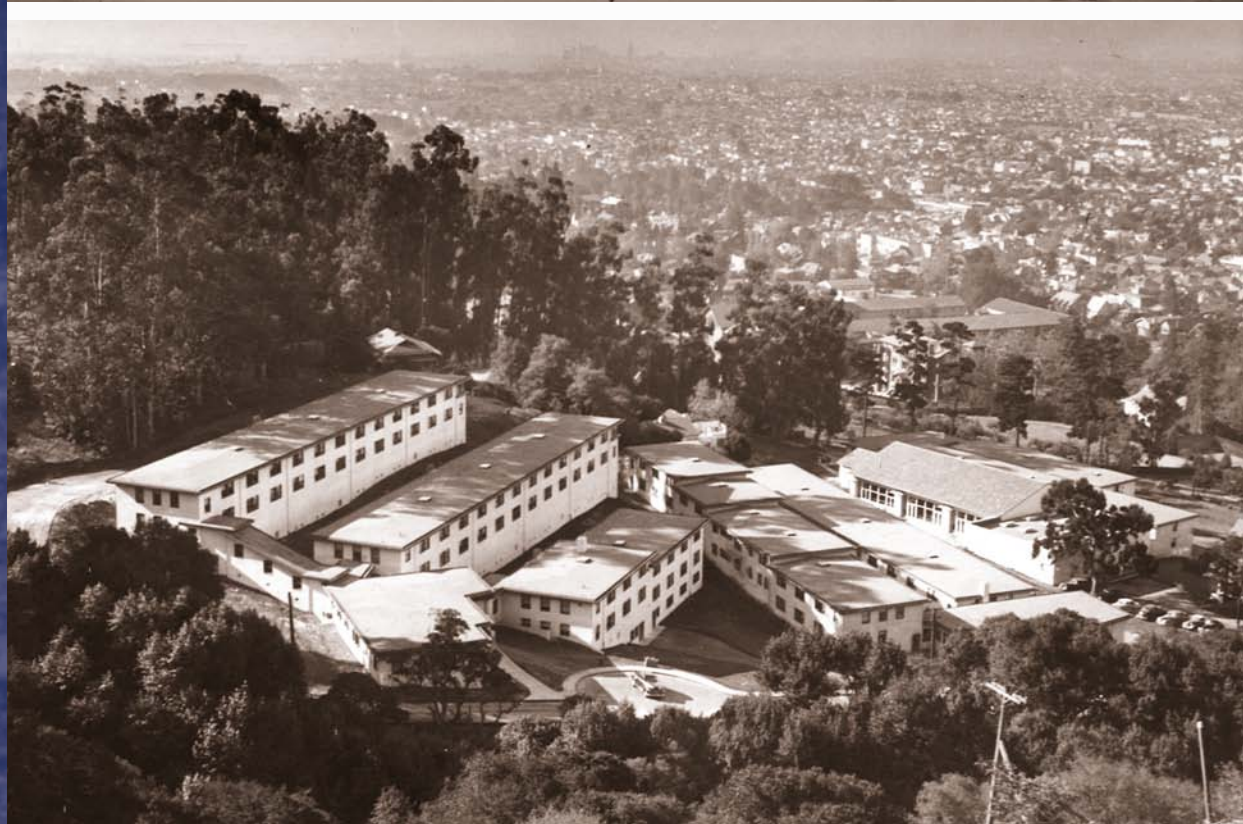


# SMYTH – FERNWALD PROPERTY

## HISTORIC STRUCTURES REPORT

**SIEGEL & STRAIN** Architects

March 2011







# SMYTH – FERNWALD PROPERTY

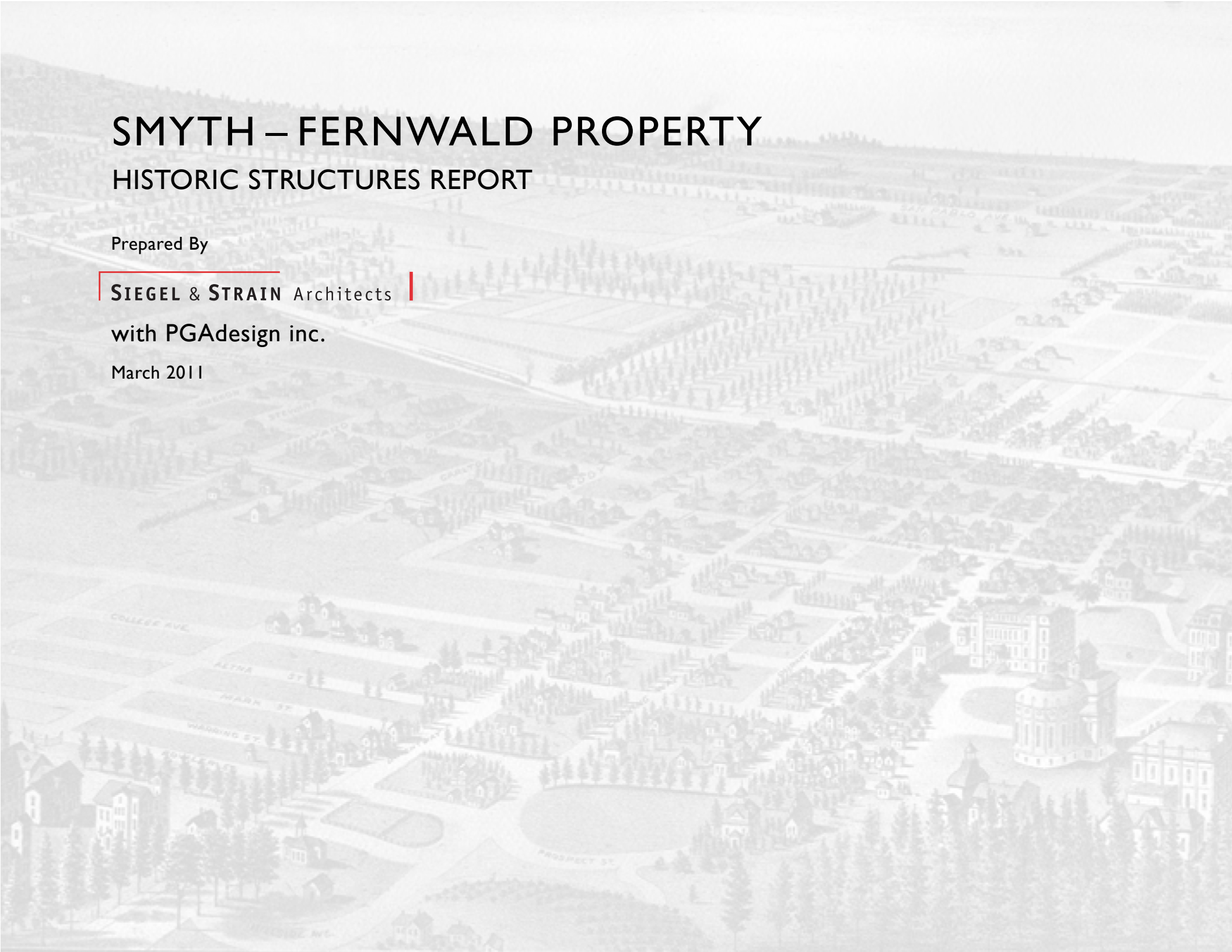
## HISTORIC STRUCTURES REPORT

Prepared By

**SIEGEL & STRAIN** Architects

with PGAdesign inc.

March 2011



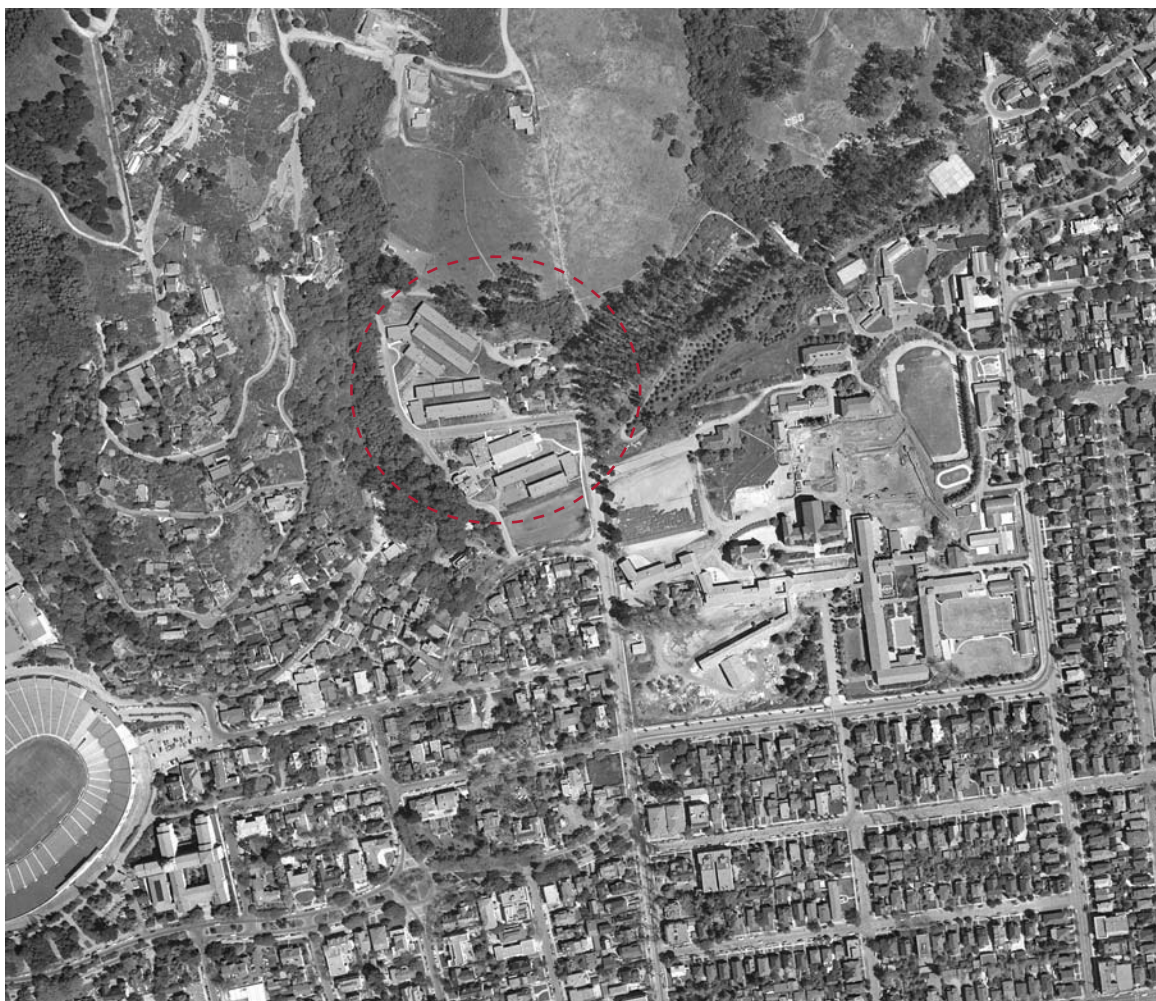


Figure 1: Aerial view of southeast Berkeley (Smyth-Fernwald site encircled in red dashed line), 1951.

COVER IMAGES:

*Top right: Batchelder property in foreground, ca. 1885.*

*Bottom right: Fernwald dormitory buildings, ca. 1946.*

*Left banner: Smyth site entry stairs at Hillside Avenue,  
ca. 1907.*

TITLE PAGE:

*Bird's-eye view of Berkeley, ca. 1891.*





Figure 2: Berkeley, looking west from Panoramic Hill, ca. 1903.

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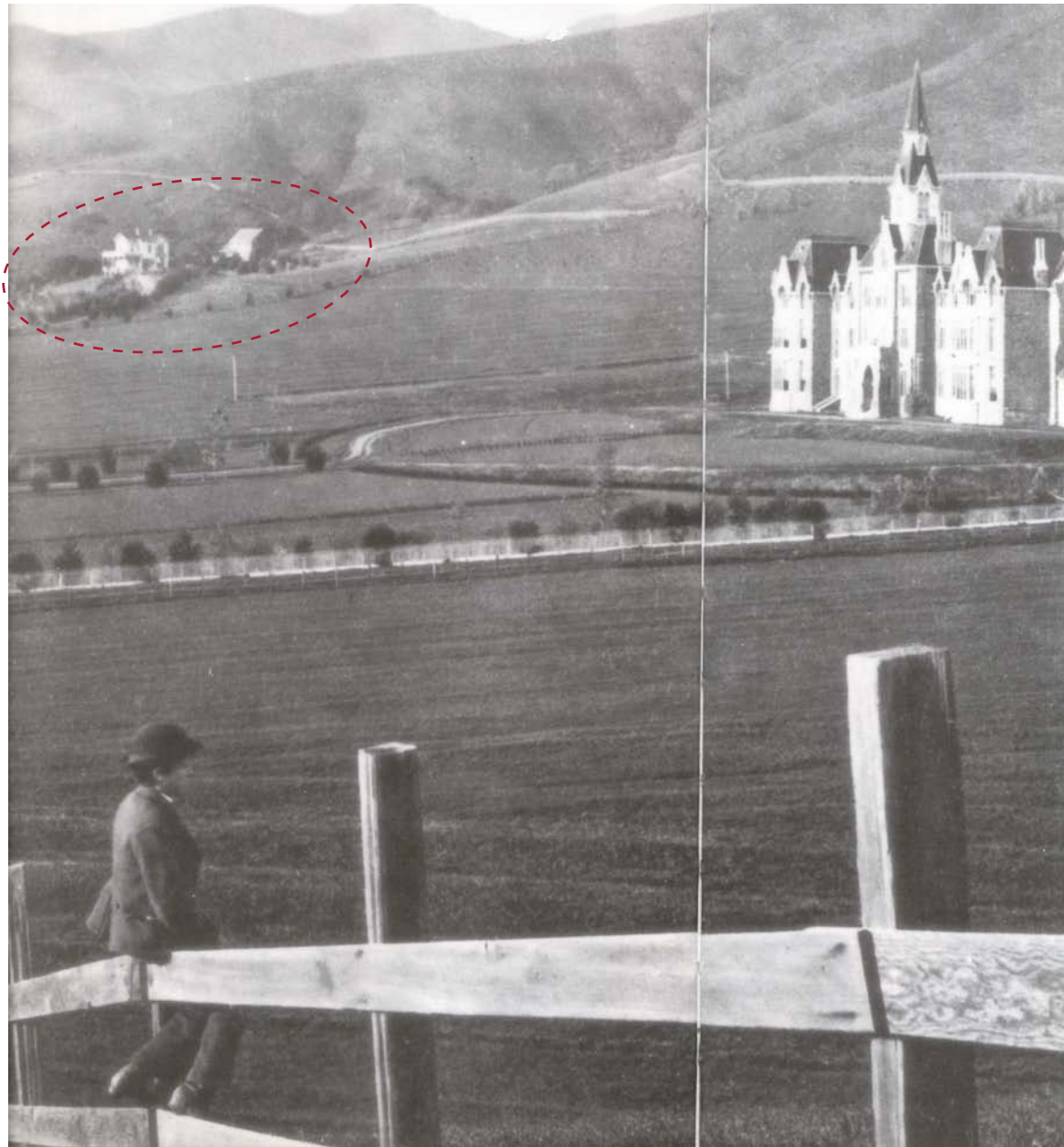


Figure 4: State Asylum for the Deaf, Dumb and Blind (at right) Batchelder Tract with house and barn (at left), ca. 1874.

## EXECUTIVE SUMMARY

### Overview

The Smyth-Fernwald property is an irregular 9.26-acre hillside site in Berkeley, owned by the University of California and located a few blocks southeast of the main campus and just north of the Clark Kerr Campus, formerly the California State School for the Deaf and Blind (see Figure 4). The property – bound by Dwight Way on the south, Hillside Avenue on the west, the north branch of Derby Creek (also called Hamilton Creek) on the north, and the Berkeley city boundary on the east – was a part of the College of California's Berkeley Property Tract (see Figure 5) development laid out in 1866 by the noted landscape designer Frederick Law Olmsted. The Berkeley Property Tract was "Olmsted's first documented plan for a parkway residential subdivision which later became a standard feature of his landscape and urban planning work elsewhere in the US." (SMWM, 2005:15-17)

Olmsted envisioned the Berkeley Property Tract as an enclave of stately homes sited on expansive grounds. His vision came to fruition in the early decades of the twentieth century, but has eroded over time. The large original parcels were subdivided and re-divided, and developed with closely packed and densely populated housing. One exception is the Smyth-Fernwald property, a hillside site that was not subject to the same infill development pressures



Figure 5: Berkeley Property Tract as laid out by Frederick Law Olmsted for the College of California, 1868.

as the rest of the Berkeley Property Tract. In spite of the university's construction of the mid-century residence halls, the property maintains some of the character of a large residential estate.

On the site is a large house built ca. 1868 and enlarged and substantially remodeled in 1911 by the noted architect, Julia Morgan. Significant occupants of the house include the early California photographers, Perez Mann Batchelder and his brother, Benjamin Pierce Batchelder; Laurentine Hamilton, noted California clergyman, for whom Mt. Hamilton was named; William Alfred McKowen, notorious embezzler; and William Henry Smyth, inventor, patent expert, and social and economic philosopher.

During Smyth's more than forty-year residence, he made major improvements to the house and grounds and led efforts to build neighborhood site features – a stone-faced bridge (*see Figure 6*), retaining walls and paths on Hillside Avenue, Hillside Court, and along the creek.

William Smyth bequeathed the Fernwald property to the University of California in 1926, but continued to reside there until his death in 1940. In 1945-1946 U.C. constructed the first university-funded dormitories on the site in order to address a housing crises for women students displaced by GIs returning to the university at the close of World War II. Seven two-story dormitories, three lounges,





Figure 6: Hillside Avenue stone-faced bridge and retaining walls. Entry stairs to Fernwald Estate circled in red, ca. 1906.

and a central dining hall and kitchen, designed by the architectural firm of Walter Ratcliff, were built on the steep hill south and east of the Smyth House. The complex originally housed only women students; men were admitted in the 1950s. In 1970 the dormitories were converted by the Ratcliff firm into apartments to address another housing crisis — this time a shortage of housing for married students. The central dining hall became a childcare center and the historic Smyth House functioned as support to the dormitories and as single-family rental

housing, and later as group housing for graduate students. Following the 1989 Loma Prieta earthquake the childcare center was closed and the two western most dormitories and lounge were demolished. Since then, the dining hall and Smyth House have remained unoccupied, while the remaining buildings have continued to operate as the Smyth-Fernwald Family Housing.

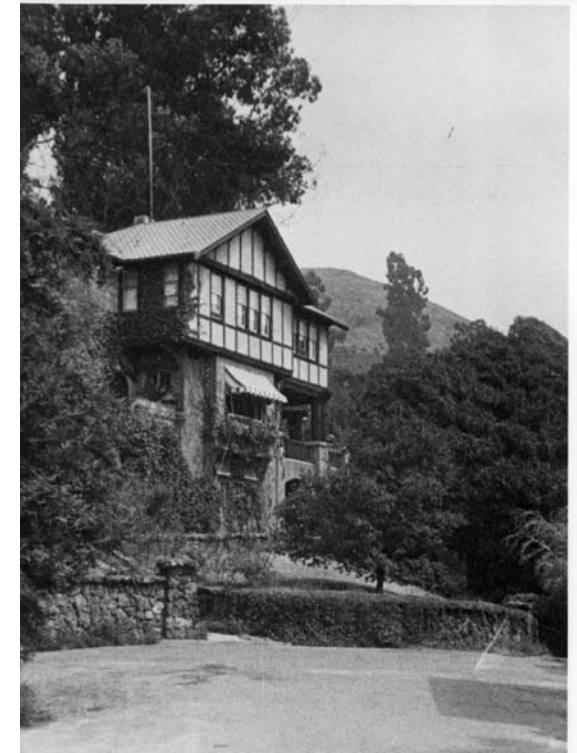


Figure 7: Similar stonework at Hillside Court, ca. 1906.

### Summary of Significance

At this time, the Smyth House, the Smyth-Fernwald housing, and the site and landscape features are not designated as a City of Berkeley landmark or structure of merit, nor are they listed on the California State Historic Resources Inventory, or the National Register. However, the Smyth House does appear eligible for the California Register of Historic Resources (CRHR), which is the threshold for CEQA. The property is important as the site of the oldest surviving building in the Berkeley Property Tract

and for its association with occupants tied to the early development of California. However, because of the major alterations to the site and the house under Smyth, and to the site when the Smyth-Fernwald Dormitories were constructed, the site and house have lost integrity for the period prior to Smyth. For the period of Smyth's occupancy, 1895 to 1940 (the period of significance for the house), the Smyth House possesses significance at the local level under Criteria 1, 2 and 3. (*See Evaluation of Historic Significance, Periods of Significance & Integrity section of this report for details.*) As a historic resource, changes or work affecting the house or its setting should comply with the Secretary of the Interior Standards under CEQA.

As the first university-funded student housing at the University of California, the Smyth-Fernwald Dormitories initiated an important long-term university program. As such the property possesses significance under Criterion 1. Further research would be necessary to determine any significant persons who may have resided here. Because of the importance of the University of California as an internationally leading university, it is not unlikely that significant persons lived here while doing significant work. If such a situation were identified, the property would possess significance for that reason under Criterion 2. The Fernwald Dormitories played a significant role in the life of the Ratcliff architectural firm, setting the stage for the firm's reinvention at mid-century. Thus Smyth-Fernwald possess significance



Figure 8: Berkeley, looking northwest, with Batchelder House and property in foreground, ca. 1885.

under Criterion 3. The period of significance for Smyth-Fernwald is 1945-1946, the year the Fernwald Dormitories were built. For all criteria, Smyth-Fernwald has lost integrity for the period of significance due to the conversion of the dorms to apartments in 1970, and the demolition of two of the seven wings of the original complex in 1990.



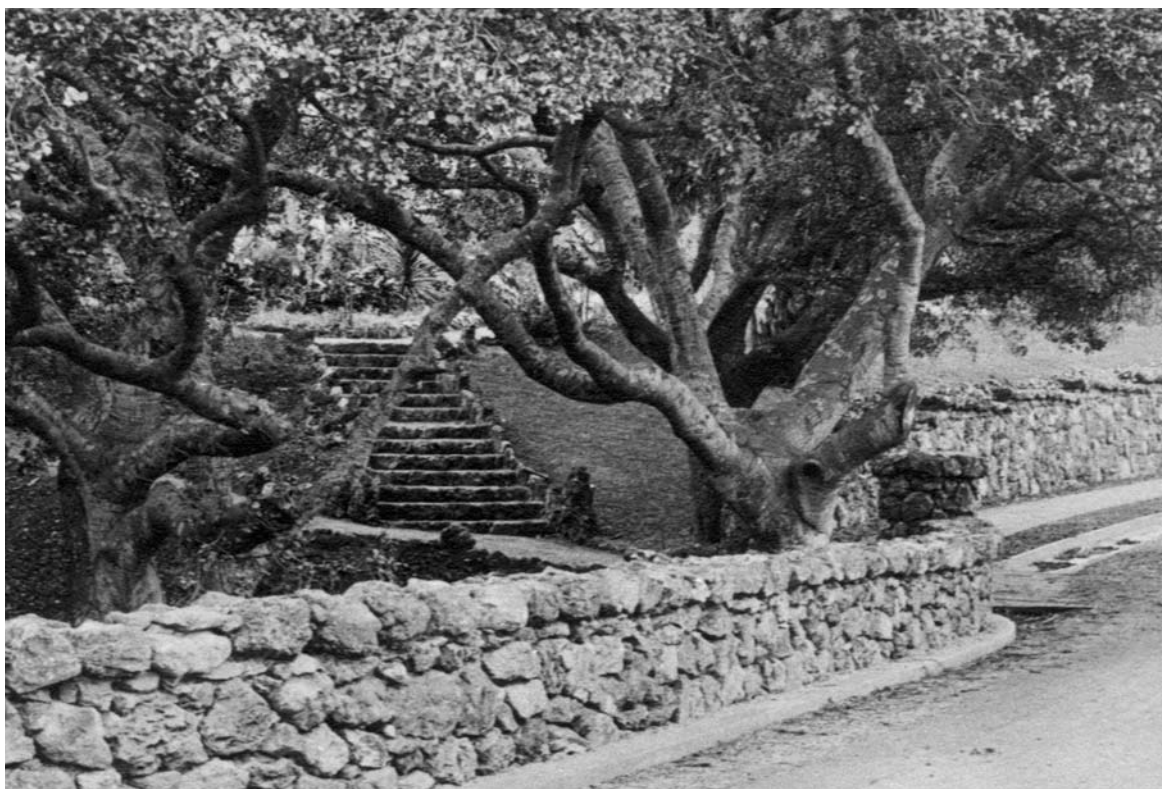


Figure 9: Hillside Avenue masonry improvements, ca. 1906.

## INTRODUCTION, PROJECT DATA, AND METHODOLOGY

This Historic Structures Report (HSR) is intended as a planning tool to guide future decisions regarding appropriate use, maintenance, or alterations to the Smyth-Fernwald property – the Smyth House, the Smyth-Fernwald housing, and the landscape and site features. The report provides information about the history and context of the property – its construction, use, and persons associated with its

history and development. The physical description section identifies character-defining features and identifies conditions or alterations that may impact the property’s integrity. The report evaluates the historical, architectural, and cultural significance of the Smyth House and grounds and the Smyth-Fernwald housing, and identifies the period(s) of significance, level(s) of significance, and integrity.

## Preservation Approach and Professional Standards

The purpose of an Historic Structure Report is to compile and synthesize information that conveys why a property is historically significant, and to present this information in a format that facilitates informed decisions on how to manage the property. An HSR lays out the history of the buildings and site within an historical, architectural, and social context, and includes information about important individuals or events associated with the property. It describes the buildings and site in their original and current conditions, identifying alterations, and listing character-defining features to be preserved and treated according to the Secretary of the Interior’s Standards. The California Register of Historical Resources (CRHR) Criteria underlie the Evaluation, Level of Significance ratings, and Condition assessments of this HSR.

**The California Register of Historical Resources (CRHR)** Criteria is used by the California State Office of Historic Preservation (OHP), and other government agencies, and professionals in private practice to determine whether properties are historically significant, and to identify the level of significance, areas of significance, and historical contexts of eligible properties. The criteria provide guidance and consistency in determining whether resources retain their historical integrity and in identifying character-defining features. The CRHR Criteria is the threshold for CEQA eligibility. The

California Environmental Quality Act (**CEQA**) stipulates that “historic resources” are subject to review under CEQA.

**Integrity** is a measure of authenticity of a property in relation to its period of significance.

**Character-defining features** are those elements that give the building and site their unique sense of place. These features are highly sensitive to change and, if lost or altered, may affect the integrity of the property and reduce its historic significance.

**The Secretary of the Interiors Standards for Treatment of Historic Properties** provide guidelines for the Preservation, Rehabilitation, Restoration, and Reconstruction of historically significant properties. These terms are defined as follows:

**Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time.

**Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character.

**Restoration** is undertaken to depict a property at a particular period of time in history, while removing evidence of other periods.

**Reconstruction** re-creates vanished or non-surviving portions of a property and is appropriate only in some circumstances, usually for interpreting the historic property.

### Building History, Historical Contexts and Evaluation

The building history, historical contexts, and evaluation were prepared by staff of Siegel & Strain Architects who meet the qualifications of the Secretary of the Interior’s Standards for historical architect and for architectural historian, with valuable assistance from Michael Corbett, architectural historian, who edited and contributed to the text. Sarah Wikander provided, from her own research, the vital, unpublished, documentation that the house was occupied by the Batchelders as early as 1870, pushing back the date of its construction to the 1860s. This fact was previously unknown in research and writing about the Smyth House. Steve Finacom in the Office of Physical and Environmental Planning conducted supporting research for the HSR and coordinated building and records access. Steve’s in-depth knowledge of the history of the university and City of Berkeley enriched the entire research and evaluation process. Cathy Garrett of PGAdesign inc., Landscape Architects, surveyed and evaluated the historic landscape. The site and building surveys were conducted by Siegel & Strain Architects and PGAdesign inc. between March and

July, 2010. Beth Piatnitzka was the university’s project planner for the Smyth-Fernwald property.

Historic documentation regarding the property and buildings was found in the following archives:

The Berkeley Architectural Heritage Association (BAHA) collection: historical photographs, Sanborn maps, clipping files, and BAHA publications.

The Berkeley Historical Society: assessor’s block books and city directories.

Oakland Public Library: city directories.

County of Alameda records: property titles and marriage records.

The San Francisco Public Library: Sanborn Maps and newspaper archives.

The Bancroft Library at the University of California: The Julia Morgan collection contains original drawings of alterations to the Smyth House (1911); William H. Smyth manuscript collection contains his correspondence and annotated visitors log (Three of twelve cartons in the Smyth collection were surveyed for this project – cartons 5, 6 and 10. Smyth’s property records and correspondence with Julia Morgan were not found during this project); the University



Archives contains records on acquisition of the property and development of the Smyth-Fernwald housing.

