

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

AGENDA ITEM VII.A

CURRENT PLANNING
MAR 5 1990

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

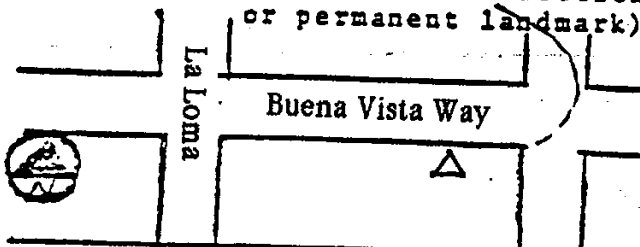
- : Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00
1. Name of Property "Annie Maybeck House" State Historic Resource Inventory
Survey Code No. #103
2. Building X Site X Open Space
3. County Alameda 4. City Berkeley
5. Street 2780 Buena Vista Way
6. Vicinity (if rural)
7. Present Occupant Jonas and Marilyn Langer
8. Present Owner Jonas and Marilyn Langer
9. Original Owner (if known) Bernard and Annie Maybeck
10. Date of Construction 1933 11. Style
12. Architect/Builder Bernard Ralph Maybeck 3. Original Use Home
13. Historic Value: national X state X county X city X neighborhood X
none
14. Architectural Value: national X state X county X city X neighborhood X
none
15. Notable Garden or Landscaping: yes X no
17. Photographs: contemporary historical
dates dates
photographer photographer
repository repository
18. Bibliography: Published State Historic Resource Inventory
See Attachment C 18 Page 5 Recol Jacomena Maybeck Kerna Maybeck Gannon
Other Bancroft Library, Environmental Design Library
University of California, Berkeley
19. Block Number 22420. Lot No. 60 21. Lot Size: frontage 95
Depth 80 + (159.65 on #2)
22. Current Zoning Status R1H 23. Adjacent Property Zoning Status R1H
24. Present Use: residential (single family X multiple) office
store public other specify
25. Adjacent Property Use (check all that apply): residential (single
family X multiple) office store public
other specify

26. Assessed Property Value: current_ \$75,048 .. ago_ 10 yrs. ago_
27. Present Condition of Property: exterior: excellent ☒ good ☐ fair ☐ poor
interior: excellent ☒ good ☐ fair ☐ poor
grounds: excellent ☒ good ☐ fair ☐ poor
28. Property Endangered: yes ☒ no ☐ source, if yes_ Encroachment_
29. Potential New Property Uses: _____
30. History: Briefly describe the historical significance of this proper
See Attachment A 30 Page 3

