Analysis of eligibility under Criterion D (Information Potential) is beyond the scope of this report.

*Integrity*

Once a resource has been identified as being potentially eligible for listing in the National Register, its historic integrity must be evaluated. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact.

As described above, Alumni House and its landscaping have undergone few alterations since its completion in 1954. Most of these changes were confined to back-of-house spaces within the interior. In contrast, the most significant interior spaces have remained largely untouched. Likewise, the landscaping has undergone several relatively minor changes, with the majority of the original trees, circulation, topography, and structures remaining intact. Understory plantings have changed over time, probably in reaction to increasing shade cast by the redwoods. Overall, the integrity of Alumni House is high for an institutional facility approaching 60 years of age. The following section goes through each of the seven aspects of integrity: design, setting, materials, workmanship, feeling and association:

- **Location:** Alumni House has clearly not been moved since it was completed; therefore it retains integrity of Location.
- **Design:** The exterior of Alumni House has undergone few, if any, substantial changes. The interior has also remained largely intact aside from the incremental remodeling of non-character-defining back-of-house spaces. It retains integrity of Design.
- **Setting:** Aside from the installation of a flagpole in 1973, the relocation of two stone lanterns to the site in 1980, and several minor changes to understory plantings, the site of Alumni House has not been changed since 1954. It retains integrity of Setting.
- **Materials:** As mentioned above, Alumni House has not undergone any significant interior or exterior alterations. It retains integrity of Materials.
- **Workmanship:** As a midcentury modern building, Alumni House is constructed of industrially produced elements, albeit of organic materials such as cut stone and brick. The interior does contain several examples of craftsmanship, including the stone retaining wall/planter at the north and west sides of the west wing, the travertine panel in the lobby wing/hyphen, the extruded aluminum balustrade on the north and south stairs of the west wing, and the copper fireplace hood in the Toll Lounge in the east wing. These features all remain intact and in situ. The building retains integrity of Workmanship.
- **Feeling:** Based on the retention of the majority of its historic fabric and setting, Alumni House is still capable of conveying the aesthetic sensibility of 1950s-era California, an era generally characterized by optimism in the future of the state and the University of California. The building's design is emblematic of this era

before relentless budget cutting and the anti-tax fervor of the early twenty first century began to unravel the state. Alumni House retains integrity of Feeling.

- **Association:** There really are no historical events of note associated with Alumni House. Nevertheless, the building would be readily recognizable to its earliest users if they visited the building today. The building retains integrity of Association.

## VI. Recommendations

### A. Landscape<sup>96</sup>

#### *Spatial organization*

Maintaining a sense of enclosure for the terrace of the east wing is integral to preserving the integrity of the original design intent as well as the much beloved garden quality of this space. Care should be taken to preserve this sense of enclosure and separation from the main entry path.

The definition of the north-south axis of the entry path, the continuity between interior and exterior spaces and paving at the entrance hall, and the sense of landscape flowing through the building, should be maintained and potentially upgraded.

In the future, if additional gathering space is desired along the east edge of the west wing, care should be taken to distinguish the gathering area from the circulation zone to ensure a sense of privacy and separation for the new gathering space(s) and not diminish the experiential quality of the former terrace space.

Though the design details may need to be revised or renewed to respond to the new west wing, the spatial definition of the south entry courtyard should be maintained.

Plans for the proposed Student Center indicate an expanded paved plaza at the south-east corner of the Alumni House site. These plans should be carefully reviewed and coordinated to ensure that any detrimental impact to the integrity of the Alumni House site is avoided.

#### *Topography*

Maintaining the planted berm around perimeter of the garden terrace is critical to maintaining a sense of enclosure and privacy for the terrace.

#### *Vegetation*

While the understory and perennial planting may change without overall impact to the space, maintaining and protecting the mature tree canopy is critical.

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<sup>96</sup> The landscape recommendations are extracted from a report prepared by The Office of Cheryl Barton and dated July 25, 2011.

The understory planting along the east and north edges of the site should be restored to ensure that privacy and screening of the terrace is maintained. Now that the tree canopy shades the area completely, a more shade appropriate planting palette should be implemented.