The College of Environmental Design Archives: a partial set of specifications by Julia Morgan for the 1911 Smyth House alteration; and a small collection of Ratcliff drawings of the 1945-1946 Fernwald Dormitories.

The Ratcliff Architects in Emeryville: architectural drawings, photographs, and correspondence files for the 1945-46 Fernwald Dormitories and the 1970 conversion of the dormitories to apartments.

Pacific Aerial Survey archive in Oakland: aerial views of the property from 1937 to 1983.

The University of California, Capital Projects and Office of Physical and Environmental Planning: architectural plans for the buildings. In addition, Jonathan Winters, Facilities Supervisor, Residential Student Services Programs, provided files on the Smyth House and Smyth-Fernwald Dormitories that included miscellaneous clippings, photographs, correspondence and maintenance records.

Neither the Smyth House nor the Fernwald Dormitories were publicized in the architectural press at the time of their construction or alterations. How-

ever, a number of publications address the works of the buildings' designers, Julia Morgan and Walter H. Ratcliff, Jr., notably Sara Boutelle's *Julia Morgan, Architect* and Woodruff Minor's *The Architecture of Ratcliff*.

In addition to the history of the building itself, various historical contexts within which the building was built were also researched. Specifically, these were the history of the planning and development of housing in Berkeley and on the campus. For the history of university housing a number of sources were helpful, especially the University Archives (Bancroft Library); Hardy, Bradley and Corbett; Helfand; Page & Turnbull and PGAdesign inc.; SMWM; and communication from Steve Finacom in the University of California, Office of Physical and Environmental Planning; and Sarah Wikander.

Finally, the evaluation of the Smyth-Fernwald property, its cultural importance and period of significance is based on National Register Bulletin 15 (United States Department of the Interior) and California Register of Historic Resources Bulletin #7 and Technical Assistance #6.

## Historic Landscape

PGAdesign inc., landscape architects, prepared the landscape sections of this report using historic maps and photographs, aerial surveys and written

descriptions, PGAdesign inc. prepared site diagrams of the Smyth-Fernwald property for two historic periods, ca. 1889 – the mature Batchelder landscape, and ca. 1930 – the mature Smyth landscape.

## Existing Conditions Survey

A comprehensive survey was carried out on the buildings and site between March 2011 and January 2011 by Siegel & Strain Architects and PGAdesign inc. The purpose of the survey was to assess the property's current level of integrity by identifying character-defining features and determining what features have been lost, altered, or physically degraded. Condition ratings are defined as:

*Excellent:* The space or feature is in virtually original condition.

*Good:* The space or feature is intact and sound.

*Fair:* The space or feature show signs of wear or deterioration.

*Poor:* The space or feature is very deteriorated, badly damaged, missing or not functioning.

The Smyth House, the central dining hall, and some portions of the dormitory blocks have been unoccupied for a number of years and have suffered from neglect during that time. Soon after the 1989 Loma

Prieta Earthquake, two dormitories, Mitchell and Peixotto, and their shared lounge, were demolished. These structures were situated closest to the Hayward Fault. The remaining dormitory blocks, converted to apartments in 1970, have been continuously occupied, heavily used, and are currently in fair condition.

**Levels of Significance** were rated for the various buildings and the site. Significance is based on the historic value and current condition. This information was recorded on color-coded floor plans of the buildings. Level of Significance ratings are defined as:

*Very Significant:* The space or feature was built during the period of significance, and is central to the historic character of the property. It remains intact or with only minor alterations, and is in good condition. These components are highly sensitive to change.

*Significant:* The space or feature was built during the period of significance, is strongly associated with the qualities that make the property historically important, but is of secondary importance, or has been altered, or is in fair or poor condition. Alternatively, the space or feature was not built during the period of significance, but is historically significant in its own right. These components are sensitive to change.

*Contributing:* The space or feature was built during the period of significance and is not extraordinarily important in isolation, but contains sufficient historic character to play a role in the overall significance of the property. Alternatively, the space or feature was not built during the period of significance, but is architecturally compatible with the original. These components are less sensitive to change.

*Non-contributing:* The space or feature was built during the period of significance, but has had major additions or incompatible alterations, or it is in poor condition, so that little or no historic character remains. Alternatively, the space or feature was not built during the period of significance and is incompatible in style, material, scale, character or use with the original building. These components are not particularly sensitive to change.

(N.B., The use of the terms "Very Significant" or "Significant" does not necessarily equate to the definition for these same terms 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 this HSR does not automatically mean that the alteration or removal of that feature, space, or the entire structure would meet the CEQA criteria for what is called a "Significant impact on the environment.")

## CHRONOLOGY

- 1820 The future Smyth-Fernwald property was part of the Rancho San Antonio, a 44,800-acre land grant issued by Governor Pablo Vicente de Solá, the last Spanish governor of California, to Don Luís María Peralta (1759-1851).
- 1842 Don Luís María Peralta divided Rancho San Antonio among his four sons. The future Smyth-Fernwald property was within the land given to his son, José Domingo (1795-1865).
- 1864 College of California purchased “an extensive tract of undeveloped land to the south and east of Strawberry Creek to be a future college site,” which included the future Smyth-Fernwald property.
- 1865 The College of California Trustees adopted a plan by Frederick Law Olmsted for the Berkeley Property Tract, a neighborhood of “refined and elegant homes” close to the main body of the campus. The future Smyth-Fernwald property was situated at the southeast edge of the Berkeley Property Tract.
- ca. 1867 Perez Mann Batchelder and wife, née Clara F. Adams, purchase the property from the College of California and erected a house. Property was listed in Mrs. Batchelder’s name.
- 1868 The College of California, a private institution, transfers all of its real estate to the newly formed public University of California.
- 1869 State Asylum for the Deaf, Dumb and Blind opens on a large site to the south of the Batchelder (Smyth-Fernwald) property.
- 1870 US Census lists Perez Mann Batchelder, farmer, living at the Smyth-Fernwald property with his wife, “C.F.”; a four-year-old son; “E.P. Batchelder, artist” and his wife; a servant; a cook; and a laborer. Batchelder’s son died later that year.
- 1871 Perez Mann Batchelder died.
- 1875 Perez Batchelder’s widow, Clara, married Rev. Laurentine Hamilton.



Figure 10: Rancho San Antonio, 1861.

- |      |  |      |   |
|------|--|------|---|
| 1878 | Rev. Laurentine Hamilton, his wife, and son Edward H., a university student, are listed in the city directory as residing at the Smyth-Fernwald property.            | 1881 | Rev. Laurentine Hamilton, his wife, and son Edward H., a university student, are again listed in the city directory as residing at the Smyth-Fernwald property. |
| 1878 | City of Berkeley incorporated.   | 1882 | Rev. Laurentine Hamilton died.  |
| 1880 | U.S. Census lists Laurentine Hamilton residing on Jackson Street in Oakland with wife, Clara, and three children: “Edw., Aggie, and Frid. (sic),” and four servants. | 1884 | Assessor’s Block Book lists Mrs. C. F. Hamilton as owner of the Smyth-Fernwald site.  |
|      |  | 1889 | Batchelder Tract subdivided. Map filed Sept. 21, 1889 with Alameda County Recorder at the request of Wm. J. Dingee.   |



- 1890 Batchelder Tract listed in Alameda County property tax assessment rolls with two houses on the property owned by Joseph L. Scotchler.
- 1891 "Bird's-eye View of Berkeley, Cal. 1891" illustrates the western end of the Smyth-Fernwald property showing a two-story house, two agricultural buildings and an orchard. (See Figure 11.)
- ca. 1892 Scotchler sold the property to J. E. Nutting.
- 1895 William H. Smyth and his wife, née Helen Pauline Bradshaw, move into the house on the Smyth-Fernwald property as renters and contract to buy the property from Nutting in five yearly installments for over \$20,000.
- 1896–1907 Hillside Avenue bridge and masonry neighborhood improvements constructed by Smyth's Italian mason following Smyth's design. (Cerny 2001: 206, and Smyth MSS Bancroft Library)
- 1898 April 25, fire at Smyth House, \$150 damage reported. Location and extent of fire not recorded. (Berkeley Gazette 1898)
- 1900 Assessor's map identifies J.E. Nutting as owner of the Fernwald house and adjacent site. Mrs. C. F. Hamilton is listed as owning some of the surrounding lots. U.S. Census lists occupant of Fernwald house as "Wm. H. Smyth, head of household; wife, Helen P. Smyth; cousin, Wm. A. McKowen, university clerk; and two female servants, Johanna Mealley and Ellen T. Dorsey."
- 1901 Smyth buys seven lots in the original Batchelder Tract from Clarissa Hamilton.
- 1903 William Alfred McKowen arrested for embezzling from the University of California.
- 1906 San Francisco Earthquake and Fire. The Smyth House chimneys were damaged and taken down. A small camp for refugees from San Francisco was set up on the western edge of the Smyth-Fernwald property.
- 1906–1914 Hillside Court developed, adopting similar stonework to Hillside Avenue and the Smyth property.

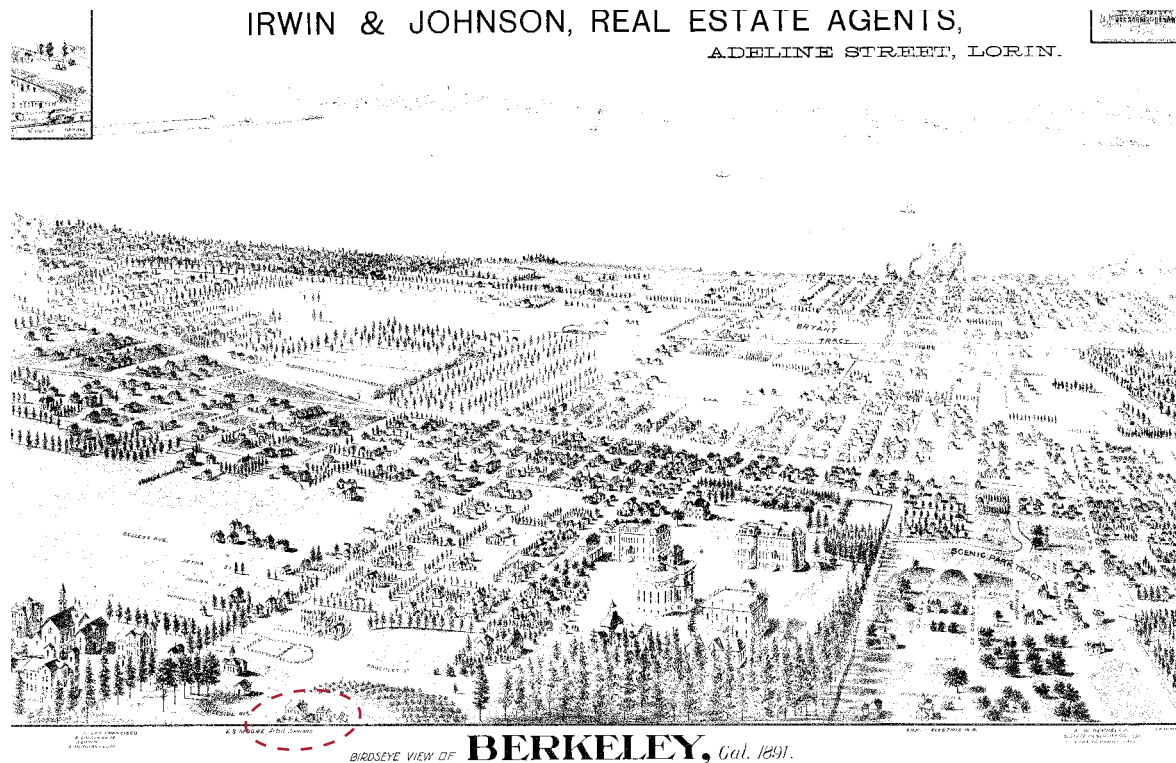


Figure 11: Bird's-eye View of Berkeley with Batchelder property at lower left, 1891.

- |  |  |
|--|--|
| <p>1908 Smyth purchased "about two acres... in the form of a blunt ended wedge projected into my larger property which enclosed it on three sides." (Smyth's letter to his father, April 30, 1908)</p> <p>1908 Smyth "modernized" the house "to make it desirable for leasing in case we feel like traveling fore [sic] extended periods." (Smyth's letter to his father, Oct. 26, 1908)</p> <p>1909 Smyth and an Italian mason he employed dug an eight-foot basement below the entire house, added a concrete foundation below the walls and chimneys and poured a concrete floor.</p> <p>1910 U.S. Census lists William H. Smyth and wife (Helen P.) as residing at Fernwald.</p> | <p>1911 May 23, The Daily Pacific Builder announced work started on alterations and repairs to dwelling, north side of Fernwald; Owner: W.H. Smythe [sic]; Architect: Julia Morgan; Contractor: H.D. Koch; Cost: \$4,500.</p> <p>1920 US Census lists occupants of the house at Fernwald as Wm. H. Smyth, head of household, occupation: "patent expert, Tractor Co."; wife, Helen P. Smyth; lodger, Hugo Jowell; and one cook, Lee J. Wang." The value of Smyth's house is listed as \$27,500.</p> <p>1921 Fire destroys Smyth's barn and aviary and damages gardens.</p> <p>1922 California Memorial Stadium is constructed at the mouth of Strawberry Canyon.</p> |
|--|--|

- 1923 The Berkeley Fire destroyed 586 buildings on the north side of campus, leaving 4000 people homeless.
- 1926 Smyth's wife died. Smyth wills his Fernwald property to the University of California, but continues to occupy the property.
- 1928 Smyth met with Harry H. Sams regarding "completion of rehabilitation of house after fire &c." (Visitors log, Smyth MSS, Bancroft Library). This is presumably a different fire from the 1898 fire listed above.
- 1930 U.S. Census lists Fernwald house occupants as Wm. H. Smyth, 74 year-old widower, head of household, occupation: none; brother, Benjamin F. Smyth, 67 years (divorced), occupation: none; and one servant/cook Lee Wan. The value of Smyth's house is listed as \$27,500.
- 1940 William H. Smyth dies.
- 1945 U.C. develops Fernwald Dormitories for Women. The Smyth House is used as an administrative office for the dormitories and breakfast was served there pending completion of the Fernwald central dining hall.
- 1946 Fernwald Avenue right-of-way abandoned by City of Berkeley.
- 1948 Recreation room added below the central dining hall (Architect, Robert W. Ratcliff).
- 1950 Sanborn Map labels Smyth House second floor as "Employees Quarters".
- 1959 Fernwald dining hall altered (Architect, Robert W. Ratcliff).
- 1970 Smyth-Fernwald Dormitories are converted by the Ratcliff Architects to apartments for married students. The Smyth House is available as rental housing for families of senior administrators.
- 1977 The family of the Executive Director of the Alumni Association living in Smyth House was evicted by demand of the Smyth-Fernwald residents committee.
- ca. 1978–1985 The Smyth House was used as a three-family cooperative residence available to students.
- 1980 California Schools for the Deaf and Blind relocate to Fremont.
- 1983 The University of California opens a residential complex (eventually named the Clark Kerr Campus) on the former site of the California Schools for the Deaf and Blind, housing over 500 students and included dining commons and athletic facilities.
- 1985 The Smyth House was converted to a group residence for 11 single graduate women. The first floor library of the Smyth House served as an office for the manager of the Smyth-Fernwald housing. The basement was used as a "machine room".
- Changes made to the house to comply with building code requirements for group living included installation of a new fire alarm system, and fire sprinklers, a fire escape from the 3rd floor, and raising the height of the balcony guard rail to 42 inches.
- 1986 Nine female graduate students occupied the main part of the Smyth House and two male students occupied the servants' quarters.
- 1987 Eight female graduate students resided in the Smyth House. U.C. considered changing policy to allow upper division undergraduate women to reside in the Smyth House.
- 1988 U.C. considers changing policy to allow male residents to rent rooms in the main house, not only in the servants' quarters.
- 1989 During the Loma Prieta Earthquake, one dormitory (Mitchell or Peixotto) moved off its foundation. No other damage was recorded. As a precaution, the childcare facility in the central dining hall was closed and Mitchell and Peixotto Halls and their shared annex, the buildings closest to the Hayward fault, were demolished.
- 1993 Rental use of Smyth House ends. House used as storage for a while, then vacated.



Figure 12: Smyth House living room mantle detail, 2010.

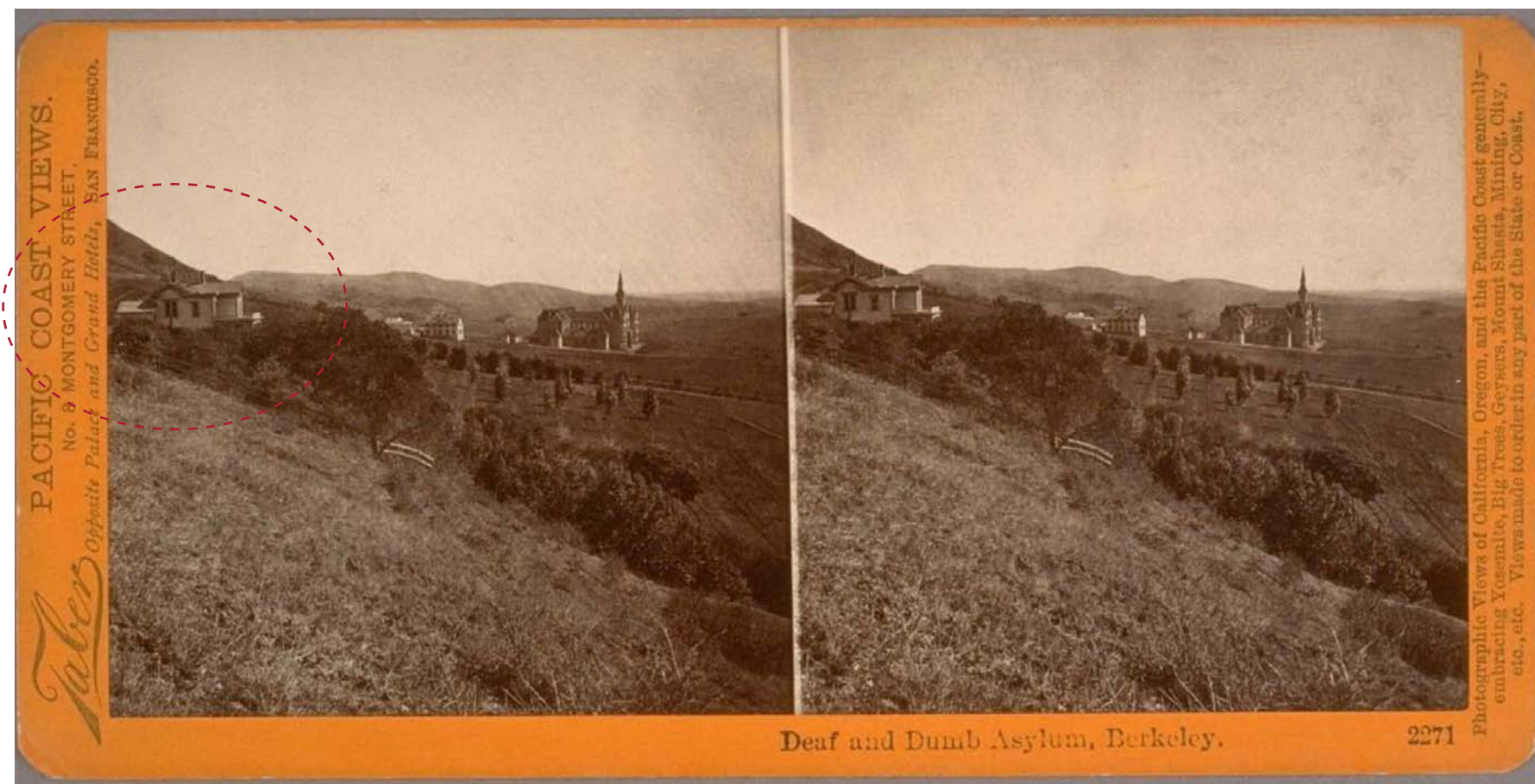


Figure 13: Batchelder House and orchard with State Asylum for the Deaf, Dumb and Blind beyond, prior to 1875.



## HISTORY OF THE PROPERTY

### Development of Site and Surrounding Neighborhood

#### 19th Century

The Smyth-Fernwald site at the foot of the Berkeley Hills and south side of Hamilton Creek was within the extensive ranch land owned by Don Luís María Peralta (1759-1851). Rancho San Antonio, comprising much of the East Bay, was granted to Peralta in 1820 by the last Spanish governor of California, Pablo Vicente de Solá (see Figure 10). Most of the 48,000-acre ranch was left in a natural state and used for cattle grazing. Vegetation was primarily native grasses with wooded creeks coursing generally east to west from the hills to the bay.

In 1842 Peralta divided his land among four sons. The northeast portion, in which the Smyth-Fernwald property is situated, was given to José Domingo Peralta. Within the decade (1849), gold was discovered in California, attracting thousands of immigrants to San Francisco and the Sierra Nevada foothills. Like many locations in California, the East Bay was quickly inhabited by squatters, cattle rustlers, and land speculators who challenged the legitimacy of the Peralta land grant. After a twenty-five-year legal battle, the Peraltas' ownership was legally confirmed, but by then the family was bankrupt and much of their land had been sold. "Technically, the land hadn't been stolen, but



Figure 14: Batchelder House and orchard (encircled in red dashed line), ca. 1879.

unfriendly legal processes and a hostile social and economic environment made it impossible for the family to hold Rancho San Antonio or significantly profit from its sale." (Wollenberg 2008: 14)

In the 1850s and 1860s, ownership of the land shifted to Anglo farmers and real estate speculators; use changed from grazing to crop cultivation. A large tract of land around today's University of California, Berkeley campus, including the future Smyth-Fernwald property, was purchased by the private College of California in 1858. The college installed a water system to serve the future campus and a large area south of the campus, which was to

be subdivided and sold to generate income for the college. To influence the character of the neighborhood and to stimulate sales, the college planned two residential developments that differed in character. The first, named the College Homestead Association,<sup>1</sup> was laid out in 1864 in a standard grid pattern with a mix of residential and commercial use. A second development, laid out to the east of the College Homestead Association, was a residential enclave called the Berkeley Neighborhood of the Berkeley Property Tract. This neighborhood, bound

1 The College Homestead Association Tract was originally an area on the south side of the campus, between Allston and Dwight Ways and College and Shattuck Avenues (Cerny 2001: 165).

on the west by today's College Avenue and on the east by the base of the hills, ran south from Strawberry Creek to Dwight Way. It was laid out in 1866 by the noted landscape designer, Frederick Law Olmsted. The Berkeley Neighborhood was "Olmsted's first documented plan for a parkway residential subdivision which later became a standard feature of his landscape and urban planning work elsewhere in the U.S." (SMWM 2005: 15-17)

Olmsted envisioned the Berkeley Property Tract as a neighborhood of large private homes on large lots with landscaped yards. The enclave was organized around an armature of three curving tree-lined streets that followed the natural topography. The major road, Piedmont Way, was a curving parkway with overhanging trees. Running roughly north-south, Piedmont connected the campus with the grounds of the State Asylum for the Deaf, Dumb and Blind, which opened in 1869. A second road, Prospect Street, inscribed the base of the hill from Strawberry Creek to Dwight Way. The third road, Hillside Avenue, arced away from Prospect toward the east, crossing Hamilton Creek and ending at Dwight Way. Olmsted's descriptive street names have been retained for all three of the original streets. Hillside Avenue defines the western edge of the Smyth-Fernwald property.

Sale of the Berkeley Property Tract lots went slowly in the beginning. The first purchaser, Rev. Samuel H. Willey, president of the College of California,

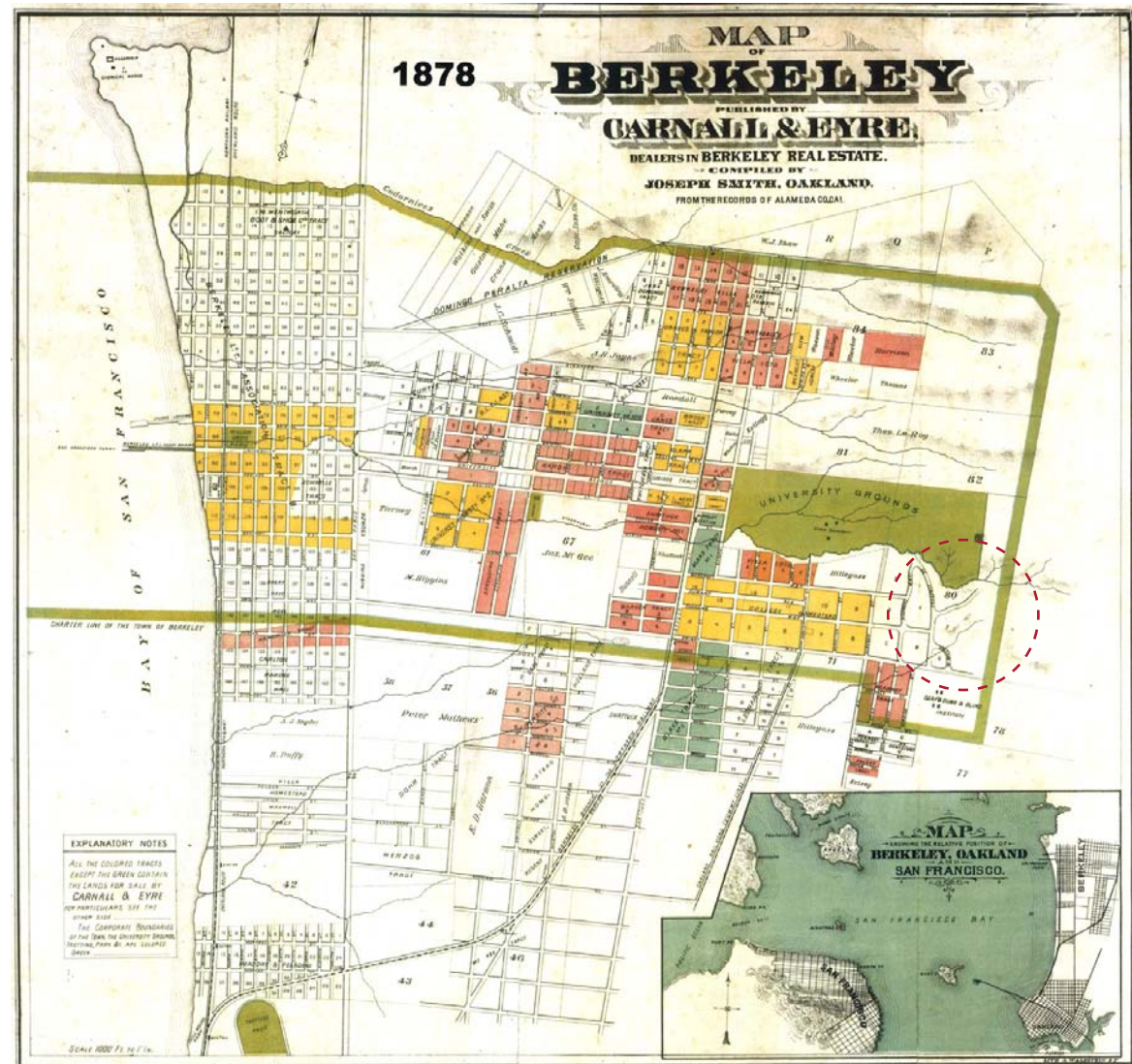


Figure 15: Map of Berkeley (general area of Berkeley Property Tract encircled in red dashed line), 1878.

built the first house near the intersection of Dwight Way and College Avenue in 1865. The second lot, at the top of Bancroft, was sold to C.T.H. Palmer

in 1866. Perez Mann Batchelder purchased (in his wife's name) a large hillside lot that included the future Smyth-Fernwald property about 1867. In



1868, the College of California, a private institution, dissolved and transferred its real estate holdings to the State of California to help establish the new public University of California chartered the same year. (SMWM 2005: 15-17)

The state-owned University of California continued to sell lots in the Berkeley Property Tract. In 1869 Warring Wilkinson, Superintendent of the State School for the Deaf and Blind, purchased a lot at the corner of Dwight Way and Warring Street. (Cerny 2001: 169) An undated photo found in the BAH archives and attributed to the Bancroft Library shows the Palmer House (1866) on the hill at upper left, the Willey House (1865) at middle left, and the Batchelder House – on the future Smyth-Fernwald property – among the trees at upper right (see Figure 14). The Wilkinson House (1869) was not yet built. The photo dates the Batchelder House construction between 1867 when the property was purchased and 1869, when the Wilkinson House was built. Of the early Berkeley Property Tract houses, only the Batchelder House survives in any form, although it was significantly remodeled in 1911.