31. Architecture: Briefly describe the
dicate notable features as well as
clude notable landscaping or natur

See Attachment B 31 Page 4

32. Location Map (nearest intersection
or permanent landmark)

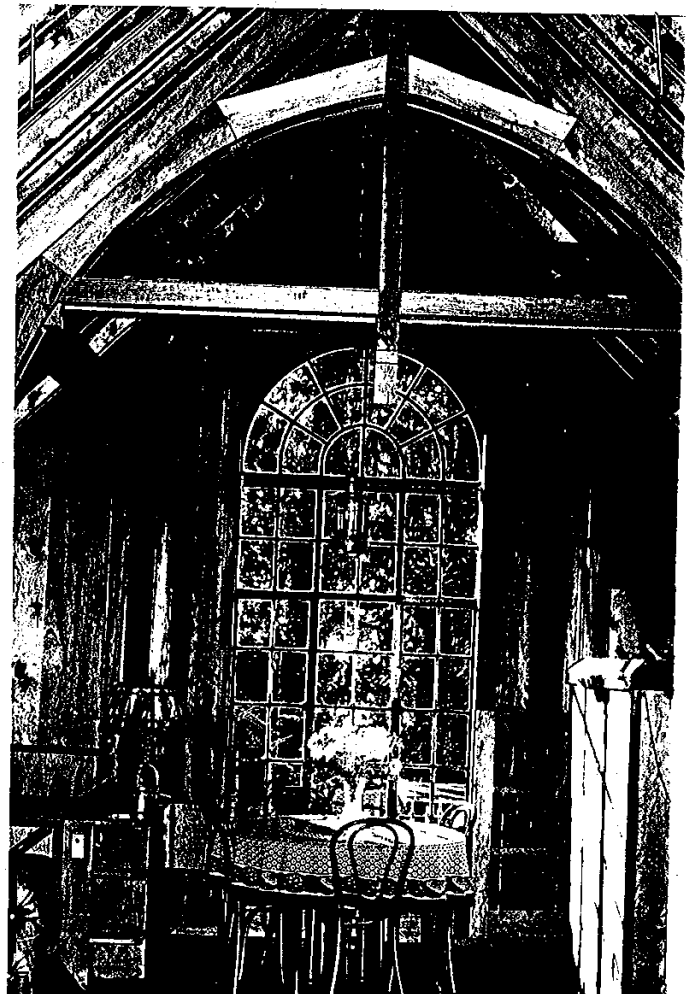


34. Additional Comments or Continuation



35. Recorder: Name_ Marilyn Langer
Address_ 2780 Buena Vista Way
Berkeley, California

March 5, 1990



Attachment A 30.

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Historical Importance of Property

The property at 2780 Buena Vista Way was the last home and garden that Bernard Maybeck designed and built for himself to replace his original homesite that burned in the Berkeley fire of 1923. Constructed in 1933 at his zenith and with no compromise to cliental requirement, it epitomizes his artistic achievement and his vision of the home. It is located in the center of a large tract that was purchased by Bernard Maybeck in 1900 and was known as La Loma Park. He developed this area which is bounded by La Vereda, La Loma, Buena Vista Way and what was then Cedar Street creating studios for himself and additional homes for his family and clients until his death in 1957. We purchased this property directly from Bernard Maybeck's daughter, Kerna Maybeck Gannon. We have spent the 23 years of our ownership maintaining this home in its original state and protecting it from alteration or "improvement".

Biographical Information quoted from Maybeck Family Papers folder at Bancroft Library at the University of California, Berkeley.

"Bernard Ralph Maybeck was born in New York City in 1862. He attended public and private schools there and from 1881-1886 was a student at the Ecole de Beaux Arts in Paris. In 1886 he returned to the United States and began his career as an architect. In 1890 Bernard was married to Annie White. Shortly thereafter, they moved to Berkeley where they resided continuously until her death in 1956 and his the following year.

Maybeck's association with the University of California started about 1894 when he accepted a job teaching descriptive geometry. Soon he was also teaching a class in architecture, and from this grew the College of Architecture. In 1896 Maybeck originated and managed the Phoebe Apperson Hearst competition for a University of California Masterplan. In 1930 he was granted an honary LLD.

Homes designed by Maybeck are found throughout California. He is credited with many innovations including the widespreade use of reinforced concrete, stucco, and wood, especially redwood. His better known buildings include the University of California Mens Faculty Club, First Church of Christ, Scientist in Berkeley, the Carmel Public Library, Hearst Gymnasium (with Julia Morgan), Principia College at Elsau, Illinois and the Palace of Fine Arts in San Francisco. He drew the general plans for Mills College (with Julia Morgan) and was Associate Architect of the Golden Gate Exposition in 1939."

Architecture

The home, viewed from the street, appears to be a modest lapsided wooden building nestled into the hill surrounding an immense chimney whose poured concrete form imitates the alternating pattern of its redwood and douglas fir siding. Although the house sits on an incredibly steep site, one has the impression when entering on the east and viewing the home from all sides that it offers the equilibrium of a house built on a flat site. An example of the spirit of the Berkeley Hillside Club of which Bernard Maybeck was a founder and President in 1909-1910, he "used what was there. He did not cut into the hill or fill up the hollow but built around the hill on its contour lines one story above and back of the other." One never views more than two of its three stories at one time and the (shingled) roof was "made to look well from above."¹

Maybeck sited his building utilizing the precepts of Andre, the great Landscape Architect who said, "The fundamental law of Landscape Architecture is; in laying out a landscape never take away what is there but group it in with what you add to it." Maybeck's landscaping includes terracing and narrow foot paths to integrate the building with the hill. "To hold the soil and act as wind-breaks there is nothing so cheap or so good as trees. The few native trees that have survived centuries of fire and flood lived because they had chosen the best places. They should be jealously preserved. Bend the road, divide the lots, place the houses to accommodate them."