The planting of the south entry courtyard may be revised, but care should be taken to maintain the screening effect that it currently provides for the reception area.

The planting along the east edge of the west wing can be modified to accommodate the new plan, if it continues to reinforce the spatial qualities of the existing landscape that have been described as significant. This includes maintaining a planted edge along the glass walled corridor and creating a sense of separation between any new gathering areas and the north-south entry path.

#### *Circulation*

The alignment of the north-south entry path to the north of the glass-walled corridor and the continuity between interior and exterior paving at the entrance hall should be maintained. The original exterior paving appears to have been ground down around the edges of each paving piece. This was likely done because of displacement and tripping hazard concerns. It is unfortunate in that it creates a far more graphic pattern than was part of the original design. Alternatives should be considered for repairing or regrinding the paving to create a more uniform surface appearance, or replacing the paving with a matching stone and layout to maintain continuity with the interior paving. New areas of paving can and should be distinguished from the original.

Any gathering spaces created along the east wall of a new west wing should maintain a sense of spatial and visual distinction from the entry path and the existing terrace space.

The asphalt path from the north in the area of the redwood trees should be re-graded and repaved. There is an opportunity to upgrade the quality of pavement and improve the transition from the campus circulation path into the garden that should be considered in the new west wing landscape design. Reconfiguring this entrance to create more distinction between the campus path and the garden, would provide more privacy to the east wing.

*Structures, Furnishings and Objects*

The architectural stone wall along the west edge of the property is significant. If it cannot be preserved, the designers of the new west wing should consider responding to and integrating the qualities that it brings to the site: integration of building with landscape and connection to contextual rustic stone walls from the period.

The deteriorated wood seat of the Vaughn/Halprin bench should be replaced according to the original design.

Since the original construction of the site, many new objects have been added over time. The University should consider implementing a policy to guide future interventions to prevent the site from becoming overly cluttered.

Of the items that have been added since the original 1954 plan, we recommend the following:

- Removal of the no parking signs along the north entry path
- Relocation of Japanese stone lanterns within the site if needed to accommodate the new west wing landscape without impact to the overall design of the site
- Removal and relocation of the flagpole

**B. Architectural: Exterior**

Architectural features, materials, and spaces should be treated as described in the University's definitions of significance zones at the beginning of Chapter IV above. Features, materials, and spaces that are categorized as being either Significant or Very Significant should be treated according to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Areas that are classified as Contributing are of lesser significance and consist of original materials, features, and spaces that have a low level of significance and are therefore less sensitive to change. Non-contributing materials, features, and spaces are either not historic or historic elements that have been heavily altered, thereby having lost integrity.

Deferred maintenance is an ongoing issue afflicting Alumni House, although deterioration is only present in some more vulnerable industrial materials, including the corroded metal window mullions and window frames on the west wing and the cracked and deflecting stone retaining wall/planter of the west wing. Unfortunately, these deficiencies are not easily addressed without wholesale replacement of original materials and doing so in-kind is likely infeasible due to the fact that these metal systems are likely no longer manufactured. The other exterior materials and features appear to be in generally good condition, including the brick exterior walls of the east wing, the glazed window walls of the east and lobby wings, and the cement plastered north and

south walls of the west wing and the similarly detailed butterfly roof and fascia of the east wing and lobby wing. Continued regular maintenance should suffice to keep these materials in good condition.

Architecturally, the east wing is more significant than the more utilitarian west wing. The east wing is also more visible from the nearby California Student Center complex to the north. Unfortunately, an unsightly trash enclosure has been constructed along the north wall of the east wing. Although this enclosure is handy to the kitchen and to the paved access road, it is our recommendation that this structure be relocated, redesigned, or at least better concealed from view.