Settlement in the area continued at a slow pace during the 1870s and 1880s (see Figure 15). When Berkeley incorporated in 1878 much of the town

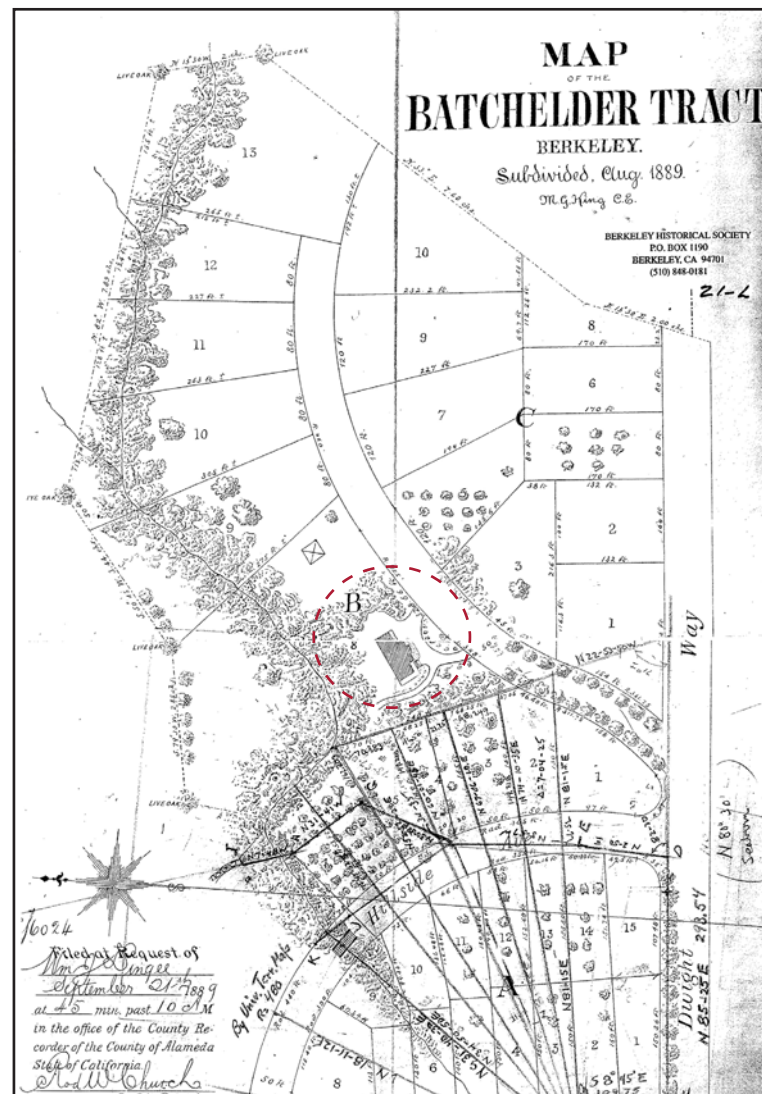


Figure 16: Subdivision map of the Batchelder Tract (area of the Batchelder House encircled in red dashed line), 1889.

retained a rural character; lots were large and agricultural buildings – stables, outbuildings, and windmills – were prominent. Historic panoramic

photos from the period that include the Batchelder property show a two story cross gabled house with an orchard below it and a barn to the east (see Figures 4 and 13). There are few neighboring structures. In the late 1880s an almond orchard covered the south slope of Panoramic hill, just north of the Batchelder property line. (Cerny 2001: 170)

But by the early 1890s the town of Berkeley and the university began to grow rapidly. A direct electric streetcar line from Oakland to the campus was laid in 1892. Another streetcar line along College Avenue was introduced in 1903. During the next twenty years the Berkeley Property Tract developed into an enclave of elegant landscaped homes owned by prominent businessmen, professionals, university administrators, and faculty. Many of the homes were designed by leading architects of the day.

## 20th Century

“The advent of the Key Route, in 1903, and the Southern Pacific’s new interurban service, in 1911, gave the East Bay a superb system of electric streetcars and trains linked to ferries that made frequent crossings to San Francisco. As the Key Route and Southern Pacific extended their lines through Berkeley’s flatlands



and into the hills, entire districts of farmland and scenic upland were opened to development. The town became a small city, its population increasing from less than fifteen thousand in 1900 to over forty thousand in 1910, approaching sixty thousand by 1920.” (Minor 2006: 21-24)

In 1900 major streets in Berkeley, including Piedmont Avenue, were paved and the town began to culvert some creeks. Plans to culvert Hamilton Creek were contested by an organized neighborhood effort led by William Henry Smyth, who owned property adjacent to the creek.<sup>2</sup> The neighborhood effort succeeded; the creek was left open and a bridge faced in a local volcanic stone, “Northbrae Rhyolite,” was constructed at Hillside Avenue. Similar stonework was used to construct retaining walls along Hillside Avenue and for paths, stairs and terraces along the creek. The Hillside Avenue stonework replicated masonry features Smyth had constructed on his own property. The stonework was laid by an Italian stonemason employed by

<sup>2</sup> In an undated letter to his father, Smyth described his role as designer of the Hillside Avenue bridge. “Helen mentioned to you, in one of her letters, a bridge lately finished, spanning the lower end of the gulch which traverses our property. A few days ago I came across the 3”x 4” rough pencil sketch which I made one Sunday afternoon last Fall to illustrate to a neighbor my idea of the kind of bridge that ought to be put in the place. You can hardly imagine the pleasure and interest aroused by a comparison of this rough little sketch with the bridge as it now stands completed. It is unalloyed satisfaction to note how completely the physical bridge conforms to and expresses the material concept which preceded it.” (Smyth MSS, Bancroft Library)



Figure 17: Hillside Avenue bridge over Fernwald Creek, ca. 1900.

Smyth whose name is unknown, but whom Smyth called “The Count.”<sup>3</sup> Later, Hillside Court would adapt the same rustic stonework, which became a unifying, character-defining feature of the neighborhood.

The 1906 San Francisco earthquake and fire resulted in an influx of thousands of refugees to the

<sup>3</sup> This may be the same Italian mason Smyth referred to as “my Italian friend Orestes – who traces his family line back to Biblical! notabilities”, and was a “gang boss” for “the pick and shovel brigade” constructing the California Memorial Stadium. (Berkeley Gazette, Feb. 24, 1923, p. 15)

East Bay. (A few found temporary shelter in a small encampment at the west end of the Smyth property.) Many refugees would relocate permanently to Berkeley.

“By 1910 the Berkeley Property Tract was in its full glory with impressive homes and lush gardens... curvilinear streets, pleasant drives and walks...” (Cerny 2001: 169-170). During this period William Smyth hired Julia Morgan to design a transformative alteration to his house—the original Batchelder House—on the property Smyth had named “Fern-

wald”. Changes to the immediate area, like the subdivision of Panoramic Hill in 1909, set in motion changes that would alter the Berkeley Property Tract neighborhood during the next few decades. In the 1920s the university expanded to the east, displacing a number of residences. Construction of California Memorial Stadium in 1922 at the mouth of Strawberry Canyon destroyed the botanical gardens and nature preserve and transformed the adjacent residential neighborhood. The 1923 Berkeley fire destroyed 586 buildings on the north side of campus and left approximately 4000 people homeless. (Wollenberg 2008: 85) Many of the displaced found housing as lodgers in single-family homes on the south side of campus – some of these within the Berkeley Property Tract.

In 1916 Berkeley became one of the earliest U.S. cities to establish a city planning commission and adopt zoning regulations. (Wollenberg 2008: 82) Zoning provided a mechanism for protecting single-family residential neighborhoods, like the Berkeley Property Tract, from over development and the encroachment of multiple family dwellings and non-residential uses. The Berkeley Property Tract area was zoned for single-family residential use, but variances were sometimes granted for group housing. Frustration over this issue led to the formation of the Berkeley Home Protection League (1922-1924), a grass roots organization that included property owners on Hillside Avenue including William

Smyth, owner of the Fernwald property.<sup>4</sup> But economic pressures stemming from the steady rise of property values in Berkeley and the consistent demand for student housing near the university, a state exacerbated by the construction of Memorial Stadium and by the 1923 Berkeley Fire, caused the city to regularly grant variances and the neighborhood changed piecemeal over many years, as illustrated by a situation in 1923:

Carrying out the recommendations of the City Planning commission, the city council last night by a vote of 6 to 3 reclassified three lots on the north side of Dwight way between Prospect St. and Hillside Ave. from Class II to Class IV under Ord. No. 452 N.S. This will permit Mrs. B. H. Fisher to conduct a boarding house for college girls in the old Porter homestead on the corner of

<sup>4</sup> Smyth was one of the five-member Executive Committee – Prof. Robert P. Utter was president – of the Berkeley Home Protection League. Among Smyth’s manuscripts in the Bancroft is an undated draft of a letter from the committee inviting “representatives of various organizations which have the best interests of Berkeley at heart to discuss the objects of the Home Protection League.... We believe that there is an important place in Berkeley for an organization which seeks to lend stability to the home. We believe that men, women and children are better citizens, present and future, when they dwell in single family houses, however simple and unpretentious, than under other conditions; we wish, therefore, to establish in permanent home districts those who dwell temporarily and precariously in commercial and factory districts. We believe in seeking a permanent basis for the establishment in the city of stable districts for home-owning residents. Such permanence has already been recognized by the courts, and will be further established as a legal principle as public opinion steadily and increasingly demands it.”

Dwight way and Prospect Street.... Prof. R. P. Utter, [president of the Berkeley Home Protection League] representing some 20 property owners in the immediate vicinity of Porter homestead, demanded that the petition be denied. ... [Local realtor, Roy O.] Long produced a map showing that college activities are centered all about the property in question. He said that sooner or later the entire district would be taken over by university interests whether property owners wanted it or not, for the university was bound to grow and its progress could not be stopped.... ‘Many of the one-family homes south of the campus keep at least two college boarders.’ ... F.F. Hall, owner of considerable property in the neighborhood, [adjacent to the Fernwald property] said he was in favor of granting the petition and that he and Lorin Barker, another property owner, intended to go farther if it was granted and ask that their property also be reclassified similarly. (*Berkeley Daily Gazette*, Oct. 27, 1923)

These changes were accompanied by resistance from neighbors:

[Roy O.] Long pointed to several vacant lots in the vicinity which he said are classified for fraternities, sororities and apartment houses. W. H. Smyth said he owned some of these and that he intended to keep them for single family residences. (*Berkeley Daily Gazette*, Oct. 27, 1923)

After taking final action to allow Mrs. B. H. Fisher to establish a U.C. co-ed boarding house in the fashionable south-east hill residential district of Berkeley, The Berkeley City Council yesterday was served notice by Prof. R.P. Utter, heading the indignant property owners, that referendum proceedings would be started immediately to test the zoning law and at the same time force Mrs. Fisher to move out of the region... Councilman Samuel C. May, also a professor of municipal law in the political science department of U.C., fathered the ordinance permitting Mrs. Fisher to re-establish her boarding house, burned out in the recent [Northside] conflagration, at 2901 Prospect Ave. (*Berkeley Daily Gazette*, Nov. 7, 1923)

Large and small changes altered the character of the hillside neighborhood. At one extreme, International House was built in 1930 for 530 students. Just west of the Smyth House, the Hall House, a large Victorian home was sold and extensively altered into a large brick fraternity house (today the Tibetan Nyingma Meditation Center, Padma Ling). The effect of these piecemeal changes was a gradual transformation of the original enclave of single-family homes on large lots into a dense neighborhood of fraternities and sororities and group homes and a handful of single family homes.

This change [Frederick Law] Olmsted may not have foreseen, but it resulted in a form of student housing remarkably similar to his own views. When planning the campus, he advised against the construction of dormitories, suggesting instead that students might rent accommodations within the planned College Homestead subdivision. But if necessary, he recommended that student residences have 'the general appearance of large domestic houses, and containing a respectably furnished drawing-room and dining-room for the common use of the students, together with a sufficient number of private rooms to accommodate from twenty to forty lodgers.' (Rybczynski 1999: 349, quoted by Helfand 2002: 284)

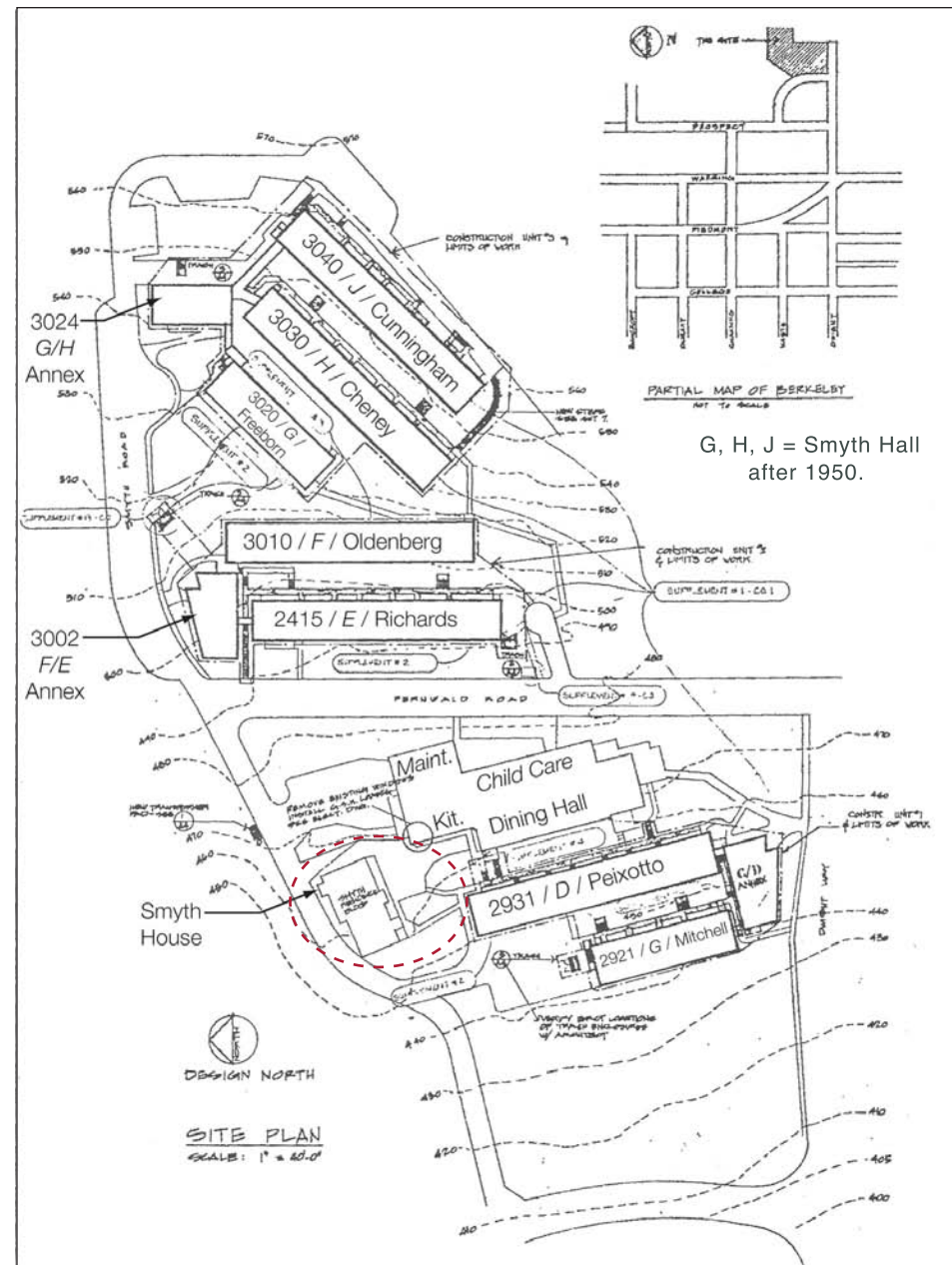


Figure 18: Site plan of the Smyth-Fernwald property as it appeared between 1970 and 1990.



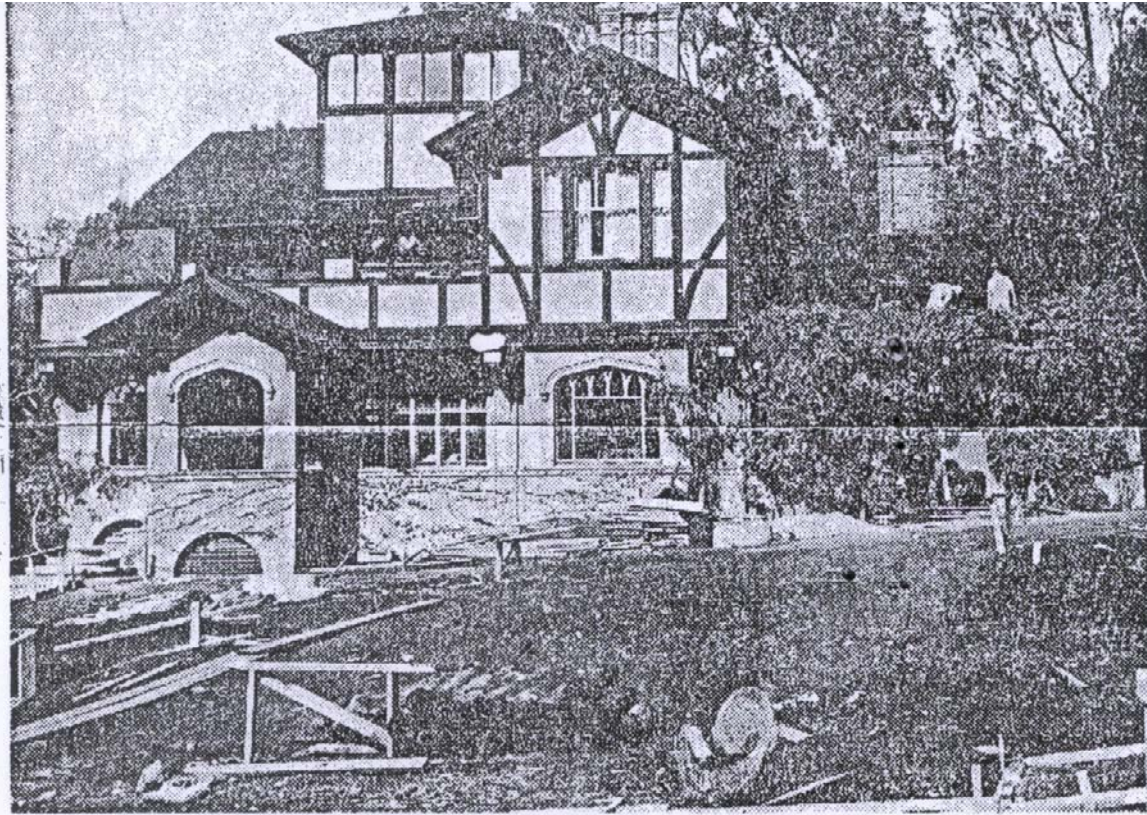


Figure 19: Smyth House during construction of the Fernwald Dormitories. Note contrast between the light-colored stucco and dark half-timbering, 1945.

In 1926 William Henry Smyth deeded his 9.26-acre Fernwald property to the University of California with the understanding that he would continue residing there until his death.

The University of California did not provide student housing, but by 1938, the Alumni Committee on Dormitories and the university discussed a process

for developing dormitories. This process included three principal issues: appropriate sites, plans, and financing. Sites under consideration were: “the areas north and west of the Greek Theater,” the Wilson Tract, “the area between College and Piedmont Avenues, north of Bancroft Way,” the Smyth Tract, the Oxford block, and “the possibility of acquiring areas now under private ownership, south of Bancroft

Way and lying between Bancroft Way on the north, and Dwight Way on the south.” (Nichols 1938)

Within five years of Smyth’s death in 1940, the university began construction on seven dormitory buildings – the Fernwald Dormitories – on the Smyth-Fernwald property.

For the first time in the history of the U.C., the Board of Regents will build dormitories to house students, solving at least partially the critical housing shortage now affecting the area.

Recognizing a responsibility as to the living conditions of the students, as well as their academic learning the board decided at a special meeting yesterday to construct dormitories to cost \$750,000 on the old W.H. Smyth home site, Fernwald Avenue at the head of Channing Way.

Quarters for 480 women will be provided in three living units, two buildings to each unit, and a ‘commons’ will have central eating facilities.

Two of the units will be completed by the opening of the Fall term October 25, [1945] university authorities said, caring for 360 girls. The other women will be housed in outside quarters probably hotels until the third unit is ready 30 or 40 days later.



An enrollment of 10,000 students is expected for the new term and housing is available for approximately 50 per cent.

Contract for the dormitories was awarded to the Dinwiddie Construction Company.

Plans were hastily drawn after a meeting on August 14 [probably 1944] at which Acting President Monroe E. Deutsch pointed out the critical need of immediate housing facilities. A survey was made of dormitories on the Mills and Stanford campuses by Wm. J. Norton, business manager of the university and Jean Witter, president of the California Alumni Association.” (*Oakland Tribune* Aug. 25, 1945).

When construction of the Fernwald Dormitories began, the objections of neighbors again surfaced:

William Norton, Business manager of the University of California, revealed today that because of objections of property owners close to the Smyth Tract, only one half of the University’s \$750,000 dormitory project will be completed by the opening of the fall term.

The University had planned to house 480 co-eds, but with the decreased room will be able to care for only 280 women students.

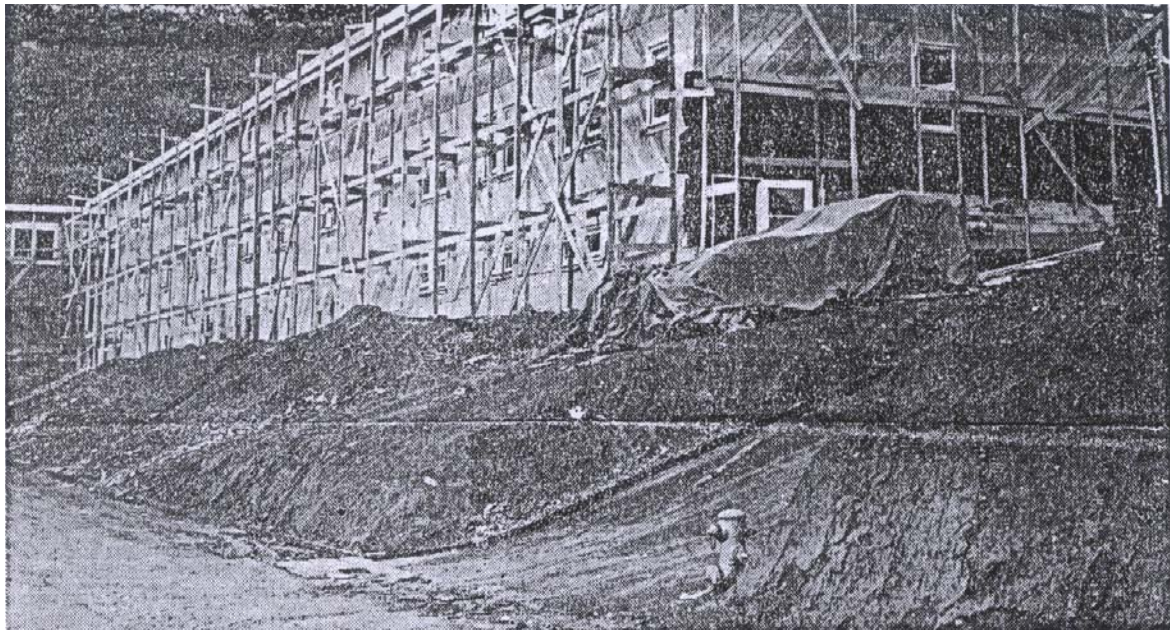


Figure 20: Wood-framed Fernwald dormitory under construction, 1945.

Property owners along Hillside Way [sic] objected to a re-zoning proposal in a two-family dwelling zone to multiple dwelling zone. As a result, Norton said, U.C. officials were considering the feasibility of constructing more than half of the dormitories on a tract farther removed from the presently considered residential area.

Norton said three dormitories and half of another will be ready for occupancy by Oct. 25. Two other units and a portion of a third will be relocated, according to present indications.

Norton said University officials and property owners have held a series of meetings which resulted in vehement protests from property owners and decision to change the site. The units to be constructed on the new site cannot be completed before March, Norton said... (*Daily Californian*, Sept. 11, 1945).

A series of newspaper articles demonstrated the continuing controversy, with opinions divided. On the one hand: “Residents of the area maintain that the dormitories...destroy the general character and beauty of the area... [And] since buildings are to be

temporary they will constitute a fire hazard.” (*Daily Californian*, September 17, 1945).

Property owners near the head of Dwight Way were organizing today to present a formal protest at the meeting of the City Planning Commission Thursday night in the City Hall.

The protestants oppose the plan of the University of California to construct unit style dormitories for girls, according to Ralph F. Hall, one of the leaders.

The dormitory program is planned for the estate of W.H. Smyth, who donated his property, known as Fernwald and in the Batchelder Tract, to the university in 1926. Smyth had long been known as a friend of U.C. He was an inventor, scientist and the author of *Technocracy*.

Hall explained today that because of the natural beauty of his property, Smyth had suggested that his residence eventually be used as a home for retired university presidents, thus preserving the character of the surroundings.

‘At the present time grading has begun.’ Hall said, ‘If the plans for use of the property are followed the general character and beauty of the entire area will be destroyed.

When the gift was bestowed the Smyth property was variously estimated in value from \$150,000 to \$200,000.” (*Oakland Tribune*, September 11, 1945)

In addition to the new buildings, new access roads would need to be built on the Smyth-Fernwald property. In November 1945, Fernwald Road, “a thoroughfare non-existent except on maps”, was officially abandoned by the City of Berkeley at the request of the university. Fernwald Road ran north and east diagonally through the Smyth-Fernwald property beginning at the corner of Dwight Way and Hillside Avenue. It was the earliest access road to the house and appeared on the Batchelder Tract Subdivision map of 1889.

The Fernwald Dormitories were designed to house two students per bedroom, but after one year they were converted to triples, and remained so for several years. (Donnelly 1970)

When the first student residents arrived in October, 1945, “All the trunks were delivered to the patio area in the old Smyth House, WHICH WE HAD PLANNED TO TEAR DOWN. But we suddenly remembered we had to have an office so we didn’t tear it down, thank God, because we’ve been using it ever since.” (Donnelly oral history) [switchboard and mailboxes located in house – Dan Cheatham]

The University of California will continue to expand to the limit of its facilities in taking care of the increased demand for higher education in the state,” President Robert Gordon Sproul said today in San Francisco.

...The president outlined to alumni members the problems that put the university into the housing and restaurant business.

‘It became obvious after the war,’ he related, ‘that private enterprise could not supply adequate housing and feeding accommodations for our total faculty and student body.

‘To alleviate these shortages we built the Fernwald Halls dormitories in 1946 and the campus cafeteria in 1948,’ he said. (*Oakland Tribune*, February 12, 1949)

While the university ignored Smyth’s vision for the gifted property, Smyth was clear in his intent to preserve the property and house as a sylvan retreat for a university-affiliated occupant. Whether he hoped to keep his large parcel away from real estate speculators who would subdivide the site and develop it, there is little doubt that Smyth did not imagine the university would build institutional housing for hundreds of students on the Smyth-Fernwald site.



At the same time, mixed views were expressed at the City Planning Commission:

In voting to retain the ‘status quo’ classification of the hill area surrounding the U.C. Fernwald Dormitories the council temporarily ‘bypassed’ recommendations of the City Planning Commission for lower density building requirements.

The commission recommended single family status for the uppermost Dwight Way hill lots and duplex status for property immediately adjoining the U.C. dormitories, whereas property owners sought retention of the present multiple zoning ‘because of proximity of hundreds of students.’

Also protesting ‘downgrading’ of property were owners on Hillside Ave. and Hillside Court directly west of the student living quarters. The move for limiting density of population in the precipitous area was initiated by the Panoramic Hills Association. (*Oakland Tribune* 1960).

Olmsted’s vision of the Berkeley Property Tract as an enclave of stately country homes sited on expansive grounds was eroded over time as the large original parcels were subdivided and re-divided, and developed with closely packed and densely populated housing. Today, “virtually all of the nearly fifty fraternities and sororities provide housing for approximately 1500 students in a Greek-letter community extending along Piedmont, concentrated

between Prospect Street on the east and College Avenue on the west. Also Accommodating hundreds of addition students within the area are privately-owned cooperatives, residence clubs, and boarding houses...” (Helfand 2002: 284-283)

An exception is the Smyth-Fernwald property, a nearly ten-acre site at the southeast corner of the Berkeley Property Tract. The hillside property, bordered on the south by the School for the Deaf and Blind, was never subject to the same infill development pressures as the rest of the Berkeley Property Tract. William Smyth was able to reassemble much of the original large parcel by acquiring piecemeal most of the subdivided lots east of Hillside Avenue. Smyth developed and maintained the property, his estate, as a unified parcel. While construction of the mid-century residence halls obliterated most of Smyth’s landscape improvements, the property still maintains some of the character of a large residential estate – remarkable in Berkeley in the 21st Century. The site climbs the hill from two streets and terminates with natural boundaries on the north and east. From the entrance on Hillside Avenue and, to a lesser degree, from Dwight Way one has a sense of entering a large residential property, rather than a disparate collection of separate buildings.