The plan for the main living floor of the house is that of an open cross plan as found in small country churches in England with bedrooms below extending the house to provide above "a porch on the south for dining and a porch on the north for sleeping". Large windows are placed at the ends of the long south to north axis of the upper floor to "let in all the sunlight possible, not to keep out heat" while two small windows perforate the east or street side of the house to allow for as much light as minimal privacy will allow. The small windows on the eastside of the bedroom floor give way to larger windows on the south and north sides of the bedrooms to allow for more light to be admitted where privacy is assured. The bayside windows are small in the upper main floor reducing glare and not competing with the north south axis of the design while those on the lower floor are larger to give light to smaller, darker rooms. This design would to this day be an appropriate application given the orientation of the property to the direction of the sunlight, the contour of the site, and the provisions of the current Berkeley Zoning Ordinance.

1. All quotations are taken from the Hillside Club publication, 1906-7, Berkeley, California.

Attachment C 18.

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Bibliography

California State Historical Resources Inventory.

Cardwell, Kenneth H. Bernard Maybeck. Artist. Architect. Artisan.
Salt Lake City: Gibbs-Smith, 1977.

Gannon, Kerna Maybeck. Personal Communications.

Maybeck Family Papers. Bancroft Library, University of California,
Berkeley.

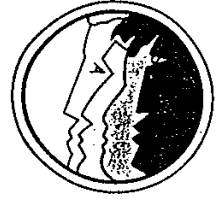
Maybeck, Jacomena. Personal Communications.

Maybeck Office Papers. Environmental Design Library, University of
California, Berkeley.



City of Berkeley

Landmarks Preservation Commission
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704
Telecommunications Device for the Deaf (415) 644-6915



(415) 644-6570

CITY OF BERKELEY

NOTICE OF DECISION

FOR MEETING OF: March 19, 1990

PROPERTY ADDRESS: 2780 Buena Vista Way

Also Known As: The Annie Maybeck House

OWNER OF PROPERTY: Jonas and Marilyn Langer

2780 Buena Vista Way, Berkeley, CA 94709

APPLICANT: Landmarks Preservation Commission

2180 Milvia Street, Berkeley, CA 94704

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to DESIGNATE the following:

It was MSC (Bright/Jones) that the Landmarks Preservation Commission close the public hearing and designate 2780 Buena Vista Way, the Annie Maybeck House a City of Berkeley landmark in recognition of its having been designed by Bernard Maybeck, one of Americas eminent architects, who played an integral role in the establishment of the Bay Area Tradition architectural movement of building with nature, and in recognition of the fact that Maybeck designed the house for himself and his family. Further, the Commission finds that the period of significance for the house is 1933 when a cluster of houses designed by Maybeck were constructed on Buena Vista Way after the 1923 North Berkeley Hills wildfire, in an area commonly known as the "Maybeck District". The Commission also recognizes that the house has unique architectural elements such as a wood sided chimney and structural interior arches and makes use of light in a manner which is typical of the Bay Region style.

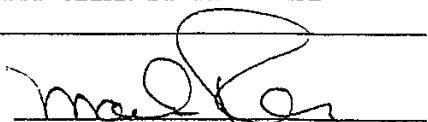
Motion Carried: Ayes: Aroner, Bright, Cerny, Jones, Kusmierski, McGlibery, Roha; Nay: -; Abstain: -; Absent: Gordon, Marsh.

NOW, THEREFORE, BE it Resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the Council of the City of Berkeley.

DATE NOTICE MAILED: 4-2-90 THE APPEAL PERIOD EXPIRES AT 5 PM: 4-17-90
FILE APPEAL WITH CITY CLERK BY THIS DATE

cc: City Clerk
Codes and Inspection

ATTEST:


Mark Paez, Secretary