### **C. Architectural: Interior**

The most significant spaces within Alumni House are its public spaces, including Toll Lounge, Stephen Bechtel Conference Room, and the lobby. The interiors of these rooms are finished using higher-quality materials than the west wing or the back-of-house spaces in the east wing. The lounge and the conference room share the same walnut veneer paneling, glazed window walls, carpeted and slate-finished flooring that extends from indoors outdoor to the garden terrace, movable partition wall and transom, and acoustical ceiling. The lounge features three fireplaces, including two cast stone fireplaces and the brick and copper Class of 1917 Alcove. The lobby features dark gray slate flooring and a glazed window wall. The offices of the west wing are generally intact, although they are only of Contributing significance.

Existing features and materials rated Very Significant or Significant should be retained and restored, such as slate flooring, brick and walnut-veneer wall cladding, ceiling materials in the public areas, stairs, hardware, doors, and miscellaneous decorative features such as the fireplaces in Toll Lounge. Paint colors and stains and other finishes should be based on historic colors substantiated by documentation or paint analysis. Features which are Very Significant should be retained in place if feasible or moved to an appropriate location if necessary. Significant features should be retained in place or moved if feasible. Contributing features should be retained wherever achievable within the project goals. Non-Contributing features may be removed wherever they occur in the building.

In terms of specific recommendations, everyday wear and tear and removal of original furnishings have diminished the experience within Toll Lounge and the Stephen Bechtel Conference Room. It is our recommendation that the walnut veneer paneling be refinished to remove scratches and discolored areas. Some areas that have been chipped may require walnut veneer "Dutchman" repairs. Although the original light fixtures have been removed, the fixtures that have been

substituted are generally compatible. Carpeting, furnishings, and drapery should be replaced wherever necessary to achieve the original midcentury character of Toll Lounge and the Stephen Bechtel Conference Room. The lobby requires little work beyond continued maintenance. The back-of-house spaces of the east wing have been incrementally altered and are largely non-contributing spaces. These can be reconfigured or upgraded to modern standards without harming the integrity of the building.

It is recognized that the west wing will likely be demolished. Very Significant or Significant materials or features are few in number in this part of the building and just include the aluminum stair balusters. These should be salvaged, and if it all possible, reused in the replacement building.

#### **D. Life Safety**

Alumni House presents life safety issues typically present in older buildings. Sprinkler systems are present in the west wing offices though an inspection would be required to verify current sprinkler head count and fire code compliance. Neither Toll Lounge nor Stephen Bechtel Lounge appear to have sprinkler systems, although emergency egress to the exterior is adequate per current code. Additionally the east wing houses a mechanical loft with various mechanical equipment units that sit above wood flooring and framing. This loft, un-sprinklered and with its non-compliant stair for access or egress, represents the most imminent life safety hazard in the building.

#### **E. Accessibility**

Alumni House accessibility issues include non-compliant restroom fixtures in both wings of the building. An elevator would also be necessary to provide adequate access to the basement level of the west wing. While the provision of compliant fixtures is relatively easy, the provision of an elevator would require extensive demolition, reconfiguration of the existing floor plan, and other sizable interventions within the west wing. Within the offices, door strike-side clearances, clear door opening width, and non-lever type hardware represent other accessibility barriers that could more easily be corrected.

#### **F. Structural**

Alumni House consists of a steel-frame structure over concrete foundations for both of its wings. The roofs are a lightweight concrete deck with metal mesh reinforcements. Steel pipe columns are implemented at both wings. The east and west wing floor plates consist of reinforced-concrete slabs and are at the same elevation. The west wing takes advantage of the change in terrain and has a full-height basement that is partially below grade. The change in grade elevations is structurally addressed by the use of a stone retaining wall at the west wing

basement. This retaining wall element would need to be retained should there be significant upgrades to the west wing footprint. Additionally, even in case of removal, this structural wall will require shoring prior to upgrades or replacement. Were retention of both wings to occur, additional concrete strength testing would be required to determine whether there is adequate lateral support for the building shear forces. The east wing, where the larger public assembly spaces are located, also houses a mechanical loft which is the only space in the building complex that implements the use of wood framing. Currently it appears that the lateral forces of this space are solely provided by the plaster and wood-frame walls. These wood-framed elements are not appropriately configured to provide lateral support and additional lateral load elements would be necessary in order to bring the east wing to current code. Please refer to **Appendix Item D** for a detailed structural evaluation.