Figure 21: A torii gate at Hillside Court was the northern entrance to Smyth's Fernwald Estate, ca. 1906.

### Development of the Smyth-Fernwald Property

The Smyth-Fernwald property was purchased from the College of California by Mrs. Batchelder (wife of Perez Mann Batchelder) ca. 1867. The Batchelders appear to have been the first owners of the property to develop it, building a house and barn about 1868 and planting an orchard. The Batchelder property included all of the Smyth-Fernwald land as well as the properties adjacent to it at the top of

Dwight Way, and all of the land within the block bound today by Prospect Avenue, Hillside Avenue and Dwight Way (before Warring Street was created).

The few 19th century photographs of the property show a two-story wooden house standing in a wooded area of the otherwise bare hillside. The house, seen at a distance, has cross gable roofs, two chimneys, a wrap-around porch, and a lower, offset,

servants' wing to the rear. East of the house is a barn and small outbuilding, and to the west is an orchard.

After Perez Mann Batchelder died in 1871, his wife Clara (also identified as Clarissa) maintained ownership of the property through a second marriage in 1875 to Rev. Laurentine Hamilton, a noted Oakland clergyman. The Hamiltons are listed in 1878 and 1881 city directories as residing on the Fernwald property. (Source: Sarah Wikander) But between those years they are listed in the 1880 U.S. census as living in downtown Oakland. It is likely that they maintained their primary residence in Oakland near Hamilton's church – The First Independent Church of Oakland – but used the Berkeley house while Hamilton's son attended the University of California. During the first several decades of the university a large percentage of students lived at home and some families would move intact to Berkeley so one or more children could attend the state university. (Cerny 2001)

Rev. Hamilton died in 1882 and Clara Hamilton maintained ownership of the large Batchelder Tract in Berkeley until 1889, when it was subdivided into various sized lots sold to numerous individuals (see Figure 16).

By 1890 the house was owned by Joseph L. Scotchler, proprietor of an early Berkeley real estate firm. Scotchler does not appear to have occupied

the Batchelder/Hamilton House and soon sold the property to J. E. Nutting, who also may not have occupied the Batchelder/Hamilton House.

In 1895 the house was rented to William Henry Smyth and his wife, who would purchase the property in 1901.<sup>5</sup> During Smyth's 45 year residency he substantially changed the site and the house. Smyth landscaped the area around his house and along the creek, employing an Italian mason to build stone retaining walls, terraces and paths. In 1911, Smyth hired Julia Morgan to enlarge the house and remodel it. Previously an early example of a suburban villa in the style of its time – white painted wood siding milled by machines – it became an updated version of a suburban villa in a style that rejected evidence of the industrial revolution for an earlier hand-crafted look.

Smyth was an avid gardener and member of the California State Floral Society. For several years he was General Manager of the Society's floral shows held in the Mechanics' Pavilion in San Francisco.

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<sup>5</sup> In a November 14, 1907 letter to his father, Smyth claimed, "In '92 we contracted to buy this tract of land and pay over \$20,000 for it in five yearly installments, with a gross capital of less than the first year's installment. Then the bottom dropped out... A debtor of the deepest dye, then, and NOW we sit snug on our hillside and complacently survey the most desirable residence tract of land in Berkeley and probably in the whole sweep around the Bay of San Francisco. Not a bean owing and enough available to see us through any conceivable period of depression... With Berkeley property booming, jumping by leaps and bounds..." (Smyth MSS Bancroft Library)

Smyth described his Fernwald property as "an artistically beautified natural park, surrounded by the Berkeley Hills, overlooking San Francisco and the Golden Gate across the Bay". (Smyth MSS Bancroft Library)

In 1921, a large neighborhood fire threatened the property:

[T]he flames quickly burned their way to a nearby grove of eucalyptus trees and within a short time the whole grove was a seething mass of flames. Near this grove was a large frame barn and storehouse belonging to the estate of W. H. Smyth, millionaire English mine owner. Adjacent to this barn were the famous Smyth gardens, one of the beauty spots of California. Both the barn, storehouse and gardens were destroyed.

... In the Smyth gardens was an aviary containing one of the finest collection of birds from all parts of the world to be found in the country... With half of the gardens in flames Mrs. Ethel Abadie, niece of Smyth... released the hundreds of birds...

... Smyth... was sitting in the shade at the side of his home, playing chess... when the fire attacked his premises.

Apparently realizing that without water all efforts to save the barn and the gardens, the latter valued at many thousands of dollars, would be fruitless,

the owner calmly proceeded with his chess game while the gardens it had taken years to bring to perfection were blackened and destroyed. (*San Francisco Chronicle*, 1921)

Within five years, a description of the property in the Berkeley Gazette implied that Smyth had replanted after the fire and that the fire had not destroyed the mature trees: "The grounds, with their great trees, a splendid marine view, and beautified by a fern-clad gulch, are among the most picturesque in the East Bay district." (*Berkeley Gazette*, 1926)

Smyth kept a log book recording business and social visitor to the property. On April 21, 1928 Smyth recorded meeting with Harry H. Sams regarding "completion of rehabilitation of house after fire &c." This was presumably another fire, after the 1921 fire mentioned above. Fire remained a serious threat to the property.

Numerous entries in the visitors log show that Smyth was generous with access to his property.

August 4, 1928, Gertrude Glasser & Hellen Livingston of Prescott and Yuma, AZ. Called to ask permission to go through the gardens.

April 14, 1929, David & Dorothea Leonard and Aunt. The whole party wandered around the garden noting and commenting on the various



features and examples of tree-training. The Leonard party having departed the rest of the group adjourned to the den.

Feb. 13, 1933 L.J. Barker, 2545 Dana St., Berkeley. L.J.B. came a few days ago to get WHS permission to use the field behind Fernwald for archery practice, again today and WHS being here, tendered his request. WHS said he saw no reason why the request should not be granted whereon L.J.B. expressed his appreciation and promised that the boys &c who come to practice would conduct themselves in such manner as give no annoyance. WHS also gave permission for the erection of a small hut to shelter the targets and also for a small amount of leveling to be done to make standing ground for the targets and the archers. LJB promised that whenever they ceased using the field for archery purposes, the ground would be restored to its original condition so far this could be done.

## Owners and Occupants

### *Perez Mann Batchelder and Clara Batchelder*

Batchelder (1818-1873) moved to Berkeley from Boston with his wife (née Clara F. Adams) ca. 1867, and purchased (in her name) a large hillside lot – that included the Smyth-Fernwald property – at the southeast edge of the Berkeley Property Tract that same year from the College of California. By the time of the 1870 U.S. Census, they occupied



Figure 22: Batchelder Brother's mobile daguerrean studio during the California Gold Rush, 1853.

a house on the property that was large enough to house themselves and their 4 year old son; Batchelder's brother, Benjamin Pierce Batchelder, an artist, and his wife; and three servants. Perez Mann Batchelder's occupation is listed as "farmer". Both Batchelder and his young child died soon after the 1870 census was taken.

Batchelder has been identified as a pioneering photographer who played an important early role in the documentation of early California:

[Perez Mann Batchelder along with his brothers, Benjamin Pierce (1826-91)], Nathaniel Batchelder (1824-1860), and Freeman Ezra Batchelder (1834-1862), was part of a far-flung Daguerreian family

empire that, at various times, owned portrait galleries in Massachusetts, California, and Australia. Benjamin and Perez, in particular, were the driving force in the California and Australian branches of this business. They developed a highly mobile, flexible, and practical style of operating that took full advantage of the rapidly expanding commercial possibilities of the era.

....[Perez] reportedly began his career in photography with his brother [Benjamin] in the Boston area in 1844. As early as 1851 [they] established a daguerreian gallery (Batchelder Bros.) on Washington St. in Sonora, CA.... In August 1852, Benjamin and Perez operated in San Joaquin County – probably in Stockton.

[Perez] landed in Sydney on May 23, 1854 to establish business [during the Australian gold rush]... his brothers followed. He left Melbourne for America in 1857. Married Clara F. Adams in Beverly Massachusetts, June 16, 1858.

...Perez was a partner in Black and Batchelder (James Wallace Black) 173 Washington St., Boston, in 1860-61. He retired there around 1867. (Palmquist 2000: 99-101.)

Elsewhere, Batchelder's California career has been described as follows:

Perez Mann Batchelder (1818-1873), a daguerreotypist, arrived in California in 1851 and operated

a traveling daguerreian studio/wagon in Sonora. He grew convinced that the best way to take advantage of the miners' increased appetite for photography was to take the studio into the field, so he managed a series of portable photographic ventures over the next several years. Isaac Wallace Baker, an important California photographer was one of Batchelder's business partners and protégé. ([www.yerbabuena1.com/history2.htm](http://www.yerbabuena1.com/history2.htm) ECVhistory)

### ***Mrs. C.F. Hamilton and the Reverend Laurentine Hamilton***

Following the death of Perez Mann Batchelder in 1870, his widow, Clara, married the Reverend Laurentine Hamilton (1827-1882) in 1875 (source, Sarah Wikander). Hamilton was an important figure in California who was influential in a variety of areas:

The Independent Protestant Church of Oakland was formed after the heresy trial of the Rev. Laurentine Hamilton in 1869. Hamilton was a popular and well-known Presbyterian minister who had been superintendent of schools in San Jose and after whom Mt. Hamilton was named. According to a history of Unitarianism in the west, 'Laurentine Hamilton was one of the leading ministers of the state. Now that [Thomas] Starr King was dead, there were those who considered Hamilton to be the greatest minister in the West. He was loved, honored, and respected.'

As minister of the First Presbyterian Church of Oakland in 1868, whose congregation included liberal Christians of several denominations, including Presbyterians, Congregationalists, and Unitarians, his preaching reflected the influence of Darwin's *Origin of Species* (1859) and other scientific developments which conservatives feared contradicted the Bible. After his expulsion from the Presbyterian Church, Hamilton and his followers formed a new church, first called 'The First Independent Presbyterian Church of Oakland,' later changed to 'The First Independent Church and Society of Oakland,' or 'The First Independent Church of Oakland.' On 9 August 1881, another effort was begun to reorganize as the First Unitarian Church of Oakland. Before that was carried out, Hamilton died in the pulpit on Easter Sunday 1882. (Goring & Straja 1997: 14-15)

### ***Joseph Lincoln Scotchler (1856-1922)***

Joseph Lincoln Scotchler, born in 1856 in San Francisco was the son of Joseph B. Scotchler, of Massachusetts. Scotchler graduated from the University of California in 1878, then worked in Oakland and San Francisco as a bookkeeper for Whittier, Fuller & Co. (1881-1882) and as a cashier with Sun Insurance Co. (1883). U.S. census and city directories show him living in Oakland with his widowed mother and siblings from 1879-1882. In 1883 he is listed as residing in San Francisco. By 1887 he was working



Figure 23: Sketch Portrait of William Henry Smyth, n.d.

in real estate in Oakland and residing on Atherton Street in Berkeley.

Scotchler was prominent in the early development of Berkeley. In 1889-1890 he is listed as co-owner of Scotchler & Gottshall, a real estate and insurance firm in downtown Berkeley. Scotchler & Gottshall also operated the first grocery firm in Berkeley and had charge of the town's first Wells Fargo express office. Scotchler was a member of the town's Board of Trustees, serving as president in the early 1890s

— a position equal to today's mayor. He was also a member of the first board of Trustees of the First Unitarian Church of Berkeley

Scotchler purchased the Smyth-Fernwald property in 1890 and sold it three years later to J.E. Nutting. It does not appear that Scotchler or Nutting resided in the Batchelder House.

### **J.E. Nutting**

Little is known about J.E. Nutting, who owned the Smyth-Fernwald property from 1893 to 1901. He sold the property to William Henry Smyth, who had been renting the house on the property since 1895.

### **William Henry Smyth (1855-1940)**

William Henry Smyth was born in Birkenhead, Cheshire, England, May, 16, 1855. Formally educated as an engineer in Leeds at the Mechanics' Institute and Yorkshire College of Technology, he continued his training in Leeds as an apprentice with Kitson & Company and a draftsman at Asquith & Co. before immigrating to the United States in 1876 (he had visited in 1872 for a short time). He was naturalized in 1879 in San Francisco, after first passing through Illinois, Montana, and the Dakotas. He married Helen Pauline Bradshaw of Tennessee in 1884 in San Francisco.

Smyth set up general practice as a consulting engineer in San Francisco in 1879. He was the inventor

of numerous machines related to mining, lumber, agriculture and food production — essential industries to the state of California. (*Who's Who*, 1908. p. 1765)

*The National Cyclopaedia of American Biography* described Smyth's early work as an inventor as follows:

[His] ability to solve unusual and difficult mechanical problems soon gave him an extensive reputation which brought him many clients for whom he created or perfected inventions covering a wide range. To promote and safeguard the interests of his clients he became a patent solicitor and is reputed to be the foremost patent expert on the Pacific coast.... When patent litigation arises among any of the western corporations his services as expert are invariably sought by one side or the other and often times by both. His own inventions, for which over forty patents have been granted, include a tree feller and log-saw (his first patented invention, patented 1879)... printing machine (1902)... numerous can-making machines, sold to the organizers of the American Can Company (1888, 1889, 1896, 1900, 1903, and 1910); a dredging machine combining the suction hydraulic and chain bucket types of dredging apparatus... an ore roasting furnace (patented 1904, 1907, and 1908)... [a direct explosion pump] involving some half score inventions which for the first time applied explosive en-



ergy directly to the surface of water or other fluid to be lifted. In 1917, in response to the government's appeal to inventors to assist in overcoming the German submarine menace, Mr. Smyth produced an entirely new type of ship construction which he called a "marine locomotive".<sup>6</sup>

Many of his later inventions in the 1920s involved "work with tracks. He invented a track-layer track chain; resilient track tractor; a high-speed tractor; point support wheelbase track layer and other equipment." Correspondence with the patent office in Washington recorded numerous patents between 1879 and 1928, almost all of them from the years he live in the house at Fernwald, and with the largest number in 1928.

Smyth belonged to a number of professional societies: the Technical Society of the Pacific Coast, the Astronomical Society of the Pacific, the Royal Economic Society, American Economic Association; National Economic League, American Association for the Advancement of Science, Philosophic Union of the University of California, National Geographical Society, San Francisco Mechanics' Institute, Authors' League of America, and the California Writers' Club. He was an honorary member of the University of California Faculty Club, and a member of the socially exclusive Claremont Country Club.

<sup>6</sup> A draft found among Smyth's papers in the Bancroft Library suggests that the above entry was written by Smyth.

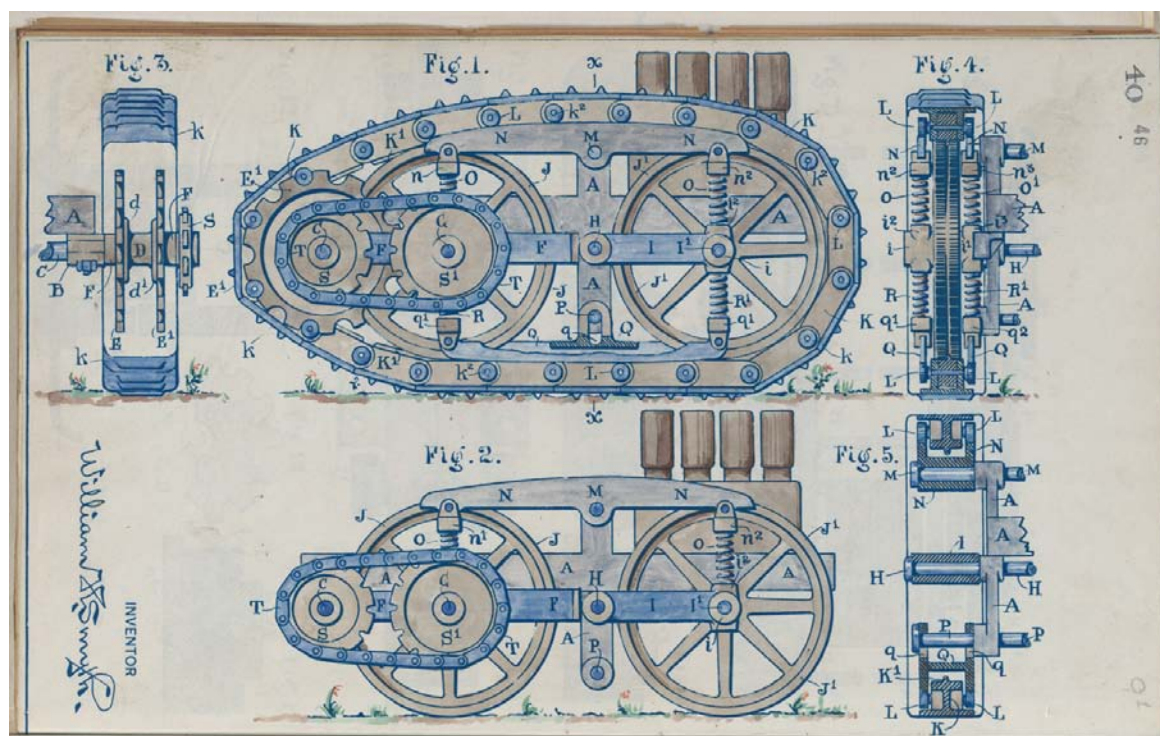


Figure 24: Patent application illustration by William Smyth. The whimsical addition of wildflowers reflects Smyth's interest in horticulture and California native plants, n.d.

In two autobiographical sketches, found among his papers at the Bancroft, Smyth provided details about his career and accomplishments. His first patented invention, "a power-operated Tree feller and Log-saw" was 'in common use'; he was recognized as "the leading patent expert of the Pacific Coast"; for thirty years "he was technical expert in practically every important patent litigation west of the Rockies, including the famous Hydraulic Dredger infringement suits, the Gold Dredger cases, the Caterpillar Tractor litigations, the Raisin Seeder

cases and many other almost equally important; he was the organizer of the California State Floral Society [and] for several years was General Manager of its Floral shows held in the Mechanics' Pavilion, San Francisco and procured the adoption of the California Poppy (*Eschscholtzia Californica*) as the State Flower; at the time of the San Francisco Fire in 1906, Mr. Smyth was one of the organizers and a director of the Berkeley Relief Committee which housed, clothed and fed 20,000 refugees from San Francisco." Smyth also claimed to be "General

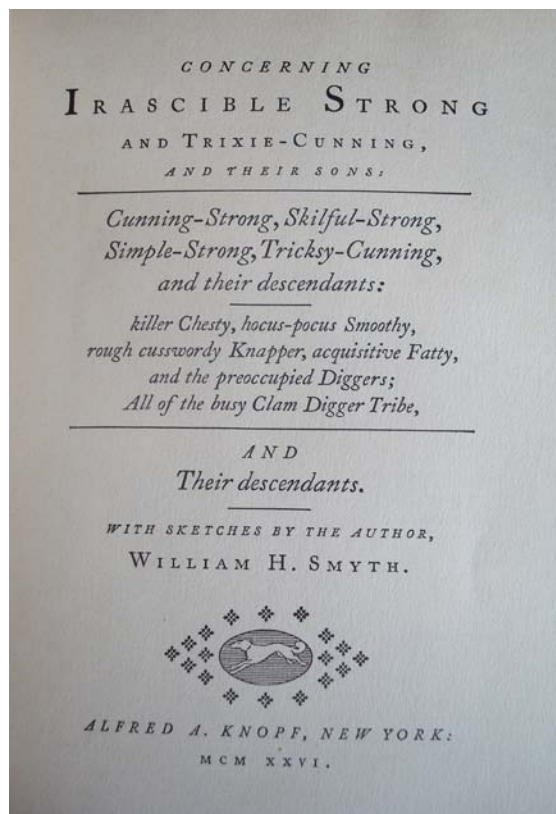
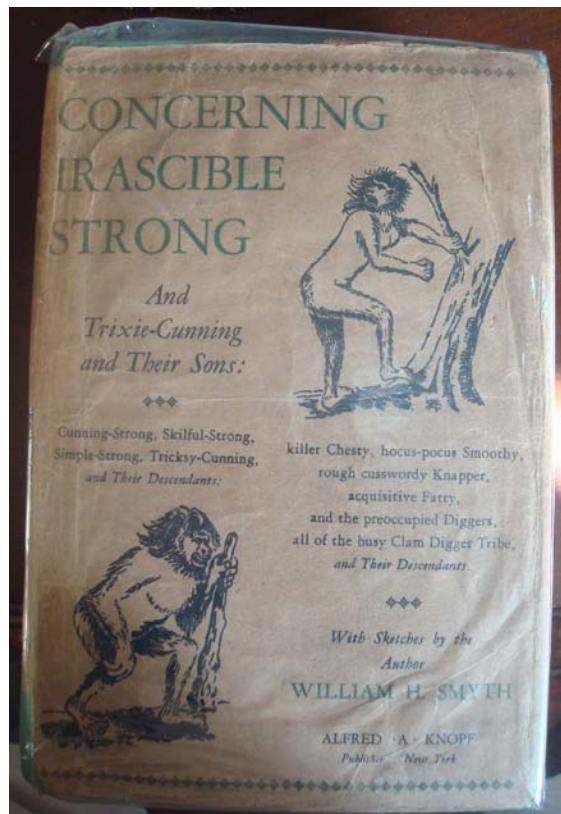


Figure 25: Cover and title page for Smyth's book, *Concerning Irascible Strong*, 1926.

Superintendent of the San Francisco Mechanics' Institute Industrial Fair in 1894"; however, a recent history of the Mechanics' Institute notes that the 1894 Fair was cancelled so as not to compete with the Mid Winter Fair in Golden Gate Park that year. (Reinhardt 2005: 54)

Smyth was a prolific and influential writer on a variety of subjects. Describing himself as "shocked at the miserable condition of the [English] laboring

class [he] turned his interest and attention to sociology and economics in an endeavor to find the causes of universal poverty in 'wealthy' countries." In the spring of 1919 Smyth published three essays entitled "Technocracy" in *Industrial Management*, New York. This was reprinted and expanded in twelve essays published in the *Berkeley Gazette*. And assembled in pamphlet form in 1921, copies of which were mailed to prominent people and members of Con-

gress. In *Technocracy*, he advocates "a new social state with a unified national purpose and a supreme national council of scientists – supreme over all other institutions – which would advise on the best means of realizing rational social life and the national objective, and generally dominate and direct the constructive factors in the nations." "The originator of Technocracy is a man of many inventions, to such an extent that he was honored by the *Journal of the Patent Office Society* of Washington, D.C. with a six page review and survey of his book *Concerning Irascible Strong*, et al. ("William Henry Smyth, Originator of Technocracy", *Town and Country Review*, London, Feb. 1937, p. 48.)

He wrote *Federation of Nations – an Alternative to the League of Nations*, 1922. It suggests a World Federation of European Culture Nations with a World Capital at the Panama Zone". He also co-authored *A Cycle of Celestial Objects: Observed, Reduced and Discussed* (1881) with George F. Chambers. Not everything he wrote addressed the problems of the whole world. His 1923 *Story of the Stadium* clearly tells a complex story with technical, social, political and ecological dimensions, including the story of neighborhood opposition to the construction of the California Memorial Stadium. Smyth occasionally wrote a column published in the *Berkeley Gazette* entitled, "W.H.S. Says".

"Between 1917 and 1925 he was the author of several hundred published articles on various subjects,



but chiefly on social and financial economics. In 1926 was published by Alfred A. Knopf Inc. of New York *Concerning Irascible Strong*, a book written 1910 – 1913, which develops a new social philosophy based on essentials of Human character, instincts and urges. It shows that in an Industrial Democracy, social strife can be avoided and national unity secured only by coherent nationwide scientific and technical organization and a consensus National Objective – Technocracy.”

“Smyth is known as an inventor and philosopher, and now is engaged in preparing the final proofs of his book on sociology, *Concerning Irascible Strong* [“The Intelligent Man’s Guide to Culture and Civilization”; aka “Concerning Irascible Strong and Trixie Cuning and Their Sons”, (Cunning-Strong, Skilful-Strong, Simple-Strong, Tricky-Cunning and Their Descendants: Killer Chesty, Hocus-Pocus Smoothy, Rough Cusswordy Knapper, Acquisitive Fatty and the Preoccupied Diggers all of the Busy Clam Digger Tribe and their Descendants] which will be published in October by Alfred A. Knopf inc., of NY. It undertakes an analysis of modern civilized society and the exposition of an evolutionary theory of its structure and function, their laws and principles. It is unconventional in style and unique in treatment.” (*Berkeley Daily Gazette*, 1926)

Smyth described his personal situation as follows: “He finds his chief recreation in intellectual pursuits



Figure 26: Creek-side masonry site improvements with Hillside Avenue bridge beyond, ca. 1906. This area lies outside (north-west) of the Smyth-Fernwald property.

and gardening. His home is Fernwald, an artistically beautified natural park, surrounded by the Berkeley Hills, overlooking San Francisco and the Golden Gate across the Bay. Here gather congenial associates for the discussion of scientific topics and important current events.” (Smyth MSS, Bancroft, n.d.)

During the years of Smyth’s ownership, the character of the house and grounds underwent important changes. After his wife died in 1926, Smyth deeded his property to the University of California, but continued to live in the house until he died in 1940. The gift was appraised at \$150,000 to \$200,000.



At the time, the *Berkeley Gazette* described it: “The grounds, with their great trees, a splendid marine view, and beautified by a fern-clad gulch, are among the most picturesque in the East Bay district.” The *Oakland Tribune* claimed “Smyth stipulates that the money eventually derived from the property be used for the foundation of a research fund in physical science. He has suggested to the college authorities that in the meantime his residence be used as a home for retired university presidents.” (D. Thompson 2008) “The gift is made in accordance with the philosophy of the donor, who believes that as ownership is a social convention trust, property should revert to the community at the death of the conventional owner. The University of California represents to him, he says, the best expression of the community in which he lives, and it was the University that attracted him to Berkeley more than 40 years ago.” (Thompson 2008)

It was the Smyths who named the property “Fernwald.” In a May 16, 1907 letter to his father, Smyth explained the choice of names. “In the garden the flush of bloom is over, although there is still abundance of flowers. The hawthorns both white and pink were a royal sight. The roses never had richer coloring nor greater abundance of bloom, they were and are a continual source of delight. As we are never without flowers even in Winter you may wonder why we enjoy the season so much, but the more we have the more we seem to be able to appreciate the beauty so lavishly bestowed. Our new paths and

those of our neighbor are duly traversed and enjoyed daily. The ferns are always a source, I may say a continual source of pleasure. They are our specialty; when we called the place Fernwald we thought it would be quite the thing to accentuate the ferns as the name seemed to suggest. Yet the name is divisible into fern (distant) and wald (forest) in the German language. So we shall suppress the thought [that] the ferns are the result of suggestion called up by the name, and have them because we want them.” (Smyth MMS, Bancroft Library)

At his death, Smyth left an additional \$100,000 to the university “for educational purposes in the field of physical science” at the ‘seat’ of the university, in Berkeley. “Smyth requests that the income be added to that from a \$200,000 gift he made in 1926 and that the two gifts be known jointly as the William H. Smyth Foundation. He asked also that ‘a suitable but simple monument to me be provided’ and established at ‘a suitable location’ on the property he previously gave the university. “No immediate use of the property given by Smyth is to be made by the University, it is announced. Rapidly increasing land values in the district where it is located made it advisable, it is said, to hold the land; and it may be possible ultimately to so utilize it in its entirety as not to destroy its scenic beauty.” (*Oakland Tribune*, February 20, 1940, and Alameda County Recorder, 1940)

Many of the years the Smyths were in residence at Fernwald they shared their home with a lodger or

a member of the family. Smyth’s cousin, William McKowen, lived with them until his arrest in 1903. The 1920 U.S. Census lists a thirty year old male lodger, Jowill Hugo, living with the Smyths at Fernwald, and Smyth’s brother, Benjamin, lived there from 1926, when Helen Smyth died, until 1940 when William Smyth died and the university took possession of the property.

### ***William Alfred McKowen (1864-1943)***

William McKowen and William Smyth were cousins through their mothers. Both McKowen and Smyth were born in England, immigrated to the U.S. as adults, and lived together in San Francisco and Berkeley.

McKowen, a trusted employee in the University of California administration, served as Assistant Secretary and Bookkeeper (in 1893) and Acting Secretary of the Board of Regents (1896-1897, 1899, and 1903). During these years he resided with the Smyths at Fernwald.

In December 1903, McKowen was arrested for embezzling funds in excess of \$50,000 from the university—much of the money skimmed from Phoebe Hearst’s donations—and served a seven-year sentence in San Quentin. William Smyth accompanied his cousin McKowen to the home of University President Benjamin Ide Wheeler, when McKowen confessed to the crime.

The scandal was front-page news. The January 29, 1904 *Oakland Tribune* had a front-page photo of McKowen accompanied by the headline, “M’Kowen Says He is Guilty of Felony.”

“...W.A. McKowen this morning pleaded guilty to the charge of having embezzled University funds.

“...In the jail waiting for McKowen’s return was his friend Smythe [sic], with whom McKowen had made his home for a score of years. He did not want to see him plead or be sentenced, and waited for the return of the man he had befriended where he could meet him alone.”

The *Oakland Tribune*’s February 12, 1904 front page had a drawing of McKowen in handcuffs, and the headline, “Judge Hall Gives Embezzler M’Kowen a Light Sentence; A Moving Plea by Attorney Dunne Cuts the Sentence Down to One Month Less Than Seven Years.”

“Six years and eleven months in San Quentin....is the penalty W. A. McKowen, former Secretary of the board of Regents of the State University will suffer for embezzling something over \$50,000 belonging to that institution and squandering it at the race track and in chasing the ignis fatuus pleasures of the red light district.”



Figure 27: William A. McKowen's arrest for embezzlement from the University made front-page news, 1903.

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## HISTORIC CONTEXT

### Architects



**Julia Morgan  
(1872-1957)**

Julia Morgan is an important California architect and a pioneer among women architects. Her body of work, constructed between 1905 and 1951, includes over 700 buildings located principally in California and the western United States. Her projects cover a remarkably broad range of building types, architectural styles, types of construction, and building materials.

Morgan was born in 1872 in San Francisco and raised in Oakland, California. She graduated from the University of California college of civil engineering in 1894. There was no school of architecture on the west coast at that time. Engineering students interested in studying architecture could attend private classes offered by Bernard Maybeck, a Beaux-Arts-trained architect, who taught drawing at the University of California. Maybeck encouraged his most promising students to apply to the Ecole des Beaux Arts in Paris, the foremost architectural program at that time.<sup>7</sup>

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<sup>7</sup> Other prominent architects who studied under Maybeck were John Bakewell, Arthur Brown, Jr., Loring P. Rixford, Edward Bennett, Lewis Hobart, G. Albert Lansburgh, and Harvey Wiley Corbett.

After graduating from the University of California Julia Morgan worked briefly for Maybeck before traveling to Paris in 1896 to apply to the Ecole des Beaux-Arts. In 1897, on her third try at the entrance exam Morgan ranked 13th out of nearly 400 applicants. Initially denied admission because she was a woman, Morgan was admitted the following year, at least in part through the lobbying efforts of Maybeck. Morgan joined the atelier of Benjamin Chaussemiche, official architect for the City of Paris and winner of the 1890 Prix de Rome. She received her diploma in 1902 – the first woman to receive a diploma in architecture from the Ecole. After graduation Morgan continued to work for Chaussemiche, designing the Harriet Fearing Residence in Fontainebleau.

While in Paris she also worked for Bernard Maybeck on the design of the University of California's Hearst Hall, funded by Phoebe Apperson Hearst, who paid stipends to all University of California students attending the Ecole des Beaux-Arts. Morgan returned to the Bay Area in 1902 and worked for John Galen Howard, architect for the University of California, on the Hearst Mining Building and the Greek Theater. She was the first woman licensed as an architect in the state of California, and in 1904 opened her own firm in San Francisco. An early commission was a campanile for Mills College in Oakland. After the 1906 earthquake and fire Morgan relocated temporarily in Oakland and formed a partnership with Ira Wilson Hoover (Morgan and

Hoover). The firm designed the Library at Mills College, St. John's Presbyterian Church in Berkeley, and the structural renovation of the Fairmont Hotel in San Francisco. In 1910 Hoover moved to New York and the firm was changed to "Julia Morgan, Architect."

Julia Morgan is associated with the design of significant buildings at the University of California and Mills College, YWCA facilities and women's clubs throughout California, large commissions for the Hearst family, and hundreds of houses for middle class clients. She closed her architectural office in 1951 and died in San Francisco in 1957 at age 85.

### *The Ratcliff Firms*

The Ratcliff firm is the oldest architectural firm in the San Francisco Bay Area. Founded in Berkeley in 1906 by Walter H. Ratcliff, Jr., it has been in continuous operation through three generations of the same family.



**Walter H. Ratcliff  
(1881-1973)**

Walter Harris Ratcliff, architect, real estate investor, developer, and banker, was born in England and immigrated with his family to the

United States as a teenager in 1894. He graduated with a degree in chemistry from the University of California in 1903. Except for a few months of study



at the British School in Rome, Ratcliff had no academic training in architecture. Instead, he pieced together his knowledge of architecture through a speculative building venture – Alameda County Home Builders, Inc., which he started with a friend while still a student – and employment under John Galen Howard, University of California campus architect. Ratcliff opened his own architectural firm in Berkeley in 1906, the year he was licensed as an architect. It was a time of rapid growth in the East Bay and Ratcliff's early commissions were predominantly Craftsman Style houses in Berkeley. He served as Berkeley's City Architect from 1913 to 1921, and designed a number of the town's schools and fire stations. Throughout the 1910s and 1920s, Ratcliff's firm flourished, adding commercial, civic, academic and ecclesiastical commissions – most in the Period Revival Style – to the long list of residential buildings. Demand for architectural design fell dramatically in the 1930s and 1940s throughout the Depression and World War II. During that period Ratcliff shifted his focus to a financial institution he had founded with Louis McFarland, his earlier partner in Alameda County Home Builders, Inc. The Fidelity Mortgage and Securities Company – later called the Fidelity Guaranty Building and Loan Association – was located in downtown Berkeley. Ratcliff became president of the business when McFarland stepped down in 1933. Ratcliff would continue to cultivate architectural clients while he managed the bank business, but left the architectural office in

the hands of a long-term employee, Scott Haymond<sup>8</sup> until Ratcliff's son, Robert joined the firm in 1945. Walter Ratcliff secured the contract to design the Smyth-Fernwald Dormitories before Robert joined the firm, and Walter remained architect of record for the project. Walter Ratcliff retired in 1955, and died in 1973 at the age of 92.



**Robert W. Ratcliff  
(1913-1998)**

Walter Ratcliff's son, Robert W. Ratcliff joined his father's firm at the close of World War II in order to work on the University of California Fernwald Dormitories. Robert brought a modernist approach to the firm heretofore known for its historicist design sensibilities. Robert graduated from the University of California School of Architecture in 1936. At the time, the curriculum was heavily based in the Beaux-Arts tradition, but, many students, including Robert Ratcliff, were drawn to Modern Architecture and the work of Gropius, Breuer, Mies van der Rohe, Le Corbusier and Frank Lloyd Wright, and more locally, William W. Wurster and Gardner Dailey.

<sup>8</sup> Scott Haymond worked in the office of Walter Ratcliff for over thirty years and was a partner from 1946 to 1953 – Ratcliff, Haymond and Ratcliff. Haymond's historicist design sensibilities, which he had shared with Walter Ratcliff, put him at odds with Robert Ratcliff and led to the partnership's abrupt end in 1953. (Minor 2006: 102)

After graduation, Robert applied to work in the offices of Wurster and Dailey, but found work instead in the small Oakland office of Clarence Mayhew, and soon after in the San Francisco firm of Masten & Hurd. He received his architectural license in 1941.

During World War II, Robert supervised mass-produced modular construction as a civilian in the engineering department of the central procurement agency of the Navy SeaBees in Chicago. While in Chicago he took a class at the Illinois Institute of Technology, where he met Mies van der Rohe. (Minor 2006: 91)

Immediately after the war Robert returned to Berkeley and joined his father's firm to assist in the design of the Fernwald dormitory complex for the University of California. This was the firm's largest commission in twenty years.<sup>9</sup>

Upon completion of the Fernwald dorms, a new partnership, "Ratcliff, Haymond & Ratcliff" was formed with Walter and Robert Ratcliff and Scott Haymond. The name changed to "Ratcliff & Ratcliff" when Haymond left the firm in 1953. Walter

<sup>9</sup> The Fernwald Dormitories commission came to Walter Ratcliff through his friend Robert Sibley, Executive Manager of the University of California Alumni Association. Sibley was a fellow graduate of the Class of '03 and a director of the Fidelity Guaranty Building and Loan Association. Sibley had collaborated with Ratcliff on a housing study for the university shortly before the war. (Minor 2006: 92)

Ratcliff remained more involved with banking than with the day to day work in the architectural firm. But "...Walter Ratcliff boosted his son's fledgling efforts by approving

home loans. 'Most of the projects I was doing after the war needed funding, and [my clients] would go down to the Fidelity and ask for a loan,' Robert recalled." (Minor 2006: 94). The firm designed more than one hundred residential projects in the fifteen years after World War II. (Minor 2006: 93)

Murray A. Slama and A. Burns Cadwalader were made partners of the firm, known as "Ratcliff, Slama & Cadwalader" in 1961 and through the 1960s and 1970s the firm expanded its geographic range and added hospitals and civic centers to its project list. In 1978 the firm expanded to five partners and was renamed "The Ratcliff Architects". Projects included large health care and academic facilities throughout California. Christopher (Kit) Ratcliff, the third generation Ratcliff, became CEO in 1987 and the firm moved to Emeryville in 2000.

The Ratcliff firm has completed a number of projects at the University of California, Berkeley: interior alterations to the Morrison Library at Doe Memorial Library (1927-28), and Fernwald Dormitories complex (1946-48), Women's Faculty Club addition and alterations (1956), Hilgard Hall interior alterations (1960-1961), Giannini Hall interior alterations (1962), Wellman Hall interior alterations

(1966-1967), California Memorial Stadium press box addition (1969), Clark Kerr Campus restoration and interior alterations (as part of a multi-firm team, 1982-84), Senior Hall alterations (1985), Foothill Student Housing (with William Turnbull Associates, 1989-91), Valley Life Sciences Building alterations and renovation (1989-1994), and the Law Building and Simon Hall addition and renovations (1995-96). (Helfand 2002)

The firm also designed projects for other U.C. campuses including a research facilities at U.C. San Francisco, U.C. San Diego, and U.C. Irvine, and the student apartment complex, childcare center and chancellor's residence at U.C. Santa Cruz.

### Arts and Crafts Movement: The Bay Area Tradition<sup>10</sup>

Late nineteenth-century California residential architecture for the middle and upper middle classes was characterized for the most part by repetitive floor plans, wood construction, and decorated interior and exterior surfaces. These decorated surfaces reflected the possibilities suggested by mass produced illustrations and realized by steam-driven machinery in wood-working factories more than they did any conscious aesthetic ideas. Painted houses of this sort lined the streets of Berkeley's neighborhoods

<sup>10</sup> A substantial portion of this section is based on the context statement for the Panoramic Hill National Register nomination form, prepared by Michael Corbett, 2004.

that were expanding with the University of California, notably the College Homestead tract on the south side of the campus, the principal residential neighborhood for the university. In later years, houses like these came to be identified collectively as "Victorian," or labeled by stylistic terms as Italianate, Eastlake, or Queen Anne.

Victorian Berkeley was little different from Victorian neighborhoods throughout California and the rest of the United States. Likewise, Victorian America had many similarities with comparable districts of Europe and other industrialized countries. The common ingredient in all of these places was the recent and rapid industrialization of societies. Everywhere, industrialization resulted in a growing middle class and, at the same time, a growing gap between those who could afford to live comfortably and those who struggled in poverty. The architecture we now call Victorian was developed to accommodate those who benefited materially from industrialization, whether rich or poor. The plentiful and conspicuous architecture of Victorian houses struck many as a symbol of the age, for both good and bad.

In England, where the differences between rich and poor were particularly strong, and the differences between middle class neighborhoods and working class slums were particularly evident, powerful critics focused their attacks — and solutions — on architecture. John Ruskin and William Morris

saw the Middle Ages as the last great period for architecture. Since the Middle Ages, when skilled craftsmen were directly responsible for the creation of beautiful buildings, industrialization had resulted in the estrangement of workers from their work and in the consequent ugliness of buildings and cities.

Out of this critique, and the examples of William Morris, came the Arts and Crafts Movement. This movement began in England and subsequently spread to the United States and other industrialized countries. It sought to replace mass-produced, machine-made architecture with hand crafted architecture.

The Arts and Crafts movement influenced progressive architects and clients in cities throughout the United States. The work of H.H. Richardson and Frank Lloyd Wright, the Shingle Style in New York and New England, the Mission Revival, and other regional expressions all reflected aspects of the ideas and imagery of the Arts and Crafts Movement in various ways. However, nowhere did the Arts and Crafts Movement emerge more directly than in the San Francisco Bay Area, and nowhere did it flourish more extensively than in Berkeley.

Arts and Crafts ideas were introduced to the San Francisco Bay Area by Joseph Worcester, a Swedish-born minister who cultivated “rustic qualities” in a house in Piedmont in 1876 and in four shingled houses on top of Russian Hill in San Francisco in

1888-1889. These were followed in the 1890s by the generally scattered work of four recently arrived architects to the Bay Area – Ernest Coxhead, Willis Polk, A.C. Schweinfurth, and Bernard Maybeck. Trained in different ways, beginning in the late 1880s these sophisticated architects introduced to the region buildings with a new kind of imagery for clients who shared their rejection of the architectural mainstream. Although each architect had a distinctive approach, the four produced buildings with certain common characteristics – unpainted redwood structures often clad in shingles, reliance on vernacular sources (of various kinds, included California barns and working buildings, California Missions, English country architecture such as Jacobean and Tudor era buildings, and the architecture of rural northern France), and hand craftsmanship (ironically, most of these were just as dependent on industrial processes and machine-driven tools as were those in Victorian styles).

In the mid 1890s, the groundwork was laid for a broader impact of Arts and Crafts ideas and of the work of these architects. A house designed by Maybeck for himself led to another designed for his friend, the poet, Charles Keeler, and subsequently to several others near Keeler’s house on Highland Place in north Berkeley. In the development of these houses, Maybeck and Keeler promoted a radical view of residential architecture, with simple houses built in harmony with nature. These ideas were given a forum with the establishment of the Hillside

Club in 1898 – at first a women’s club which met in Schweinfurth’s shingled Unitarian Church on the south side of the campus. Reorganized by Maybeck and Keeler to include men in 1902, the Hillside Club functioned as a persuasive force for the dissemination of Arts and Crafts ideas in Berkeley. The publication in 1904 of *The Simple Home* by Keeler made these ideas more coherent and more widely available. From Keeler’s book and Berkeley’s example, progressive architects and clients built neighborhoods of rustic, unpainted, wood houses that blended with their natural settings on streets laid out to minimize disruption to the typically hilly topography. These neighborhoods formed a sharp contrast to more ordinary districts of painted houses on regular lots, whose landscaping and decoration emphasized both their separation from nature and their origins in industrial society.

Beginning around the turn of the twentieth century, enclaves of Arts and Crafts houses began to develop in scattered parts of the San Francisco Bay Area. While the largest such neighborhood was on the north side of Berkeley, others developed on the south side along Panoramic Way and Hillside Court; along Edgewood Avenue in San Francisco; in the Professorville neighborhood in Palo Alto, and in Mill Valley, Sausalito, Ross, and San Anselmo in Marin County. In addition, Pacific Avenue where it faces the Presidio in San Francisco, was built as an urban version of what was generally a suburban development.



Mostly begun in the early 1900s, these neighborhoods of Arts and Crafts houses were built up with a consistent character during the 1910s and 1920s. Where there was room for infill buildings, or where there was room to expand, these neighborhoods grew in later decades in ways that were stylistically different but, at the same time, similar in important underlying ways. The results were often neighborhoods that were stylistically diverse but still harmonious and cohesive, unified by the use of materials, relationships to the natural setting, reference to vernacular sources, and employment of architectural contradictions. In retrospect, scholars have identified a Bay Area Tradition in architecture that, through a series of phases, encompasses a variety of styles.

The Smyth House as it was enlarged and remodeled according to Julia Moran's design in 1911 in the Tudor Revival Style represented a distinct aspect of the Bay Area Tradition. The design combined the characteristic elements of the tradition with particular references to Tudor architecture, an adaptation of the tradition that was common in upper middle class houses on hillside sites in Berkeley in the 1910s and 1920s.

Following the first phase of the Bay Area Tradition characterized by two generations of Arts and Crafts architecture designed by Coxhead, Polk, Schweinfurth, Maybeck, Julia Morgan, Louis Christian Mullgardt, John Hudson Thomas, and others, were

two later phases. The second phase from the 1920s to 1950s drew on the imagery of small cottages based on northern European vernacular designs; the historical vernaculars of California in wood and stucco – Spanish Colonial, Monterey, and rural farms; and a regional modernism, typified by the work of William Wurster. The third phase, of the 1960s to 1970s, was characterized by the work of architects Charles Moore, Donlyn Lyndon, William Turnbull, and Joseph Esherick. The emblematic project of this phase was the Sea Ranch, inspired both by rural California barns and by the work of the modern architect, Louis Kahn.

In neighborhoods that were established in the first (Arts and Crafts) phase of the Bay Area Tradition, infill and additions to the neighborhood with buildings from subsequent phases was common and typically resulted in still-compatible neighborhoods. The original north Berkeley Hillside Club neighborhood was largely destroyed by a devastating fire in 1923. Wood and stucco houses representing both the first and second phases of the Bay Area Tradition were rebuilt around remnant clusters of early Arts and Crafts era houses. On Panoramic Hill and in the Berkeley Property Tract, houses from the second phase of the Bay Area Tradition were built on infill lots. In these cases and elsewhere the neighborhoods have remained coherent ensembles through decades of development and change.

## Modern Architecture and the University

The planning, construction, and appearance of the post-WWII Fernwald Dormitories was part of an evolving tradition in the design of housing, as discussed above. At the same time, it was part of larger changes in architecture and the profession of architecture taking place during the middle decades of the twentieth century. The old Beaux Arts model of the design process, beginning with a sketch of the finished building based on an ideal floor plan and followed by a protracted period of providing details for that initial design, gave way to a very different, more scientifically based process. In the new process, information was gathered about practical needs long before an image of the final building was produced. From the information came a floor plan and a structural solution. The image of the building reflected this design process and therefore it expressed the interior organization and structure of the building. The most influential source of the new design process was the Bauhaus, a German school of architecture and related design fields in the 1920s and 1930s. When the leading figures at the Bauhaus, including Walter Gropius, Marcel Breuer, and Ludwig Mies Van der Rohe, fled Nazi Germany for the United States in the 1930s, they taught methods of European modernism in American architecture schools. These methods spread to most architecture schools throughout the country. Gropius and Breuer would revolutionize the School of Design at Harvard; Mies Van der Rohe became director of architecture at the Illinois Institute of Technology

(IIT) in Chicago, 1938-1957; and William Wurster was appointed dean of the School of Architecture at the University of California in 1949 and in 1959 established the College of Environmental Design on the Bauhaus model, incorporating the old departments of Architecture, Landscape Architecture, City Planning, and Decorative Arts.

According to University of California professor and critic, Roger Montgomery, “In the period between the 1930s and [1970s], a set of ideas, largely European in origin, often labeled the Modern Movement or the International Style, had enormous influence on architecture everywhere, the Bay Area included.” (Montgomery 1976: 230)

Modern residential designs by Bay Area architects Gardner Dailey and William W. Wurster (a U.C. alumnus) gained international recognition by the late 1930s. At the same time, architecture associated with the Modern Movement in California was introduced on a large scale through federal welfare programs of the 1930s – 1940s, like the Rural Resettlement Administration (RRA), based in Berkeley, and the Farm Security Administration (FSA) of the U.S. Department of Agriculture with regional offices in San Francisco. These programs were staffed by University of California trained architects and landscape architects: Burton Cairns, Vernon DeMars, Garrett Eckbo, and Francis Violich. Their designs, like DeMar’s Yuba City prototype (1939) and FSA’s migrant farmworkers’ housing near Visa-



Figure 28: Yuba City, CA Farm Security Administration (FSA) prototype housing, Vernon DeMars, architect, 1939.

lia (1940), were largely based on the International Style housing cooperatives of Europe and the work of Le Corbusier and CIAM, projects organized with parallel lines of row houses oriented in a direction determined by careful solar studies. The FSA designs were published in the international architecture press and were selected for an influential exhibit at the Museum of Modern Art in New York in 1944, *Built in USA*. (Montgomery 1976: 232)

Factors that concerned architects during the 1930s through the 1960s and found expression in emergency housing built for dustbowl migrants, shipyard workers, the military, and post-war students, were cost, speed of construction, mass production, simplicity of lines, and the innovative use of available materials. In responding to these concerns, equal weight was given to social, functional, and esthetic viewpoints.

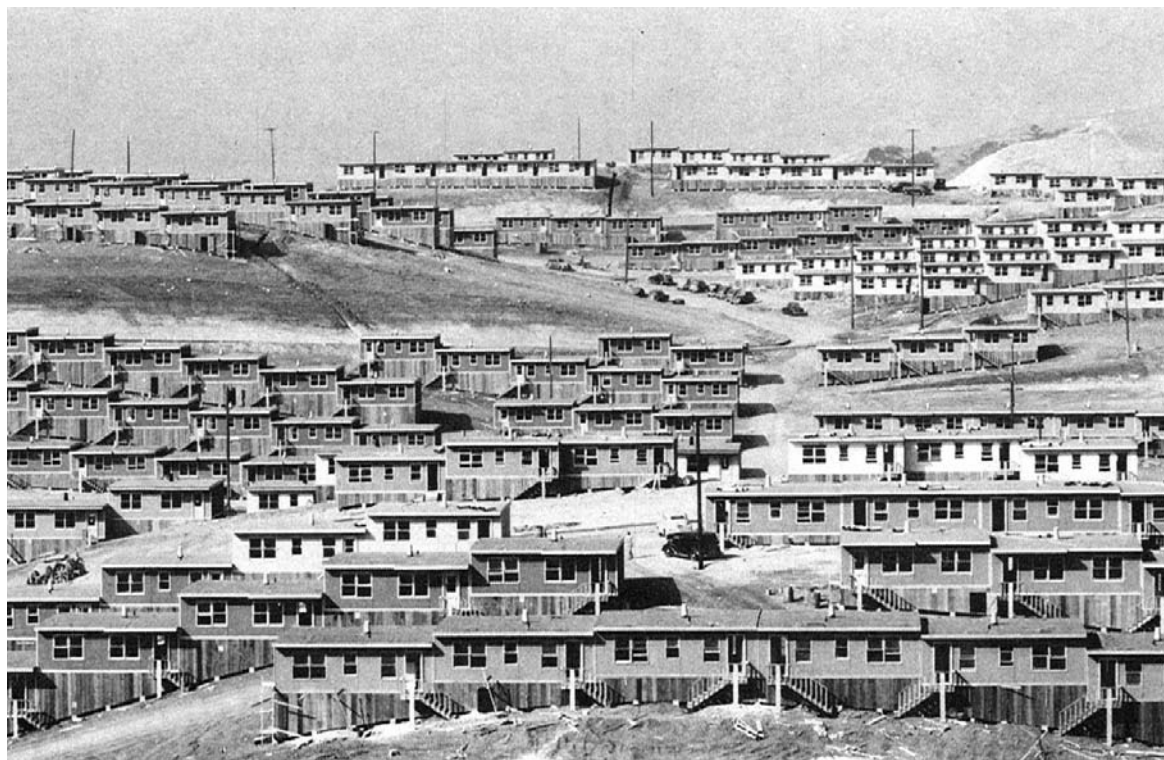


Figure 29: Chabot Terrace, Vallejo, William Wurster, architect, 1942.

The design process and new look of these projects were readily adaptable to the needs of industry and the military in the build-up to World War II and during the war itself. The war brought about enormous population growth in the Bay Area, particularly around the shipbuilding centers of Richmond, Vallejo, Marin City, San Francisco, and Oakland-Alameda. War time housing projects like Atchison Village in Richmond, 1941-42; Richard Neutra's Channel Heights in San Pedro (1942), and William Wurster and Ernest Kump's Chabot

Terrace and Carquinez Heights near Vallejo (1942) introduced radical changes in the design and construction process to the Bay Area. Rationalization of the construction process introduced assembly line production of building parts and new materials such as wall board and plywood, factory-built housing, and planned unit clustering. Functional design, mechanization, efficient and rational organization had served the United States well in World War II. In the aftermath of the war, these same values were widely accepted in architecture.

While some University of California faculty and alumni played major roles in the proliferation of Modernism, the architecture and landscape of the Berkeley campus for the first half of the 20th century followed closely the vision laid out in the 1899 Hearst Plan. The Hearst plan was modified and overseen by John Galen Howard and his successors, George Kelham and Arthur Brown, Jr. until Brown's retirement in 1948. For that entire period, the spirit of the Bénard and Howard plans based on the teachings and practice of the Ecole des Beaux Arts, was followed in the placement and design of new buildings on the main campus. Buildings were placed according to principles of axiality, hierarchy, and unity, and most were built using a standard palette of materials – granite cladding and red tile roofs – and ornamented with classical details and imagery. The plan and the character of the campus was reinforced by its Beaux-Arts landscaping.

The principal exception was Stern Hall of 1942 by Corbett, McMurray, Wurster, a reinforced concrete dormitory for women built into the hill on the eastern edge of campus. The construction and siting of Stern Hall in a Modern idiom and informal, rambling style, initiated the transition in campus architecture and planning from the earlier Beaux Art / Period Revival eras to the Modern era.

Arthur Brown, Jr's Beaux-Arts campus plan update of 1944 (the same year Fernwald was designed) was disregarded after he left office in 1948. In 1949, the



duties of the old office of the Supervising Architect of the University were taken over by the Office of Architects and Engineers who were responsible for planning and hiring outside architects. In 1951, the Office of Architects and Engineers completed a conceptual plan that outlined a new approach to campus development and called for preparation of a new campus plan – realized in 1956 when the first long range plan was adopted.

Buildings begun in this period that diverged from the character of the existing campus and adopted modern styles include Stanley Hall designed by Michael Goodman and completed in 1952 on the east side of the Hearst Mining Circle; the Alumni House designed by Clarence Mayhew and completed in 1954; and Earl Warren Hall completed in 1955 north of the main western entrance to the campus. Warren Hall was accompanied by a new less formal style of landscaping as well. At the time Warren Hall was completed, the modern buildings were scattered and had very little impact on the character of the campus as a whole. Following the long range master plan of 1956, a tremendous boom in construction took place and within a few years, the campus had a very different character.

## Housing at the University of California<sup>11</sup>

According to a historian of the university, Verne Stadtman, “At the time of the founding of the University, the state declared that there should be no dormitory system, a restriction that was subsequently removed from the law.” (Stadtman 1967: 104) “Dormitories were suspected by mid-nineteenth-century educators and moralists of being incubators of student disorder.” (Stadtman, 1967: 157) This early ambivalence of the university toward student housing lasted for about sixty years during which time the university’s direct involvement in providing housing was limited to two small efforts. As part of the Kenitzer and Farquharson plan of the university in 1869, “In 1874 the Regents approved the construction of eight cottages (Kepler Cottages) for the use of students, each cottage to accommodate ten persons. These were leased to student clubs,” with generally unsatisfactory results. (Stadtman 1967: 104) These were one-story wooden cottages with “six sites north of the present site of Edwards Stadium and Evans Baseball Diamond and two in the vicinity of where the Faculty Club now stands.” (Helfand 2002: 8) And, in August 1909 the dean of women unofficially sponsored College Hall, “a private dormitory experiment for women students,” situated at the northwest corner of the intersection of Hearst Avenue and La Loma. (Stadtman 1967: 104)

<sup>11</sup> A substantial portion of this section is based on the context section of the Stern Hall HSR, prepared by Hardy, Bradley and Corbett, 2009.

To meet the student housing need, private residences were independently organized by students—including fraternities, sororities, and residential “clubs” without Greek letter affiliations—and many boarding and rooming houses were built privately in Berkeley. In addition, during the first several decades of the university, a large percentage of students came from the Bay Area, and from Berkeley in particular, and lived at home; some families would move intact to Berkeley so one or more children could attend the state university. Apartments and flats were also built by private speculators for the student market, although apartment living did not accommodate the large percentage of students it would in later decades.

Women students enrolled at the Berkeley campus in large numbers and percentages, relative to other coeducational institutions of higher education in the United States, from early on. In the absence of university-provided housing, the private market responded to the need for women’s housing not just through the creation of sororities but through a network of women’s boarding and rooming houses in converted old homes and purpose-built lodgings near the campus. Many local families, including faculty and staff households, also rented out one or more bedrooms of their homes to students either to earn income or acquire part-time domestic help.