## **G. MEP**

Alumni House retains most of its original building components and though minor upgrades through the years have occurred, a comprehensive review of the existing systems in conjunction with the building construction and insulation should be conducted for the purpose of installing new systems to improve the energy performance and user comfort levels. The installation or upgrade of new building systems should be done carefully and with consideration of locations for new elements so as to minimize the visual impact to the spaces, finishes and materials.

### *Mechanical*

Alumni House is heated using steam from the central plant and only the west wing has a cooling condensing system. The current systems could be retained with some necessary improvements to pipes and insulation or it could be converted to a more efficient heating system.

### *Plumbing*

In general the toilet rooms retain their original fixtures and most are not water-efficient. The toilets and urinals would need to be replaced with low-flow fixtures although the lavatories could be retrofitted with flow restricting devices should they meet accessibility requirements. The hot water is currently supplied by electric heaters. With new water consumption standards and efficient fixtures, complete restroom upgrades are recommended.

### *Electric*

Alumni House retains the original electrical system dating back to 1953. Electrical panels and wiring have a reliability lifespan of 30 and 50 years, respectively. A new electrical system is recommended while the removal of the existing electrical system, consisting of simple surface

junction boxes, should be done carefully to minimize the impact on the interior spaces and their materials.

Please refer to **Appendix Item E** for a detailed building systems evaluation report.

## H. Summary of Significance and Recommendations

	AREA	CHARACTER DEFINING FEATURE(S) & SIGNIFICANCE	RECOMMENDATION
<b>Landscape</b>			
	<i>Landscape</i>	<i>Very Significant</i>	
		• Spatial organization / L-shape	Maintain sense of enclosure for terrace of east wing; maintain planted berm around perimeter of garden terrace
		• Slate paved patio materials	Consider alternatives for repairing or regrinding paving to create uniform surface or replace paving with matching stone and layout
		• Planted berm around the perimeter of the garden terrace	Understory and perennial planting may change without overall impact to the space; understory planting along the east and north edges of the site should be restored
		• Use of trees to frame views of Strawberry Creek,	Maintaining and protecting the mature tree canopy is critical
		• Circulation and the continuity between interior and exterior spaces	Maintain definition of north-south axis of entry path, continuity between interior & exterior
		• Structures, Furnishings, Objects: rustic stone retaining wall on west	Preserve or respond to and integrate the qualities that it brings
		<i>Significant</i>	
		• Low wood bench on stone pedestal base located in the garden terrace	The deteriorated wood seat of the Vaughn/Halprin bench should be replaced according to the original design
		• Japanese lanterns (Not part of the original design but have gained significance in place)	Relocation of Japanese stone lanterns within the site if needed to accommodate the new west wing landscape without impact to the overall design of the site
<b>Exterior</b>			
	<i>East Wing</i>	<i>Very Significant</i>	
		• Overall footprint / L-shape	East wing is more significant than the more utilitarian west wing
		• Exterior materials of the east wing and the lobby wing, including metal-frame window walls, brick veneer, and concrete columns, fascias, and other detailing	Regular maintenance to keep other materials in good condition
		• Exterior portion of William Glenn Homan Fireplace	Regular maintenance to keep these materials in good condition
		• Butterfly roof with cement plaster fascias and cement plaster finished flues	Regular maintenance to keep these materials in good condition
	<i>Lobby / Hyphen</i>	<i>Very Significant</i>	
		• Exterior materials including metal-frame window walls, brick veneer, and concrete columns, fascias, and other detailing	• Regular maintenance to keep these materials in good condition
		• Glazed "Herculite" doors	• Regular maintenance to keep these materials in good condition
	<i>West Wing</i>	<i>Significant</i>	
		• Cement plaster-finished concrete north and south walls	Regular maintenance to keep these materials in good condition
		• Metal frame window walls and porcelain-enameled spandrel panels on east and west walls	Deferred maintenance may require wholesale replacement of metal window frames and spandrel panels
		• Flat roof with sheet metal coping	Regular maintenance to keep these materials in good condition