Some of the boarding and rooming residences housed only a handful of students, while others

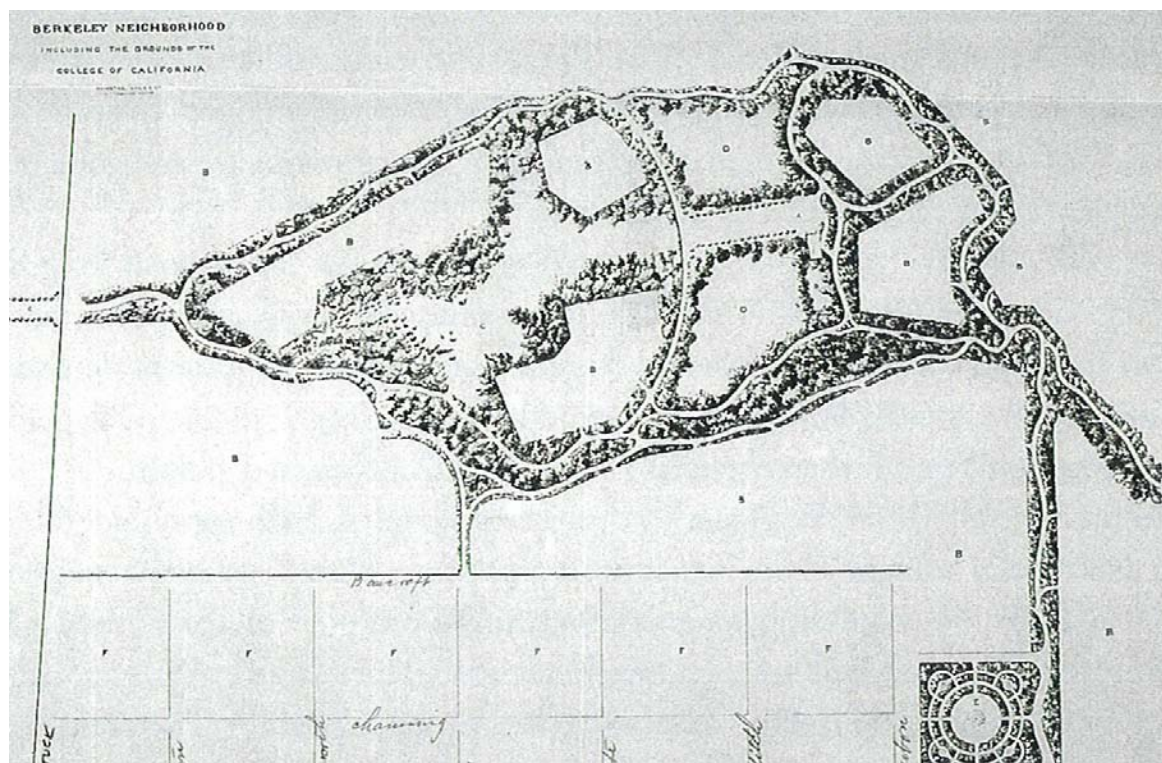


Figure 30: Olmsted, Vaux and Co. plan for the Berkeley Neighborhood and the Grounds of the College of California, 1866.

were essentially small private dormitories, large enough to accommodate as many as 60 or 70 women at a time. Most were located within a few blocks of the campus, particularly in the Telegraph Avenue neighborhood, today's Southside, where several women's residences might be found on a single block. They were typically privately owned, and managed by a live-in housemother, either the owner, or a woman who was hired as a manager, or someone who rented an entire house and operated it. These houses had their own distinct character—"Casa Hispana", "Magnolia Manor", "Epworth

Hall"—sometimes with a religious or cultural theme or identity. (Finacom 2008) They were affiliated in an association of "approved housing". Each house elected a representative to a student board, and they socialized amongst each other and with other students with teas, dinners, dances, and other events.

For the first part of the 20th century, the university indirectly oversaw this housing through the office of the Dean of Woman. While the houses were all privately owned and operated, the university regularly

sent out "living accommodation inspectors" who would visit and determine if each residence met appropriate standards for sanitation, other living conditions, and general wholesomeness for young, unmarried, women. If a house passed muster, it was placed on a regularly updated and published list of "approved housing" distributed to the women students; at their high point, these lists included the names and addresses of dozens of residences accommodating hundreds of women.

For many years, unlike male students who could live anywhere, women students were required to have their housing choices approved by the Dean of Women. Selecting a residence from the pre-approved list was a simple way to meet this condition, and to find a compatible residential community since each house, as noted above, had its own character, customs, and traditions.

Thus, in the decades before Stern Hall—the first campus dormitory for women—was constructed, the housing accommodations most familiar to women students in Berkeley included: living at home; living in a sorority; living in an approved house; or renting a room in a home (often in exchange for services such as kitchen or cleaning work, or childcare).

While the university did little actually to provide and operate its own housing in the early years, the issue was intermittently raised in campus plans. The earliest proposal for housing was made by Frederick



Law Olmsted in his 1866 plan for the College of California — the predecessor of the University of California. In relation to a central axis, Olmsted designated ‘grounds for residences’ to the east and west, as well as to the south between the creek and the College Homestead subdivision.” (Helfand 2002: 5) Those sites on the east would be the first proposal for student housing in the general area where Bowles Hall, Stern Hall, and Foothill Student Housing would later be built. According to Helfand, Olmsted also “advised against the construction of dormitories, suggesting that instead students might rent accommodations within the planned College Homestead subdivision.” Olmsted “recommended that student residences have ‘the general appearance of large domestic houses, and contain . . . a respectably furnished drawing-room and dining-room for the common use of the students, together with a sufficient number of private rooms to accompany from twenty to forty lodgers.’” (Helfand 2002: 284)

For his winning design in the 1899 Hearst Plan for the University of California, Emile Bénard proposed student housing segregated from the main campus: “An elaborate composition was created for the hill to the east of the central campus, where non-academic buildings and dormitories were located.” (Woodbridge 2002: 41) This proposal also located student housing on the hill east of the campus.

When John Galen Howard was hired to modify the Bénard plan in 1908, he proposed building dormitories on the hill to the east as Bénard had done,

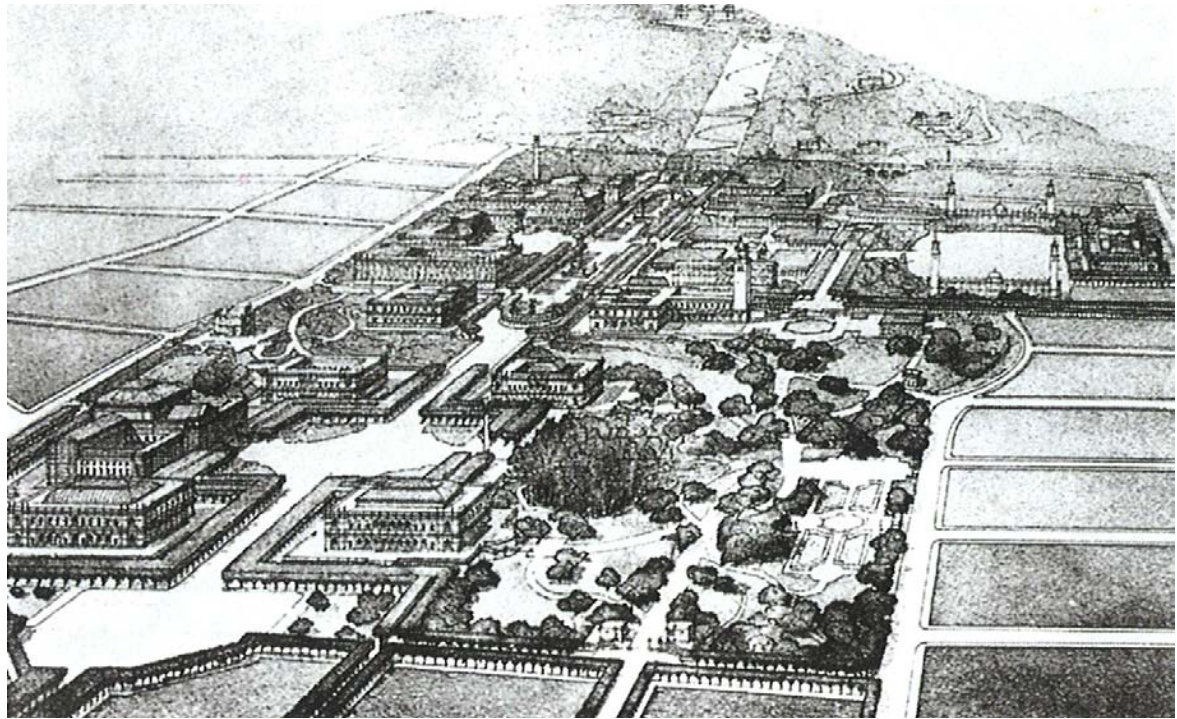


Figure 31: University of California, bird's eye view of revised Hearst Plan, Emile Bénard, 1900.

and at the west end of the campus near downtown Berkeley. Housing was also considered and rejected in his preliminary plans for the Campanile (Helfand 2002: 45). However, in his revised plan of 1914, there were no dormitories or other forms of student housing.

While these various ideas were proposed and considered, student housing developed in a form more-or-less like that proposed by Frederick Law Olmsted in 1866. That is, not with dormitories but with homes and buildings with home-like appearances occupied as rooming houses, boarding houses,

residential clubs, fraternities, sororities, and by the 1930s, cooperatives.

As the student population of the university grew, “the need for student housing became evident.” (Stadtman 1967: 104) From about 200 students in its first decade, the student population had grown to 2,229 in 1900, to 3,746 in 1910, and 10,716 in 1920. The opening of UCLA slowed enrollment growth for a while but the student population grew from 11,824 in 1930 to 17,013 in 1940. (Stadtman 1967: 212-225)



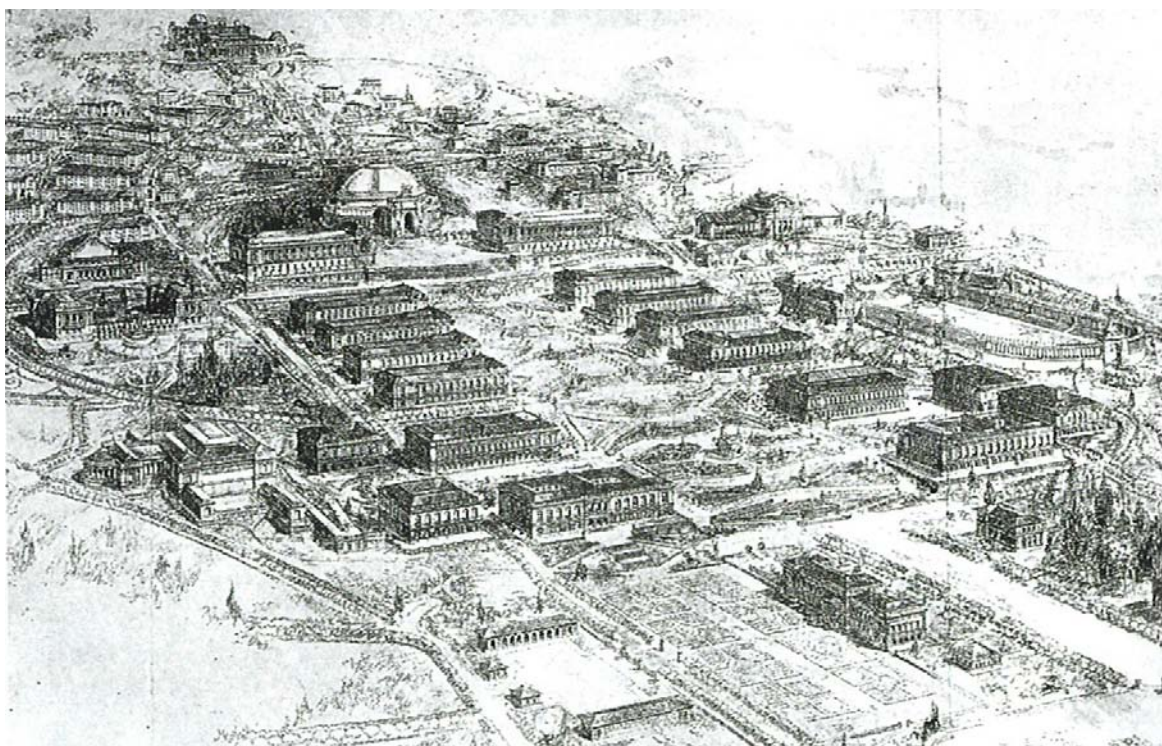


Figure 32: Howard and Cauldwell fourth prize plan, University of California, International Competition for Hearst Plan, 1899.

This growth led to construction of the first permanent dormitory at the University of California, Bowles Hall, in 1928-1930. Bowles Hall was built with a donation from Mary McNear Bowles “in memory of her husband, Regent Philip Ernst Bowles,” (Helfand 2002: 257)

Bowles Hall was located in the foothill area east of the main campus where Olmsted, Bénard, and Howard had all proposed student dormitories. It was a Collegiate Gothic style structure designed by Beaux Arts trained architect George W. Kelham

and built of reinforced concrete, originally for 104 male students.

Around the same time, efforts were underway to build International House, a coeducational dormitory for both foreign and American students. Part of a movement by the YMCA and funded by John D. Rockefeller, Jr. with a donation of \$1.8 million, International House was not an initiative of the university, but it served the university’s needs and was created with university involvement. International

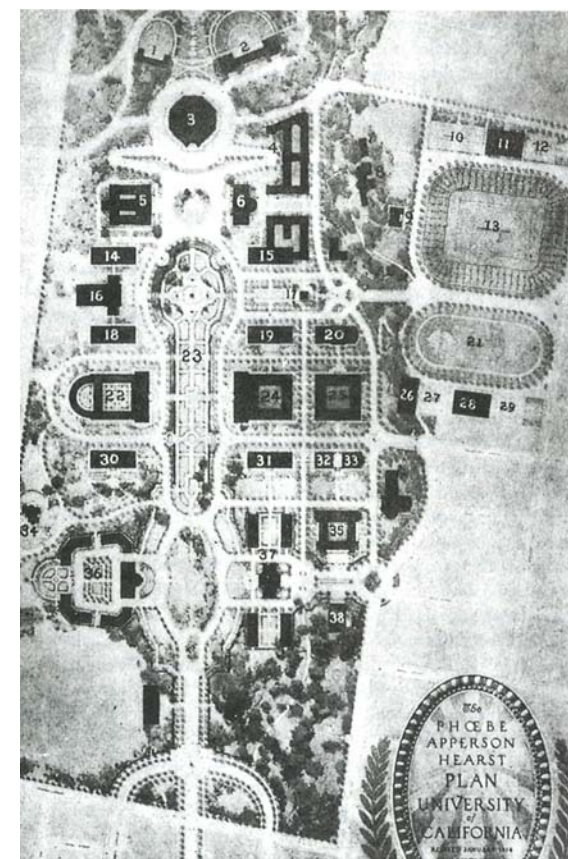


Figure 33: Revised Hearst Plan, John Galen Howard, 1914.

House was also a reinforced concrete structure designed by George Kelham in his role as supervising architect of the university. It was designed to “reflect the heritage of California . . . [with] a Mission and Spanish Colonial theme.” (Helfand 2002: 289) Begun in 1928, it opened in 1930 with accommodations for 338 men and 115 women.



In the Depression years of the 1930s, not long after Bowles Hall and International House opened, efforts by the university community to build student housing took on a new urgency and a new level of organization. Stadtman suggested that the circumstances of the Depression awakened a social conscience among students. The pre-existing ASUC (student government) Welfare Committee turned from traditional concerns like student government and school spirit to “the dignity of students as human beings and . . . making the conditions of everyday living suitable to that estate,” including especially housing. These conditions and concerns gave rise to Berkeley’s first student cooperative boarding house in 1933 and subsequently to the University Students’ Cooperative Association. Cooperatives not only addressed the social need for housing but also the social goals of non-discrimination on the basis of race and religion, goals that students subsequently pressured the university to adopt for affiliated private living groups (such as fraternities and sororities) and for rental housing listed with the university. (Stadtman 1970: 290)

While the university had come to recognize “in recent years that housing conditions at the major campuses are not adequate . . . the Regents have not been able to remedy the situation because of lack of funds.” Early in 1937, President Sproul made an innovative proposal to the Regents for the financing of dormitories. This was rejected. (University Explorer 1938) Later that year, the Alumni Association



Figure 34: Bowles Hall men's dormitory, U.C. Berkeley, ca. 2002.

took up the cause for university housing, gaining support from the Board of Regents in September. (University of California Board of Regents 1937) In November 1937, Rosalie Stern offered to donate \$250,000 for a men's dorm. In December 1937 and January 1938, Mrs. Stern's son-in-law, Walter Haas, visited college campuses and met people in the East and Midwest where “he studied intensively dormitory construction, housing problems and the methods of conducting [fund raising] campaigns.” (California Alumni Association 1938)

In February 1938, Walter Haas agreed to be chairman of the California Alumni Association Council's Committee on Dormitories. Coincidentally in the same week that this was publicly announced, the Senior Class of the student body, “anxious, realizing the need for dormitories on the campus,” made an offer to fund the construction of dormitories through “one thousand life memberships in the Alumni Association from their class.” In the discussion of the Finance Committee of the Board of Regents that followed these announcements, President Sproul referred to the “tremendous pressure

to provide dormitories.” At the same time, Regent Garrett McEnerny referred to what he called the position, “a very old one, that there are better uses of University moneys than the building of dormitories,” that if the State builds them, private donations will not come (University of California Board of Regents Finance Committee 1938).

During the summer of 1938, the Alumni Committee on Dormitories and the university discussed a process for developing dormitories. This process included three principal issues: appropriate sites, plans, and financing. Sites under consideration were: “the areas north and west of the Greek Theater;” the Wilson Tract (current site of part of Lawrence Berkeley Laboratory, in the hills northeast of the central campus); “the area between College and Piedmont Avenues, north of Bancroft Way;” the Smyth Tract; the Oxford block; and “the possibility of acquiring areas now under private ownership, south of Bancroft Way and lying between Bancroft Way on the north, and Dwight Way on the south.” (Nichols 1938) A principal planning issue was whether to include a dining hall in the dorm or to build a central dining commons, which was more economical.

In this discussion, Luther Nichols, comptroller of the university spoke about the appropriate scope of a dormitory building program:

Because of the tremendous enrollment in the University, and the fact that heretofore it has

been assumed that the fraternities, sororities, and the community would assume responsibility for the housing of students, the Regents should not accept responsibility for housing all students nor embark upon a program designed to accomplish this purpose. It seems to us that the policy of the Regents should be to provide standard housing only for those students who are unable to find safe and sanitary housing facilities in the community surrounding each station of the University.

Related to this idea, Nichols wrote that “superior or deluxe residence halls” should not be built by the university or the Alumni Association: “they should be left to private donors interested in providing excellent student accommodations or in memorializing the name of some individual.” (Nichols 1938a).

As part of the effort to plan for housing, various student surveys were undertaken in 1938 including one by the Housing Board of the Welfare Council at the University of California and another by Arthur Harris. The Housing Board study quoted the Building Commissioner of Berkeley as saying: “if the need were not so great, many of the homes now being used (by students) would have been closed long ago; however, to condemn any of these buildings would be to raise an acute problem to the status of a crisis.” (Anonymous 1941: 2) Another housing report stated: “Surveys taken over a period of the last five years have shown that many of the students are forced to live in quarters that are old, badly equipped, and below even the minimum standards

of health and decency.” (Anonymous 1941: 2) These surveys identified the following types of student housing, mostly in Berkeley, but also in Oakland, San Francisco, Alameda, Richmond, and elsewhere: fraternities and sororities, dormitories, cooperatives, university-approved rooming and boarding houses, the homes of parents or other relatives, and miscellaneous (apartments, hotels, unapproved rooming and boarding houses, and rooms in private residences). (Anonymous 1941: 4-5)

In efforts to finance student housing, in 1938 the university investigated various federal programs. Among these were “a Federal low-cost housing program that was not intended for students (Nichols 1938c), the W.P.A., and the possibility “to obtain low cost dormitories for men from the Federal Government through an arrangement whereby such dormitories would be available as barracks in the event of national mobilization.” (Robb 1938)

In September 1938, the Alumni Council asked the Regents to “approve a project for the construction of a Women’s Dormitory on the Berkeley Campus, housing not less than one hundred and fifty (150) students at a cost of not to exceed four hundred thousand dollars (\$400,000).” (Nichols 1938b) Walter Haas pledged \$20,000 toward this effort. (Haas 1938)

Following the decision to build a women’s dorm, the Alumni Association established a Women’s Dormitory Architectural Committee whose mem-



bers were Mabel Clinch Tremoureaux, Chair; Mrs. Robert Green; Mrs. Luther Nichols; Edith Slack; Dean Lucy Ward Stebbins; and Laura Titus. This committee made detailed recommendations about the design of a dorm to the university in letters and meetings in September and November 1938. It is not clear whether the committee saw preliminary plans in this period. A meeting on 29 November 1938 also included Arthur Brown, Jr., supervising architect of the university; Lawrence Kruse, an associate in his firm; and R.A. Weaver, an architect with the university's Department of Buildings and Grounds.

At the end of 1938 there were two active proposals for new dormitories, a men's dorm south of Bowles Hall to be built with money given by Rosalie Stern and a women's dorm north of the Greek Theater to be built with money from the Alumni Association. Plans were prepared for the Stern men's dorm by Corbett and Wurster and at least preliminary designs were made for the Alumni Association's women's dorm by Arthur Brown, Jr.

Then discovery of problems with the site of the proposed men's dorm resulted in delays for both projects while geological investigations were conducted. Ultimately, the Alumni Association project was abandoned, the Stern project was moved to the Alumni Association's site north of the Greek Theater and in July 1940, the Stern project was changed from a men's dorm to a women's dorm.



Figure 35: Stern Hall women's dormitory designed by William Wilson Wurster and Corbett & McMurray, photo ca. 1950.

The beginning of construction of Stern Hall was a welcome sign of progress, but it did not put an end to consideration of the university's housing problems. For one thing, as Luther Nichols indirectly pointed out in 1938, this building provided "superior and de luxe" accommodations at a cost comparable to the sororities and good residential clubs; it did not address the needs of lower income students who were in the greatest need.

Thus, as design and construction of Stern Hall were underway in 1940-1942, discussion of the housing situation continued. In 1940, the California Alumni Association prepared a report on "Dormitories for California." In 1941, a comprehensive housing report (with no title or author) articulated a range of reasons for the university to provide student housing. These reasons had to do with health and safety, with convenience considering that many had long commutes, and equally with the role of the

university in society as “a great training ground for citizenship”:

Essential to the proper fulfillment of this social obligation and essential to the maximumization [sic] of the opportunities the University affords are adequate facilities for housing the students on or about the campus. Unless the paramount problem of student housing is solved, no expensive physical plant, no brilliant faculty, no understanding and efficient administration, will be able to contribute all that it is possible to contribute to the student and the community. Without adequate housing facilities the value of the University declines. It declines in direct proportion to the lack or inadequacy of housing.” (Anonymous 1941: 1-2)

The report supported these findings with reference to the work and writings of numerous social scientists. (Anonymous 1941: 23 ff.)

Recognition of concerns about student housing in Berkeley beyond those in the university community was expressed in a letter from the Berkeley League of Women Voters which formed a Housing Study Group and which took an interest in the Student Living Accommodations Committee of the Office of the President. (Berkeley League of Women Voters 1941) The Living Accommodations Committee, consisting of Dean of Undergraduates, Herbert E. Stone, Dean Goldworthy, Mr. Mangold, and

Catherine Bauer who was replaced by Professor of Architecture Howard Moise in its second year. The committee worked with the League of Women Voters to conduct a housing survey.

Following the opening of Stern Hall as the university’s first dormitory for women in October 1942, the issue of student housing receded for a time in the face of drastically diminished enrollment during the war and the critical need for housing of war-industry workers.

From a student population of 17,013 in 1940-1941, enrollment dropped to around 11,000 in 1943-1944, and rebounded to 18,262 in 1945-1946 and 25,272 in 1946-1947. To address this post-war housing need, the Fernwald residence halls for women students were built in 1945-1946, “the first use of public funds for student housing” in the U.C. system. (Stadtman 1967: 104)

This complex, on a private estate at the head of Dwight Way that had been donated to the university by its owner, William Smyth, was rushed to completion because the end of the War and the return of male veterans meant fraternities were reopening, and no longer able to house the women students who had lived in them during the War years. One U.C. administrator characterized the Fernwald halls, designed by the Ratcliff firm, as “90 day wonders” because of the speed with which they were completed and occupied. (Finacom 2008).

Built for women only three years after Stern Hall was completed, similarly located on a site elevated above the campus (although to the southeast) with a panoramic view, and also stylistically modern, Fernwald (later called Smyth-Fernwald) and Stern had much in common. At the same time, while Stern was built of reinforced concrete for one hundred students and the details of its design were fussed over and scrutinized by its architects and donor, Fernwald was hastily built of wood and stucco for seven hundred students: “Driven by parameters of economy, speed of construction, and availability of materials” the completed complex had “the stripped down feeling of wartime housing — thin walls, flat roofs, replicated doorways and windows.” (Minor 2006: 92) Whereas Stern Hall was “de luxe” student housing, the purpose of Fernwald was to provide as much decent housing as possible for the largest number of people in a short period of time.

An Alumni Association planning study in 1948 followed by the 1951 Campus Plan Study by the university’s Office of Architects and Engineers proposed the purchase of property on the south side for “high-rise residence halls” and established a policy of the Regents to provide housing for 25% of the student population. Planning for these high rises was included in the 1956 Long Range Development Plan. (Helfand 2002: 25-26)

To provide for war veterans returning to school and their families, the university bought apartments that

the Federal government had constructed on the university's Gill Tract property in Albany, and leased others from the Housing Authority of Richmond. (Stadtman 1967: 104) These, like Fernwald, were stripped-down, typically one and two story, flat roofed, wood-frame apartment blocks.

As had been the case during the Depression of the 1930s, after World War II, the critical need for new housing was difficult to finance and little was done. By the mid 1950s, efforts were again underway to build dormitories, resulting in the completion of an addition to Stern Hall for 46 women in 1959 and in Residence Hall Units 1, 2, and 3 for 2,400 students on the south side in 1959, 1960, and 1964.

In the 1960s, the university began to increase housing for married students. In 1965, University Village in Albany was extensively expanded with more apartments for married students. The previous apartment blocks there had been constructed on U.C. land by the Federal Government in World War II as war worker housing. In 1970, according to the *Oakland Tribune*, there were "920 occupied apartments in Albany Village, and more than 1800 married student couples are on the waiting list." (*Oakland Tribune*, 1970) Over the past several years most of the older housing has been progressively demolished and replaced with new apartment blocks, many of them in townhouse-style configurations. Also in 1970, the university began a conversion of Smyth-Fernwald dorms, housing 477 single students

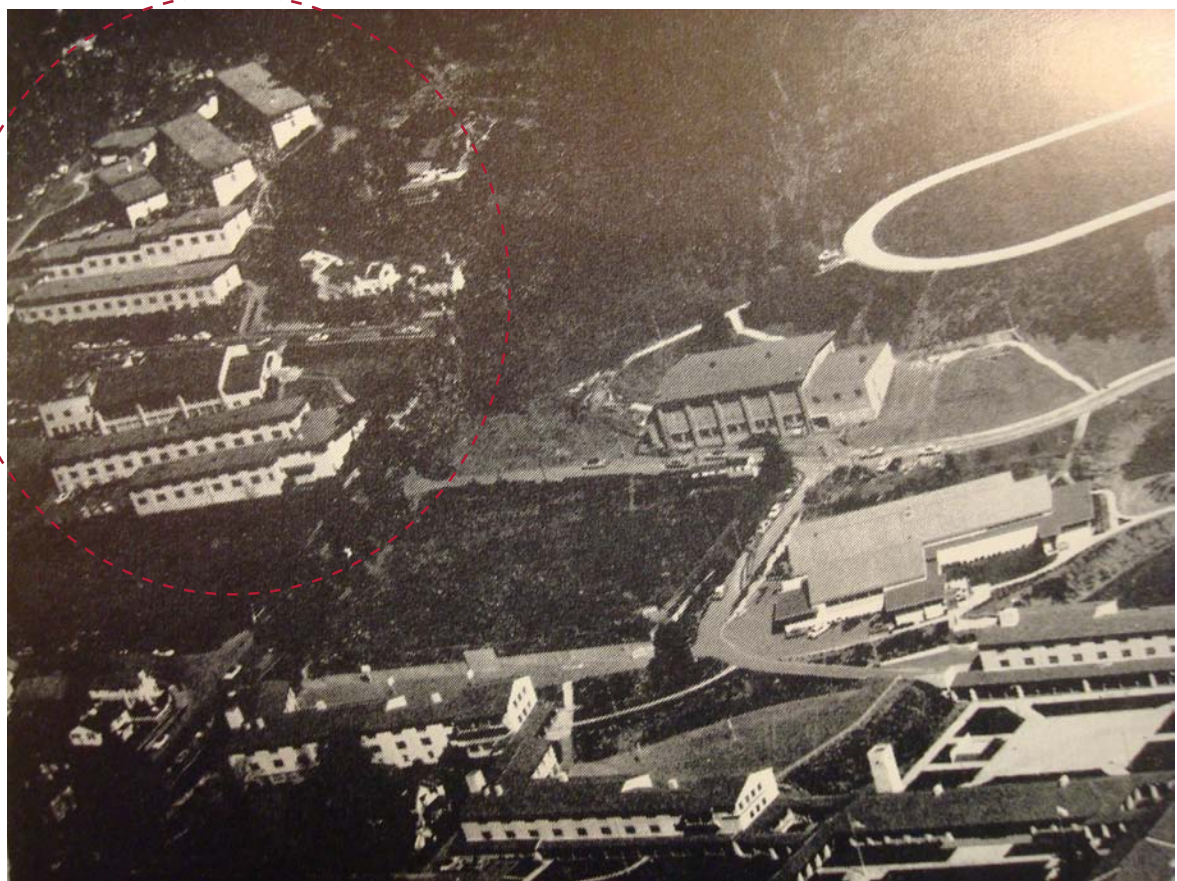


Figure 36: Oblique aerial view showing Fernwald Dormitories and dining hall at upper left, ca. 1959.

and three head residents into 101 apartments for married students, at a cost of one million dollars "from loans and housing reserves." (*Oakland Tribune*, 1970)

Since the 1960s, the university has periodically added to the supply of student housing, including a second addition to Stern Hall for 110 women in

1979-1981, the acquisition and adaptation of Clark Kerr Campus for 825 students in 1982-1984, Foothill Student Housing for 800 students in 1989-1991. From 1986 to 1996 this added 3,100 beds to the housing supply, plus the Manville Apartments for 123 graduate students in 1993-1995. In the early 21st century the Underhill Area projects added two new residence halls and four, free-standing, apart-



ment buildings to the campus housing supply in the Southside neighborhood, as well as a centralized dining commons replacing the Units I and II commons facilities.

During this same time period much of the existing housing, including Units I, II, and III and portions of the Clark Kerr campus, have undergone physical, programmatic, and seismic upgrades.

The completion of the Foothill complex meant that the Berkeley campus was, for the first time in its history, able to offer guaranteed housing to all freshmen students. Some of the later additions to the housing stock – like Ida Jackson Graduate House at College and Durant Avenues – were also targeted at older student populations.

### Fernwald Building Names

The Fernwald Dormitories, originally built to house women students only, were named for distinguished women faculty and administrators and two University of California alumnae killed in WWII.

**Lucy S. Mitchell Hall** (Building C, 2921 Dwight Way) was the smallest dorm. Located at the southwest end of the building complex, it was demolished in 1990.

Lucy Sprague Mitchell (1878-1967), a graduate of Radcliffe College, had a distinguished career in

education. She joined the University of California faculty in 1903 and became first dean of women students in 1908. Mitchell, who specialized in early childhood education and teacher training, was distinguished for her research into the development of children in classroom settings. She founded the Bureau of Educational Experiments in 1916 in New York City. (This later became Bank Street College of Education, of which Mitchell was president emerita.) The bureau carried out extensive research in child development and teacher training. As part of the Bank Street program, Mrs. Mitchell served as consultant to many private and public schools. Her book “Our Children and Our Schools” (1950) describes the innovations she sponsored in the New York City public school system.

Mitchell was an early proponent of the idea that the learning process is not purely intellectual, but also emotional, and she considered learning a basic ingredient of mental health. She believed that children should go beyond the classroom to first-hand observation of their world. Her 1921 collection of stories for children, the “Here and Now Story Book,” was a forerunner of books by many other authors about the real world.

In 1958 Mitchell received the honorary degree of Doctor of Laws from the University of California for her work as an educator and writer. Her husband, Prof. Wesley Clair Mitchell (d. 1948) an economist and authority on business cycles, was di-

rector of the National Bureau of Economic Research and a professor at Columbia University.

**Jessica B. Peixotto Hall** (Building D, 2931 Dwight Way) the large dormitory located west of the central dining hall, was demolished in 1990.

Jessica Blanche Peixotto<sup>12</sup> (1864-1941), University of California class of 1894, was the second woman to receive a PhD from U.C. in 1900. Four years later she joined the University of California faculty as a lecturer in sociology. In 1918 she was appointed Professor of Social Economics in the department of economics – the first woman to be appointed as full professor at the University of California. In addition, she was the first woman to head a university department in 1925.

Peixotto achieved wide recognition for her teaching, research and publications that addressed child labor laws, standards of child welfare, and minimum wage.

In addition to thirty-one years on the U.C. faculty, Peixotto served on the Council of National Defense, committee on Women in Industry; the State Board of Charities and Corrections (1912-1923), and as Executive Chair of the Woman’s Committee for the

<sup>12</sup> Jessica Peixotto was a friend and University of California classmate of Julia Morgan. As young women they traveled together to Paris in 1896. There, Peixotto pursued graduate studies in economics while Morgan studied French in preparation for the entrance examination to the Ecole des Beaux Arts.

Council of National Defense, Department of Child Welfare (1917-1918).

Peixotto retired from the university in 1935 and was awarded honorary doctorates of law from Mills College (1935) and the University of California (1936).

**Esther E. Richards Hall** (Building E, 2415 Fernwald Road), the large dormitory located east of Fernwald Road.

Esther E. Richards (1898-1944) graduated from U.C. in 1939 with a Certificate in Social Service. Richards, who had been a nurse in the first World War, worked as a public health nurse in San Francisco after graduating. At the outbreak of WWII she joined the American Red Cross and was sent to Europe as a hospital field worker. She was wounded in action aboard a Salerno hospital ship, for which she received the Purple Heart. February 7, 1944 she was killed in action during a German bombing raid at the Anzio beachhead in Italy, one of the first American Red Cross women killed in Europe during World War II. Richards was posthumously awarded the War Cross of Military Valor by the Italian government.

**Margaret S. Oldenberg Hall** (Building F, 3010 Smyth Road), located east of and parallel to Richards with a shared lounge on the north.

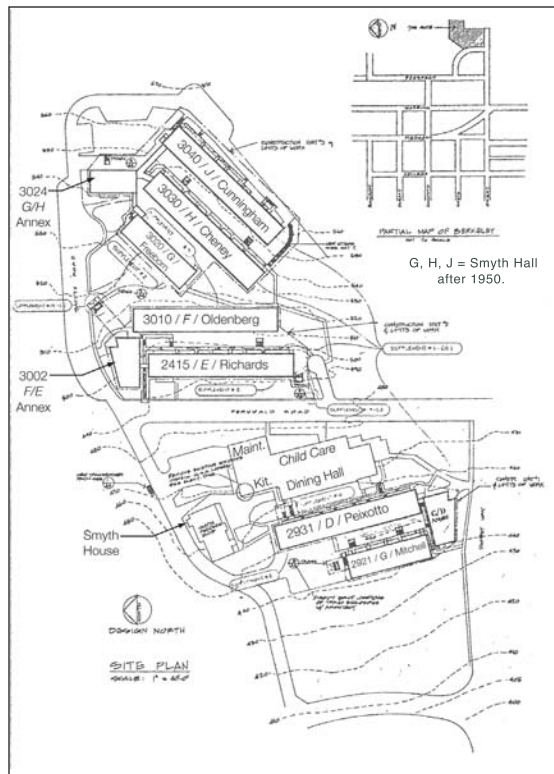


Figure 37: Smyth-Fernwald site plans showing original dormitory names – plan on left represents pre-1990 site; plan on right represents post-1990 site, after the demolition of Mitchell and Peixotto Halls.

Margaret Sanford Oldenberg (d. 1943) graduated from the University of California in 1931. A native of Alameda County, she reputedly took up flying in 1933 after meeting Amelia Earhart. She was accepted into class 43-W-4 of the Women Airforce Service Pilots (WASP) of World War II, and began flight training at Houston Municipal Airport on February 21, 1943. Oldenberg was killed on a routine training flight on March 7, 1943 near the Houston training base, the first training casualty in the WASP program.



**Mary Chase Freeborn Hall** (Building G, 3020 Smyth Road), located east of and parallel to Cheney and Cunningham with a shared lounge on the north, Freeborn Hall is the smallest of three Fernwald dorms converted to men's housing and jointly renamed Smyth Hall. (A Unit 1 highrise dorm at 2650 Durant Avenue, constructed in 1958-59, was also named for Mary Chase Freeborn.)

Mary Chase Freeborn (1889-1946) graduated from the University of California in Social Welfare in

1912 and remained involved in the welfare of women at the university throughout her life. A charter member of the Prytanean Alumnae Association, she was president of the organization when they established Ritter Hall, a cooperative house for women undergraduates. She also was a member of the Associated Charities in the field of women's housing and helped found a women's infirmary at the University of California. Freeborn was active in the YWCA and Bay Area women's clubs. She was married to Stanley Barron Freeborn, Provost and Chancellor Emeritus at the University of California, Davis.

***May Lucretia Shepard Cheney Hall*** (Building H, 3030 Smyth Road), located east of Freeborn and parallel to Freeborn and Cunningham with a shared lounge on the north, Cheney Hall was one of three Fernwald dorms converted to men's housing and jointly renamed Smyth Hall. (A Unit 1 highrise dorm at 2650 Durant Avenue, constructed in 1958-59, was also named for May Lucretia Cheney.)

May Cheney (1862-1942) received a B.A. from the University of California in 1883. In 1887 she founded Cheney's Pacific Coast Bureau of Education in San Francisco, the first teachers' placement agency west of the Rockies. In 1902 she was appointed the first Teacher Appointments Secretary for the University of California to place teachers trained at the university to positions in schools and colleges throughout the state. She held that position for forty years, and remained active in student affairs throughout her long campus career. Cheney

fought for women's suffrage and co-led a movement in 1897 to have Phoebe Apperson Hearst appointed as the first woman Regent of the University of California. Cheney worked to make Physical Education compulsory in California Public Schools. She was a member of the National Education Association of University Women and the Association of Collegiate Alumnae. She served as State Chairman of the Educational Committee of the California Federation of Women's Clubs, and National Vice-President of the Department of School Patrons.

May Cheney and her husband, Warren Cheney, built a home in the Berkeley Property Tract in 1885, where they hosted an informal salon that attracted local artists and writers. Warren Cheney, a writer and real estate agent, made important contributions to the development of Berkeley, including Panoramic Hill.

***Ruby Lacy Cunningham Hall*** (Building J, 3040 Smyth Road), the easternmost dormitory located at the top of the site and aligned parallel with Freeborn and Cheney with a shared lounge on the north, Cunningham Hall was one of three Fernwald dorms converted to men's housing and jointly renamed Smyth Hall. (A Unit 2 highrise dorm at 2650 Haste Street, constructed in 1958-60, was also named for Ruby Lacy Cunningham.)

A distinguished physician, Ruby Lacy Cunningham (1880–1944), graduated from the University of California in 1903 and received her doctorate

in medicine in 1914 from the U.C. San Francisco Medical Center. In 1918 she joined the staff at Cowell Memorial Hospital on the Berkeley Campus, where she remained until her death in 1944. Dr. Cunningham, an authority on student health, was an instructor in Medicine at the U.C. Medical Center, an assistant professor of hygiene, and senior physician for women of the Students Health Service at Cowell Hospital. She was President of the Berkeley Health Center and a member of the Prytanean Society and Mortar Board Society of the University of California.



Three of the original seven dormitories – Freeborn, Cheney, and Cunningham Halls (Buildings G, H, and J) at the top of the site – were converted to men's dorms in the 1950s and collectively re-named Smyth. In 1970 all of the Smyth-Fernwald Dormitories were converted to apartments for married students and today the buildings are referred to by their letter names or numbers, rather than the original names.

The Cheney, Cunningham, and Freeborn names were later transferred to new residence halls in the university's "high-rise" residential units on the Southside. The Mitchell, Peixotto, Richards, and Oldenberg names were retired from use in 1970, as noted above, and are no longer attached to any university buildings.





*Figure LA-1: Batchelder House at right, later called Smyth House, is sited next to the creek and riparian vegetation, ca. 1879.*

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## PHYSICAL DESCRIPTION AND CHARACTER-DEFINING FEATURES

### Site and Landscape

#### Summary

Prior to settlement by Americans the physical environment of the Smyth-Fernwald property was dominated by its topography and vegetative cover. Grassy slopes were incised by narrow creeks or seasonal drainage lines where a broad diversity of vegetation flourished. Early photographs show trees located almost exclusively along these water courses. This was the physical environment when Frederick Law Olmsted was invited by the regents of the young College of California to prepare a plan for the new college campus and an adjacent residential neighborhood. The latter, Olmsted's Berkeley Property Tract, included the irregular parcels now known as Smyth-Fernwald which lay at the extreme southeast corner of the subdivision.

It is likely that Olmsted's early plan and 1866 "Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, near Oakland" predated the land subdivision and construction of the house that later became known as the Smyth House. That being the case Olmsted's vision for his neighboring subdivision of "shady old lanes running through a close and over arching bowery of foliage (Olmsted 1866: 561), "sylvan lane(s)" (Ibid.: 565) on parcels of land of two to five acres,

may have influenced later land owners and property developers. Olmsted's intention was to create an environment for "good outgoings (for)... pleasure and healthfulness" (Ibid.: 548). The neighboring land was conceived as a "neighborhood that is tranquil" (Ibid.: 546). This may have been the precedent for the subdivision of the tract owned by Perez Mann Batchelder.

The phases of development of the land that followed are reflected by the vegetation that remains today. The first house was sited next to the creek benefiting from the cooling environment of the creek and shade provided by the mature California live oaks (*Quercus agrifolia*), California bay laurel (*Umbellularia californica*), big-leaf maple (*Acer macrophyllum*) and Mexican elderberry (*Sambucus mexicana*) found along it historically and today. Eucalyptus (*Eucalyptus globulus*) species are located surrounding this site with a few located within the project area on the north side of the creek.

In William Henry Smyth's time, elaborate paths and walls with gardens were laid out in the south and west portions of the property. Though this area has been altered over the ensuing decades it remains identifiable by species used during the late nineteenth century such as the Norfolk Island pine (*Araucaria heterophylla*). Several other tree species are of note in this western portion of site including a row of mature Catalpa (*Catalpa bignonioides*) along

\* Species to be confirmed.

Fernwald Road and several large native and non-native oaks (*Quercus robur*\*, *Q. lobata*, *Q. wislizenii*, *Q. chrysolepis* and *Q. agrifolia*). The dates that these trees were planted is not always clear. Further study and testing may inform this question. Species that remain today in the immediate vicinity of the Smyth House include wisteria (*Wisteria sinensis*), junipers, coastal tea tree (*Leptospermum laevigatum*) and California live oak, blending a drought tolerant, native character of vegetation with introduced flowering species. It appears that possibly many more fragile species that date from the Smyth period have been lost to drought, lack of care, or other vicissitudes over time. Plantings that post-date Smyth in the western area of the property appear to be of a smaller scale with some volunteer species such as mayten (*Maytenus arborea*), weeping callistemon (*Callistemon viminalis*) and cherry trees (*Prunus sp.*) in and around the play area.

The character of the vegetation associated with the mid-twentieth century dormitories reflects species that were popular during that period along with a greater preponderance for decorative flowering or foliage plants. The dominant trees species are pines (*Pinus radiata*), purple leaf plums (*Prunus cerasifera* 'Vesuvius'), toyon (*Toyon heterophylla*), and California live oaks. At the north ends of two of the buildings are two large, mature trees – *Quercus falcate*\* – that canopy the outdoor courtyards in these locations. Between the buildings, small-scale species include jade plant (*Crassula argentea*), pelargonium (*Pelargoni-*

um sp.), sacred bamboo (*Nandina domestica*), camellia (*Camellia japonica*), butterfly bush (*Buddleia davidi*), and agapanthus. Invasive volunteer species are also present such as Spanish broom, cotoneaster (*Cotoneaster lateum*) Himalayan blackberry, ivy and cherry trees.

How the land was used over time and how this is reflected through the vegetation in relation to land use is studied in further detail in the existing conditions, and analysis and evaluations sections. A full plant list is included here (see Figure 38) for further reference.

### SMYTH-FERNWALD PLANT LIST

BOTANICAL NAME	COMMON NAME	SMYTH/ FERNWALD/ BOTH/CREEK	BOTANICAL NAME	COMMON NAME	SMYTH/ FERNWALD/ BOTH/CREEK
Abelia grandiflora	Glossy Abelia	F	Mentha sp.	Mint	F
Abutilon hybrid	Flowering Maple	F	Nandina domestica	Sacred Bamboo	F
Acacia longifolia *	Sydney Golden Wattle	S	Parthenocissus tricuspidata	Virginia Creeper	S
Acacia sp.	Acacia (tree form)	S	Pelargonium peltatum	Geranium	B
Acanthus mollis	Acanthus	F	Philadelphus coronarius	Mock Orange	F
Acer macrophyllum	Big-leaf Maple	C/S	Phoenix canariensis	Canary Island Date Palm	S
Aesculus hippocastanum 'Rosea'	Horse Chestnut	F	Pinus radiata	Monterey Pine	F
Agapanthus sp.	Lily of the Nile	F	Pinus torreyana	Torrey Pine	F
Ailanthus altissima	Tree of Heaven	S	Pistacia chinensis	Pistache	S
Araucaria heterophylla	Norfolk Island Pine	S	Pittosporum eugenioides	Lemonwood	B
Baccharis pilularis	Coyote Brush	S	Pittosporum rhombifolium	Queensland Pittosporum	F
Bamboo sp.	Bamboo	S	Plumbago auriculata	Plumbago	F
Bougainvillea sp.	Bougainvillea	F	Prunus cerasifera 'Vesuvius'	Purple Leaf Plum	B
Buddleia davidi	Butterfly Bush	F	Prunus lucitanica	Portuguese Laurel	F
Callistemon viminalis	Weeping Bottlebrush	S	Prunus persica	Peach	S
Calocedrus decurrens	Incense Cedar	F	Prunus sp.	Cherry	B
Camellia japonica	Camellia	F	Pyracantha coccinea	Firethorn	S
Catalpa bignonioides	Bignonia	S	Quercus agrifolia	Coast Live Oak	S
Choisya ternata	Mock Orange	F	Quercus falcata *	Spanish Oak (n of Fernwald bldgs)	F
Cistus sp.	Rockrose	F	Quercus chrysolepis	Canyon Live Oak	S
Citrus sp.	Orange	F	Quercus lobata	Valley Oak	S
Cortaderia sp.	Pampas Grass	S	Quercus robur *	English Oak	S
Cotoneaster lateus	Cotoneaster	B	Quercus velutina	Black Oak	S
Crassula argentea	Jade Plant	F	Quercus wislizenii	Interior Live Oak	B
Dietes vegeta	Fortnight Lily	F	Romneya coulteri	Matilija Poppy	F
Echium fastuosum	Pride of Madera	B	Rosa sp.	Climbing Rose	F
Eucalyptus globulus(?)	Tasmanian Blue Gum	F	Rosemarinus officinalis	Rosemary	F
Eriobotrya deflexa	Bronze Loquat	B	Rubus sp.	Blackberry	B
Euryops pectinatus	Yellow Bush Daisy	B	Rununculus sp.	Rununculus	F
Heteromeles arbutifolia	Toyon	B	Salvia sp.	Sage	F
Hedera canariensis	Algerian Ivy	B	Sambucus mexicana	Elderberry	C
Hedera helix	English Ivy	B/C	Sequoia sempervirens	Redwood	F
Hypericum perforatum	St Johns Wort	F	Spartium junceum	Spanish Broom	F
Iris sp.	Bearded Iris	F	Strelitzia regnans	Bird of Paradise	F
Jasminum polyanthum	Jasmine	B	Syzygium paniculatum	Brush Cherry	B
Juniperus sp.	Juniper	S	Toyon heterophylla	Toyon	B
Juncus californica	California Black Walnut	S	Tradescantia sp	Wandering Jew	S
Lavandula dentata	French Lavender	F	Umbellaria californica	Bay Laurel	C
Leptospermum laevigatum	Coast Tea Tree	S	Vinca major	Periwinkle	C
Ligustrum lucidum	Glossy Privet	S	Vitis vinifera	Grape	S
Lonicera sp.	Honeysuckle	S	Wisteria sinensis	Wisteria	S
Maytenus boaria	Mayten	S			

\* Species to be confirmed

Figure 39: Full plant list for Smyth-Fernwald Property, PGAdesign inc.



## Existing Conditions

### Introduction

The Smyth Fernwald property falls into three broad zones: the riparian zone that defines the northern edge of the property; the Smyth House and undeveloped land to its west and southwest; and the Fernwald Dormitories, associated dining hall and portable buildings located to the south and east of the Smyth House.

The character of the riparian zone is dominated by the relative lushness and dense canopy of mature trees. The character of the Smyth House is influenced by being enclosed by trees and draped with wisteria, while the space to its west and southwest is open to the sky with its perimeter defined by canopy trees establishing it as an inward-looking space. The character of the vegetated areas of the dormitories is wooded with evergreen canopy trees at its edges and ornamental foliage and flowering plants within the courtyards and near the lounges.

### THE RIPARIAN ZONE

The irregularly-shaped northern property line generally follows the alignment of Hamilton Creek, a tributary of Derby Creek. It is densely vegetated with the dominant species being California natives; big-leaf maple (*Acer macrophylla*), bay laurel (*Umbellularia californica*), coast live oak (*Quercus agrifolia*), Mexican elderberry (*Sambucus mexicana*) and on the north side of the creek introduced species; Tasmanian blue gum (*Eucalyptus globulus*)



Figure LAEC-1: Riparian vegetation along the upper bank is composed primarily of mature native oak and bay trees, 2010.

(see Figures LAEC-1 and LAEC-2). The first two of these species are commonly located low on the bank closer to the flowing waters of the creek. Many of the trees are large in size, notably the bay laurel and the coast live oaks, particularly in the vicinity of the Smyth House and Fernwald buildings, Richards (2415) and Freeborn (3020). Taking cores from the larger of these trees would provide information about the ages of these mature trees. The site survey locates trees within all parts of the site except within this riparian zone. There are many trees in

this zone; they are closely spaced, densely canopied, and well watered by virtue of being close to the creek. At the brow of the bank near the Fernwald buildings there are several planted Monterey pines (*Pinus radiata*). The character is relatively lush. Invasive species, including grasses, ivy (*Hedera canariensis* and *H. helix*), periwinkle (*Vinca major*), and wandering jew (*Tradescantia* sp.), take advantage of the moist and relatively undisturbed creek and its banks. The California natives in the riparian zone appear to be in good condition.





Figure LAEC-2: Understory with oaks and eucalyptus on the north creek bank, 2010.

#### SMYTH HOUSE ENVIRONS / WEST AND SOUTHWEST OF THE SMYTH HOUSE

The vegetation immediately surrounding the Smyth House is comprised of drought tolerant California natives and hardy ornamental species, including coast live oak, one Norfolk Island pine, coastal tea tree (*Leptospermum laevigatum*), junipers (*Juniperus* sp.), and wisteria (*Wisteria sinensis*) (see Figures LAEC-3 to LAEC-6). The house is positioned immediately adjacent to the riparian zone mentioned above.

As the topography falls to the west of the Smyth House, there is a sloping grassy field with its edges defined by masses of vegetation on the four sides that enclose it. On the north edge of this space is a drive edged with a privet hedge (*Ligustrum lucidum*) on its south side and bamboo on its north side. Immediately north of the bamboo beyond the northern property line, large coast live oaks overhang the site. On the west side of the grassy slope, there is a dense band of trees, shrubs and invasive species planted atop a stone wall that defines the



Figure LAEC-3: Mass of coast live oaks on the slope immediately west of the Smyth House, 2010.

Hillside Avenue frontage. These are dominated by coast live oak, large-leafed privet trees, cherry trees (*Prunus* sp.), purple-leaved plum (*Prunus cersifera* 'Vesuvius'), ivy (*Hedera canariensis* and *H. helix*), and unmown grasses. Street trees on Hillside Avenue include pistache (*Pistachia chinensis*) and black oak (*Quercus velutina*) (see Figure LAEC-7). On the corner of Hillside Avenue and Dwight Way, there is a mass of vegetation made up of coast live oaks, cotoneaster (*Cotoneaster lacteus*), purple-leaved cherry, redwood (*Sequoia sempervirens*),





Figure LAEC-4: Wisteria on the Smyth House, 2010.



Figure LAEC-5: Norfolk Island pine on the south side of the Smyth House, 2010.



Figure LAEC-6: Coastal tea tree on the west side of the Smyth House, 2010.

and Portuguese laurel (*Prunus lucitanica*). On the south side of the grassy slope fronting Dwight Way between the corner mass of vegetation and the trees that define the eastern edge of the grassy slope, there are two California black walnuts (*Juglans californica*) in poor condition and a large-leafed privet hedge. Turning north from Dwight Way, a loosely-formed row of trees define the eastern edge of the grassy slope. Dominated by coast live oak, there is also one excellent mature specimen of canyon live oak (*Quercus chrysolepis*) and smaller specimen of

interior live oak (*Quercus wislizenii*). One cherry tree in poor condition and one dead cherry tree are located on the west side of these oaks. The cherries appear to be volunteers, probably planted by birds. Immediately west of the trailer at the northern most end of this row of trees, one specimen Canary Island date palm (*Phoenix canariensis*) anchors the row.

The character of the vegetation of this field area is dominated by the open grassy slope, edged with

evergreen coast live oaks that predominate, and by the handsome canyon live oak at the southeast corner of the slope. The Smyth House, located at the northeast corner of the grassy space, is related to it in part because of the recurrence of coast live oaks at its southwest corner and also because the house is oriented to the downslope side and associated views to the west. The Smyth House and the vegetation in its immediate environs relates to both the riparian vegetation to its north and to the grassy slope to its southwest.





Figure LAEC-7: Vegetation atop the western boundary wall is varied, 2010.



Figure LAEC-8: Mature valley oak on Dwight Way, 2010.

### Development Associated with the Dormitories

#### DINING HALL AND TRAILER AREA

The following areas and their associated vegetation date to the mid twentieth century when the dormitories and associated dining hall building were first developed.

Here there is a second less clearly-defined grassy slope, located to the east of the grassy field described above. This second grassy slope is defined by the row of oaks described above on its west, Dwight Way on its south, and a vegetated embankment leading up to a play area south of the dining hall and the dining hall itself which forms the east side of the grassy slope. This area has a gently

graded bench at its mid-point where there is an abandoned fenced vegetable garden. The north edge of the space is loosely defined by the paths that link the trailer with the parking area on the south side of the Smyth House.

There are fewer trees along this portion of Dwight Way with one beautiful mature valley oak (*Quercus lobata*) (see Figure LAEC-8), one purple-leaved plum in poor condition, and coast live oaks. Turning north towards the dining hall is a specimen English oak<sup>1</sup> (see Figure LAEC-9) amongst a bramble of smaller toyon (*Heteromeles arbutifolia*), plum trees,

<sup>1</sup> Species to be confirmed. Alternatively this tree may be an Oregon white oak (*Q. garryana*).

and sapling live oaks. The stair on the southwest corner of the dining hall is enclosed by weeping bottle brush (*Callistemon viminalis*), plum saplings, privet, and mayten trees (*Maytenus boaria*). The play area to the south of the dining hall is characterized by the striking forms of a mayten tree and a tree of heaven (*Ailanthus altissima*) (see Figure LAEC-10). Along the west side of the dining hall are shrubs and groundcover species that have either proved durable or are self-sown; they include ivy, jasmine (*Jasminum polyanthum*), Matilija poppy (*Romneya coulteri*), and pelargonium (*Pelargonium peltatum*). Shrubby clumps of pride of Madera (*Echium fastuosum*) along with a coast live oak and well-formed small acacia tree loosely form the north end of this space. On





Figure LAEC-9: Mature specimen English oak between Dwight Way and the Fernwald dining hall, 2010.

the east side of the trailer is a large group of tall shrubs consisting of pride of Madera, coyote brush (*Baccharis pilularis*), and Sydney golden wattle (*Acacia longifolia*) (see Figures LAEC-11 and LAEC-12). The fenced vegetable garden that lies within this second grassy slope is edged predominantly by pyracantha (*Pyracantha coccinea*) supplemented with lemonwood (*Pittosporum eugenioides*), coyote brush, and pampas grass (*Cortaderia sp.*). Within the abandoned fenced garden are remnants of food plants including one peach tree (*Prunus persica*) and a grape vine (*Vitis vi-*



Figure LAEC-10: Children's play area with mayten tree and weeping bottlebrush beyond, 2010.

*nifera*). Elsewhere on the grassy slope are occasional clumps of coyote brush and several small dead trees.

The character of the vegetation that defines the edges of this second grassy clearing is more varied in its species and form and less visually cohesive than that of the large grassy slope to its west. There are several large canopy trees, predominantly evergreen oaks which are supplemented with several fine deciduous oaks. This area has a range of trees with distinctive forms such as the weeping bottle-

brush and maytens, the horizontal foliage character of the tree of heaven, and the fronds of the Canary Island date palm.

## WEST SIDE OF FERNWALD ROAD

The project site encompasses Fernwald Road. The planting on the west side of the road relates to the adjacent dining hall and runs from Dwight Way on the south, to Smyth Road near the creek on the north side of the site. The planting on the west side of the road is dominated by a row, somewhat



Figure LAEC-11: West side of the dining hall with Matilija poppy at left, fenced vegetable garden in the distance at center, and acacia at right, 2010.