Interior			
	<i>East Wing</i>	<i>Very Significant</i>	
		<ul style="list-style-type: none"> <li>• Toll Lounge and Bechtel Conference Room: slate flooring, walnut veneer wall paneling, built-in cabinetry, and movable partition; brick east wall; north glazed window wall; glazed transom between the lounge and the conference room; and metal struts supporting the steel beam between the transom and the moveable partition</li> </ul>	Retain and restore. Refinish walnut veneer paneling to remove scratches and discolored areas. Replace carpeting, furnishings, and drapery wherever necessary to achieve the original midcentury character. Paint colors and stains and other finishes should be based on historic colors substantiated by documentation or paint analysis.
		<ul style="list-style-type: none"> <li>• Fireplaces: Class of 1917 Alcove, Philip R. Thayer Fireplace, and William Glenn Homan Fireplace</li> </ul>	Retain and restore
		<i>Contributing</i>	
		<ul style="list-style-type: none"> <li>• Offices (originally used as a coat check )</li> </ul>	Can be reconfigured or upgraded to modern standards
		<i>Non-contributing</i>	
		<ul style="list-style-type: none"> <li>• Kitchen, toilet rooms, and corridor</li> </ul>	Can be reconfigured or upgraded to modern standards
	<i>Lobby / Hyphen</i>	<i>Significant</i> <ul style="list-style-type: none"> <li>• Slate flooring; glazed window walls; "Herculite" doors; brick east wall; and ceiling-mounted light fixtures.</li> <li>• Travertine panel and plaque in lobby wing/hyphen.</li> </ul>	<ul style="list-style-type: none"> <li>• Requires little work beyond continued maintenance</li> <li>•</li> </ul>
	<i>West Wing</i>	<i>Significant</i>	
		<ul style="list-style-type: none"> <li>• Aluminum stair balustrades in west wing.</li> </ul>	Salvage, and if it all possible, reuse in replacement building
		<i>Contributing</i>	
		<ul style="list-style-type: none"> <li>• West Wing corridor and offices: in particular linoleum flooring, gypsum board partition walls, solid wood doors and metal and wood moldings, rubber base moldings, metal-frame transom in corridor, built-in cabinetry (original only), and plaster ceilings</li> </ul>	West wing will likely be demolished
		<i>Non-contributing</i>	
		<ul style="list-style-type: none"> <li>• Women's toilet room on first floor</li> </ul>	West wing will likely be demolished
		<ul style="list-style-type: none"> <li>• Basement</li> </ul>	West wing will likely be demolished

## VII. Conclusion

Designed by architect Clarence Mayhew, with landscape by H. Leland Vaughn (with assistance from Lawrence Halprin), Alumni House answered a longstanding need for a gathering space for alumni of the University of California during the postwar era. Designed with a modernist vocabulary, incorporating features of the Second Bay Region Tradition and the Googie style, and with a minimalist-connected Bauhausian plan, Alumni House stands apart from its earlier and more traditional neighbors on the opposite bank of Strawberry Creek. Although not designed as part of the adjoining California Student Center, Alumni House presaged its construction and provides an hint of the modernist idiom that would characterize campus architecture from the 1950s onward. It was also one of the first purpose-built university facilities constructed south of Allston Street. The building is deftly integrated into its creekside setting, with landscaping used to frame views of the creek, block out views of its neighbors, as well as creating intimate outdoor gathering spaces. The building and its landscape have undergone very few alterations since its completion in 1954. Alumni House appears eligible for listing in the National Register under Criterion C (Design/Construction) as a good example of the Second Bay Region Tradition. Although intact, the building has suffered from some mild deferred maintenance. More important, after 58 years of existence the building no longer fulfills its original program of housing the entire California Alumni Association staff and program. Furthermore, the building's signature public gathering spaces require sprucing up to enable their continued use by alumni and other groups. The building also requires updated structural, mechanical, electrical, and plumbing systems.

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**IX. Appendix**

- A. Room-by-Room Inventory**
- B. Significance Diagrams**
- C. Landscape Report**
- D. Structural Report**
- E. MEP Report**
- F. Original Drawings**