Figure LAEC-12: Mixed shrubbery on the east side of the trailer, 2010.

irregularly spaced, of eight mature southern catalpa (*Catalpa bignonioides*) (see Figure LAEC-13). The majority are in good condition, others are in fair and poor condition. Several large stumps that align with the row may have been additional trees of the same species. Additionally, the west side of Fernwald Road has coast live oaks at its southern end, and at its northern end a mass planting of large shrubs that consists of sapling coast live oaks, toyon – both California natives – and cherry trees, cotoneaster, and loquat (*Eriobotrya deflexa*). At the northern end of Fernwald Road where it turns to the west at Smyth Road, there are more cherries, purple-leafed plums, and several small coast live oaks which are in poor condition.

#### EAST OF FERNWALD ROAD

The area east of Fernwald Road and south of Smyth Road has five large dormitory buildings and two small lounges. The planting in this area is dominated by Monterey pines (*Pinus radiata*) and coast live oaks. On the south side of the dormitory buildings, stairs ascend the slope in the shade of these two evergreen species. With few understory plants on the expansive slope, the canopy of the trees creates a wooded character that shapes the pedestrian experience. Within the linear courtyards between the buildings the ornamental qualities of the species establish the character of the spaces. The courtyards and areas immediately outside the lounges on the

north sides of the dormitories have flowering plants and a number of mature specimen trees.

The following describes the existing planting east of Fernwald Road beginning at the road itself then moving east towards the summit of the site.

Along the east side of Fernwald Road, the slope is planted almost exclusively with fine coast live oaks of medium size. In addition there are lemonwood, toyon, small orange trees (*Citrus sp.*), a small interior live oak, and one dark pink flowering horse chestnut tree (*Aesculus hippocastanum* 'Rosea') (see Figure LAEC-14). All are in good condition with the excep-





Figure LAEC-13: A row of mature catalpa trees edge the west side of Fernwald Road, 2010.

tion of one coast live oak at the north end which is in decline.

The species in the courtyard between the buildings known as Richards (2415) and Oldenberg (3010) are more ornamental in character with species including jade plant (*Crassula argentea*), sacred bamboo (*Nandina domestica*), fortnight lily (*Dietes vegeta*), bougainvillea (*Bougainvillea sp.*), and pelargonium at the northern entry to the courtyard (see Figure LAEC-15). The courtyard is long and narrow with an elevated



Figure LAEC-14: Coast live oaks dominate the planting on the east side of Fernwald Road, 2010.

boardwalk that provides access to the upper units resulting in two distinct pedestrian experiences (see Figure LAEC-16). The first being at the level of the canopy of the trees, and the second is under the boardwalk where the shade of the understory dominates the experience. The courtyard supports coast live oaks, purple-leafed plums, cherries and mass planting of flowering maple (*Abutilon hybrids*), Spanish broom (*Spartium junceum*), rock rose (*Cistus sp.*), and fortnight lily.

South of Richards (2415) and Oldenberg (3010), the steep shaded slope is canopied by Monterey pines, coast live oaks and one incense cedar (*Calocedrus decurrens*) (see Figure LAEC-17). Along the southern property boundary in this location is a Portuguese laurel hedge intermingled with ivy.

At the north end of Richards (2415) is a small lounge building that has a patio dominated by a large fine specimen Spanish oak (*Quercus falcata*). On the east side of this patio north of Oldenberg (3010),





Figure LAEC-15: Entry to the north end of Richards Hall (2415) with an oak in decline and small-scale ornamental plantings, 2010.

there are flowering camellias (*Camellia japonica*) and pyracantha along with some blackberry (*Rubus sp.*) (see Figure LAEC-18). The character of this patio space is dominated by the broad canopy of the specimen deciduous oak.

East of Oldenberg (3010) where the dormitories Freeborn (3020) and Cheney (3030) end at an angle to Oldenberg (3010), the space is steep and shaded by Monterey pines and coast live oaks. There is also one interior live oak, several purple-leafed plums



Figure LAEC-16: Tree canopies dominate the pedestrian experience at the upper entries between Richards (2415) and Oldenberg (3010), 2010.

and cherry trees. The ground plane is unmown and planted with unirrigated grasses except at the north end where there is a mass of lemonwood and cherry saplings.

North of Freeborn (3020) there is a grassy slope east of a small parking area. This slope has two large Monterey pines and two small coast live oaks. Near the building, groupings of large flowering shrubs include climbing roses (*Rosa sp.*), cotoneaster, pride of Madera, and agapanthus (*Agapanthus sp.*) (see Figure



Figure LAEC-17: Vegetation south of Richards (2415) and Oldenberg (3010) Halls, 2010.

LAEC-19). North of the parking area is a second fine specimen Spanish oak (see Figure LAEC-20).

Moving east towards the second lounge building, there is a vehicular drop-off and entries to Freeborn (3020) and the lounge buildings. The area is relatively uncanopied with two small trees: an orange tree in fair to good condition and a pittosporum in poor condition. The ground plane is covered with low growing shrubs and groundcovers including St. John's wort (*Hypericum perforatum*), agapanthus,





Figure LAEC-18: Small-scale planting at the annex building north of Richards (2415) and Oldenberg (3010) Halls. The canopy of the specimen Spanish oak is overhead, 2010.



Figure LAEC-19: A flowering rose with Monterey pines and coast live oaks on the bank above, north of Freeborn Hall (3020), 2010.



Figure LAEC-20: Mature specimen of Spanish oak, 2010.

ranunculus (*Ranunculus sp.*) and mint (*Mentha sp.*). A row of glossy abelia (*Abelia grandiflora*) shrubs are located to the north of the lounge building. The planting character of this area is cohesive and made up of a planting palette unlike other areas at the dormitories.

The courtyard that lies between Freeborn (3020) and Cheney (3030) has few doors and no apartments opening onto it. It is a canopied space dominated by coast live oaks and Monterey pines supplemented

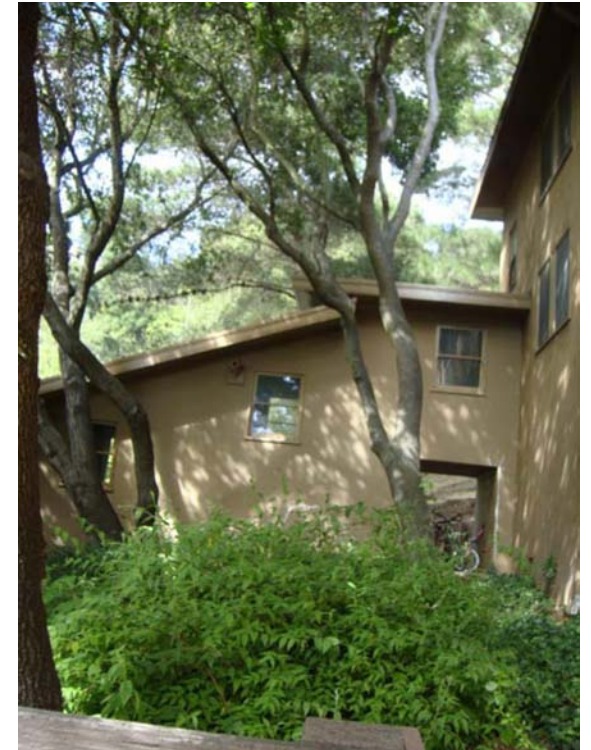


Figure LAEC-21: The north end of the courtyard between Cheney (3030) and Cunningham (3040) Halls with coast live oaks above and mock orange below, 2010.

with a purple-leafed plum and invasive Spanish broom. The ground plane is sparsely covered with unmown grasses due to the low light levels. As no units can directly access this space, it has a rear-yard feeling.

The courtyard between Cheney (3030) and the upper-most dormitory Cunningham (3040) has a boardwalk similar to the one that lies between Richards (2415) and Oldenberg (3010). The canopied space is dominated by coast live oaks supple-





Figure LAEC-22: Upper-level entries at courtyard between Cheney (3030) and Cunningham (3040) Halls with cherries, an interior live oak, loquat and Monterey pines, 2010.



Figure LAEC-23: South end of courtyard near Cheney Hall (3030) with ivy and Spanish broom, 2010.



Figure LAEC-24: Slope south of Cheney Hall (3030) with Monterey pines, 2010.

mented with one interior live oak, a large loquat, and smaller cherries and Monterey pines. At the north end is a large flowering mock orange shrub (*Philadelphus coronarius*) and agapanthus (see Figures LAEC-21 to LAEC-22). At the southern end is a mass of ivy (see Figure LAEC-23).

South of Cheney (3030) and Cunningham (3040), the steep grassy slope has its edges shaded by Monterey pines, some of which are large, a few coast live oaks, and a cherry (see Figure LAEC-24 and LAEC-



Figure LAEC-25: Shaded slope south of Cheney Hall (3030) with Monterey pines and toyon, 2010.

25). Near walks adjacent to the buildings, flowering plants dominate including: yellow bush daisy (*Euryops pectinatus*), jade plant, rosemary (*Rosmaninus officinalis*), pelargonium, and bearded iris (*Iris sp.*). One clump of cotoneaster is further south of the buildings.

North of Cunningham (3040) and east of the upper lounge is another steep grassy bank. The majority of the canopy is formed by coast live oaks, some in very good condition, two Monterey pines, and one





Figure LAEC-26: Vegetated bank east of Cunningham Hall (3040), 2010.



Figure LAEC-27: Eucalyptus stumps in the grassy clearing lie east of the drive east of Cunningham Hall (3040). Coast live oaks beyond are outside the property boundary, 2010.

redwood tree (see Figure LAEC-26). The ground plane is grassy.

The drive that leads from Fernwald Road up to Cunningham (3040) defines the limit of the use of ornamental plants, with the exception of the portion along the curb line on the east side of the drive east of Cunningham (3040) where there are yellow flowering daisy, pride of Madera, pelargonium, bearded iris, lavender (*Lavendula dentata*) and sage (*Salvia sp.*) along with several stumps of once large eucalyptus trees (see Figure LAEC-27). The easternmost section of the property is steep and grassy with few trees. The trees that lie beyond include coast live oaks and eucalyptus trees.

## Summary

The existing conditions of the three vegetation zones of the Smyth-Fernwald property reflect their land uses. The riparian zone remains dominated by mature native riparian species though is impacted by invasive species of both trees and groundcovers. The condition of the remaining native species is generally good. The Smyth House and environs to the west and southwest reflects the institutional character derived from university ownership. Species are generally drought tolerant; maintenance is relatively infrequent. A number of excellent specimen trees are amongst the plantings as well as several relatively uncommon species including the Norfolk Island pine and English oak. The condition of plantings is generally good with some individual plants

being in fair or poor condition. The plantings at the Fernwald Dormitories and dining hall (maintenance building) are also relatively drought tolerant. The character of the species is different from the other two areas of the site including Monterey pines and a number of ornamental foliage and flowering plants. Invasives are also prevalent in this zone of the dormitories. The condition of plants in this zone varies from poor to good.

## Analysis and Evaluation

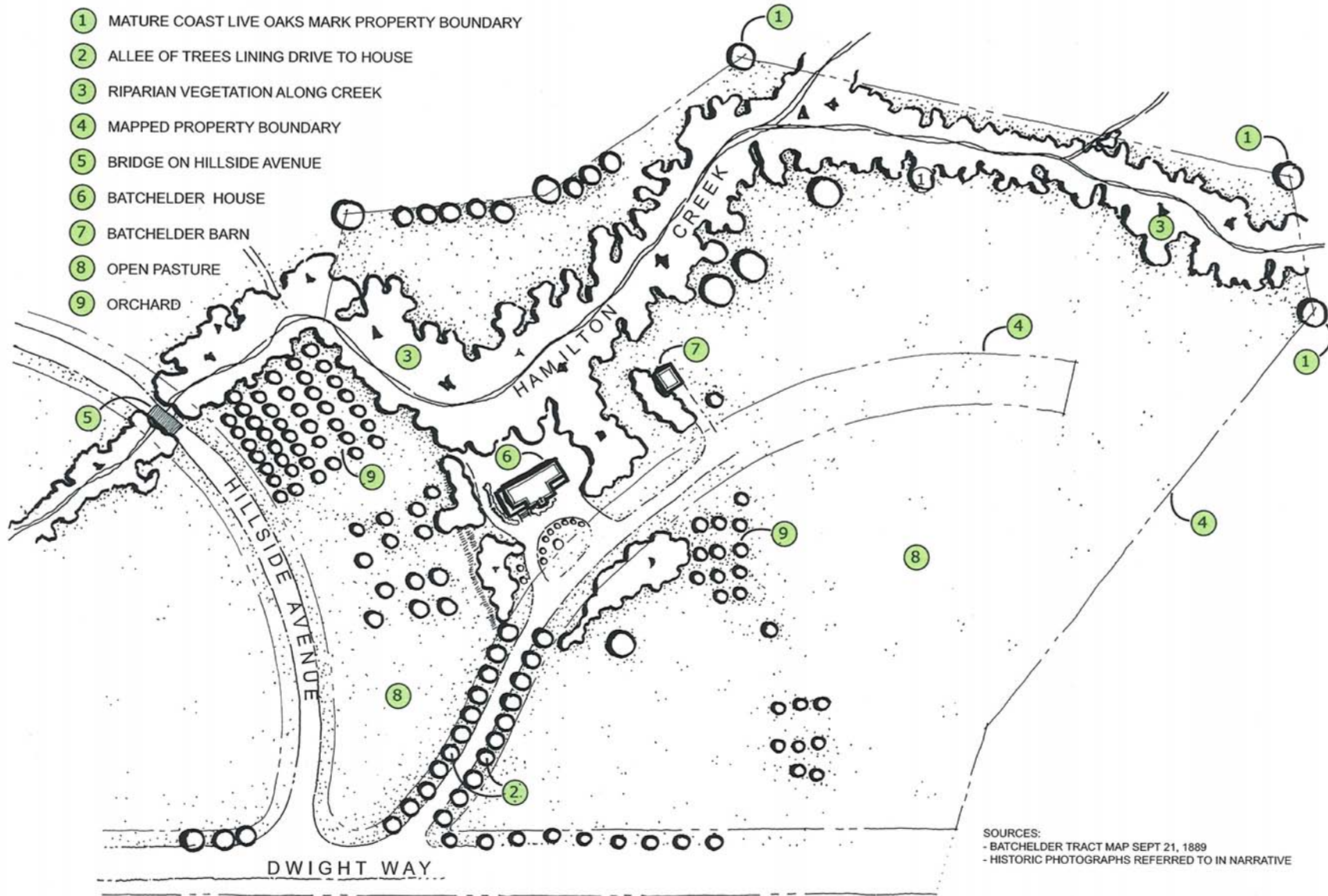
### Overview

At the Smyth-Fernwald property vegetation relates to land use, whether that land use is part of the endemic condition such as riparian vegetation in association with the creek or the layering of uses by people over time. The riparian vegetation has experienced relatively little change with the dominant species historically and currently reflecting the native riparian community. Invasive species and in places regrading of the banks have impacted this generally natural environment.

Vegetation associated with the Batchelder/Smyth House changed over time, reflecting the preferences of the various owners. Batchelder, who owned the property from 1860s to 1871, developed the site with orchard trees, planted boundary vegetation, and utilized the beneficial qualities of the extant natural vegetation. When Smyth occupied the property from 1895 to 1940, he removed Batchelder's orchard and replaced it with a garden at the north-

## NOTES

- ① MATURE COAST LIVE OAKS MARK PROPERTY BOUNDARY
- ② ALLEE OF TREES LINING DRIVE TO HOUSE
- ③ RIPARIAN VEGETATION ALONG CREEK
- ④ MAPPED PROPERTY BOUNDARY
- ⑤ BRIDGE ON HILLSIDE AVENUE
- ⑥ BATCHELDER HOUSE
- ⑦ BATCHELDER BARN
- ⑧ OPEN PASTURE
- ⑨ ORCHARD



SOURCES:  
 - BATCHELDER TRACT MAP SEPT 21, 1889  
 - HISTORIC PHOTOGRAPHS REFERRED TO IN NARRATIVE

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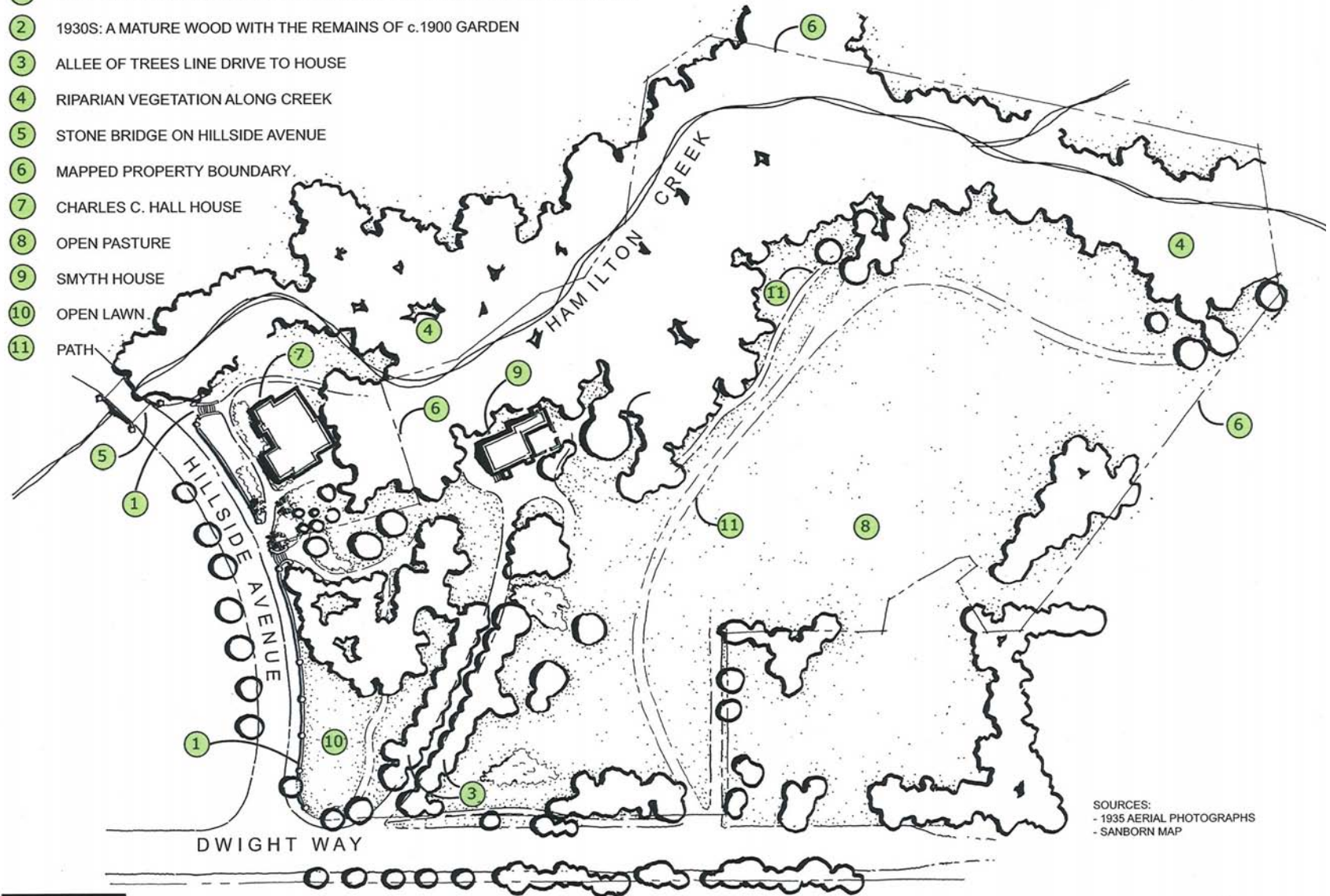
BATCHELDER PERIOD SITE DIAGRAM  
 c. 1889





## NOTES

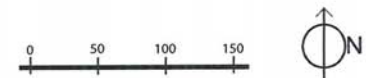
- ① STONE WALL FACING HILLSIDE AVENUE WITH STAIR LEADING TO SMYTH HOUSE
- ② 1930S: A MATURE WOOD WITH THE REMAINS OF c.1900 GARDEN
- ③ ALLEE OF TREES LINE DRIVE TO HOUSE
- ④ RIPARIAN VEGETATION ALONG CREEK
- ⑤ STONE BRIDGE ON HILLSIDE AVENUE
- ⑥ MAPPED PROPERTY BOUNDARY
- ⑦ CHARLES C. HALL HOUSE
- ⑧ OPEN PASTURE
- ⑨ SMYTH HOUSE
- ⑩ OPEN LAWN
- ⑪ PATH



SOURCES:  
- 1935 AERIAL PHOTOGRAPHS  
- SANBORN MAP

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SMYTH PERIOD SITE DIAGRAM  
c. 1930s



west portion of the property. A gracious tree-lined drive, originally planted by Batchelder, matured and arced up from Dwight Way to the house. To the east there was a barn and associated garden, while the remainder of the eastern portion of the property remained grassland. Smyth appears to have used the land and intentionally planted vegetation to establish this as a gentleman's estate in contrast to Batchelder's use of it; Batchelder's use of it is better characterized as being that of a gentleman farmer.

Incremental development of the neighborhood to the west, north and south modified the immediate environment of the property. It underwent a further significant change in the late 1940s when seven dormitories, two lounges and a large dining hall were built to accommodate large numbers of post-war students. Most of these new buildings occupied the open field that lay to the east and southeast of the house while two of the dormitories and the dining hall were built on land where previously the curving drive to the Smyth House had been located. It appears that around the time that the dormitories were built, the western portion of the site was re-graded. Prior to this, the northern portion of it was part of Smyth's private strolling garden. The area to the south was an open lawn. Today the entire area is open and grassy with a variety of trees enclosing it.

#### THE RIPARIAN ZONE

The earliest available historic photographs of the land encompassing the Batchelder/Scotchler



Figure LA-2: The bridge on Hillside Avenue shortly after construction shows recent grading, mature native trees, and an absence of weeds, ca. 1906. (Area is outside the Smyth-Fernwald property lines.)

property shows Hamilton Creek as a vegetated watercourse with grass-covered foothills on all sides (see Figure LA-1). Based on the size and form of the trees along the creek, they appear to predate the construction of the house. The native vegetation with its rounded canopies, likely included the species coast live oak and bay laurel. On the north side

of the creek on its upper bank, the image shows a stand of upright trees that may be eucalyptus though confirmation of the species from the photograph is not possible. The house appears intentionally positioned to take advantage of the microclimatic benefits associated with the creek; cool, moist air and shade. As a result the land use – housing – ap-





Figure LA-3: The creek at the north edge of the Smyth property with weeds dominating, 2010.

pears to have been a response to existing natural features. The position of the house in relation to the creek and the associated riparian vegetation is character-defining.

Together, the creek line, vegetation, and house, form a single unit that is set well away from the nearest houses. The extensive area of preexist-

ing mature vegetation distinguishes the setting of this house from those nearby that seem exposed in their open grassland environment. There are few images of the portion of the creek that lies within the Smyth property from either the Batchelder or Smyth periods, but historic photographs of the area around the bridge, north of the property, show mature trees with graded banks, or native ground-

covers free of weeds (see Figure LA-2). This adjacent reach of creek with mature native trees likely reflected the nature of the riparian vegetation during the Batchelder and Smyth periods.

There have been few modifications to the vegetation along the creek line itself since the earliest documented times, during the Smyth period, or during the mid twentieth century period when the dormitories were built. The dominant species remain the native coast live oak, bay laurel, and big-leaf maple. The nearby setting, however, has been both extensively developed and planted since the Batchelder/Scotchler period which inevitably affects the visitors' impression of the creek, its associated vegetation, and the siting of the house. Vegetation along the creek no longer has a natural edge; it is instead defined by the road on the north side of the Smyth House and dormitories and property line fencing northwest of the Smyth House. The second change to the vegetation of the riparian zone is the introduction of invasive species, notably cherry trees and ground-smothering invasives including ivy, periwinkle, blackberry, grasses and wandering jew. Mature eucalyptus trees are found on the north side of the creek; they do not appear to be highly invasive in this location.

Within the study boundary, the current character and composition of the vegetation of the riparian zone is of mature native species along the creek corridor with the upper bank somewhat curtailed





Figure LA-4: Early view of Batchelder (later Smyth) House at left distance with riparian vegetation beyond, and planting at the south property line and west of the house and barn, ca. 1874.

by development. The ground plane and middle story is heavily impacted by invasive species that alter the appearance of the banks and limit the depth of view into the riparian zone (see Figure LA-3).

In the riparian area, the integrity of the vegetation in relation to land use is generally good with character-defining native species surviving in mature form. The presence of invasive species impacts the integrity of feeling and may limit the emergence of future generations of native species, as the invasives crowd out native saplings. Despite the presence of



Figure LA-5: The Batchelder House is located on the lower left edge of this 1891 view of Berkeley. The orchard to the west of the house lies between the house and Hillside Avenue.

the dormitories and road along the upper portion of the south bank, the overall relationship between the Smyth House and the riparian vegetation remains essentially intact.

Due to its apparent influence on the siting of the Smyth House, the riparian corridor and associated vegetation are contributing features to the historic significance of the site.

#### SMYTH HOUSE ENVIRONS / WEST AND SOUTH WEST OF THE SMYTH HOUSE

By 1874, tree plantings that marked the upward curving drive from Dwight Way and the southern property boundary line were in place (see Figure LA-4). By 1891, the bird's eye view of Berkeley shows neat rows of trees indicating what appears to be an orchard in the sloping field that lies west of the house (see Figure LA-5). The position and size of the

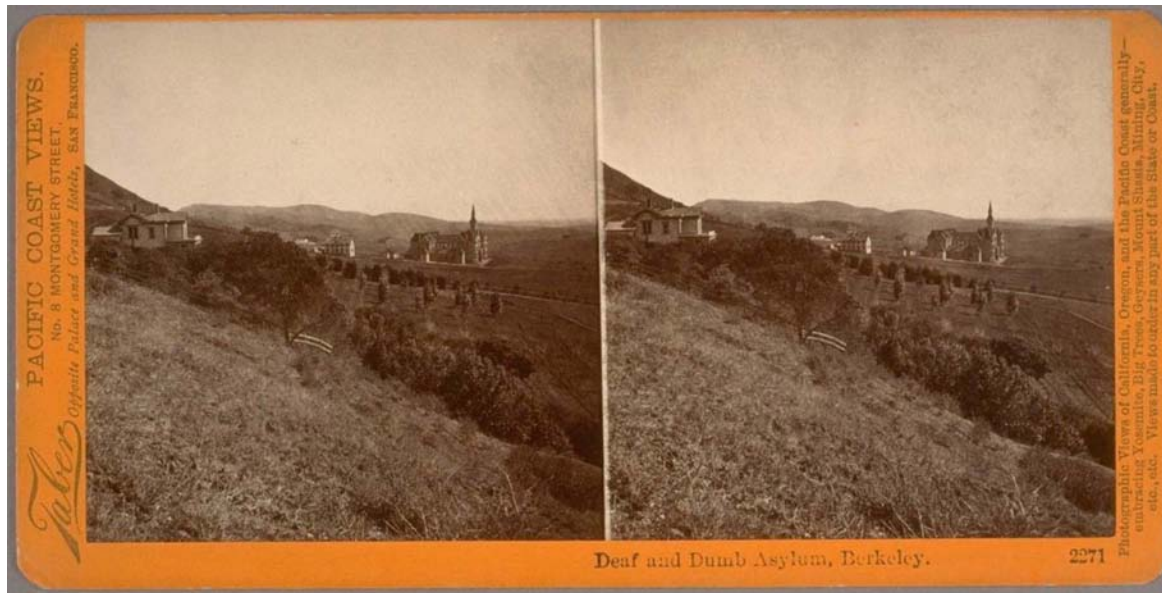


Figure LA-6: The Batchelder House and orchard are in the middle ground, photographed before 1875.

orchard is confirmed by the stereo pair of photographs that shows the house to the left of the frame, the creek, then orchard in the middle ground, and the Deaf and Dumb Asylum in the background (see Figure LA-6).

The orchard does not appear to have endured beyond the turn of the 19th century when installation of an ornamental garden replaced it. Photographs of the site as a whole, dating to the 1930s, show no remaining evidence of an orchard west of the house.

Visible in Figure LA-7, a photograph taken in the first decade of the twentieth century, are stone steps, paths, and plantings that lead from Hillside Avenue

to the Smyth House. These stairs are in the approximate location of today's drive from Hillside Avenue to the Smyth House. This shows the fine-grained character of the plantings of this period. Canary Island date palms are visible along with a fan palm, flowering shrubs or perennials line a path that travels along the contours leading up to the house, areas of open lawn are integrated with a few canopy trees. At the southwest portion of the property, photographs from this period show a large mature Tasmanian blue gum as a specimen tree at the south edge of an expansive lawn. The planting character is varied and ornamental with flowering plants, small and large trees, and areas of well-tended lawn.



Figure LA-7: Stair at the northwest corner of the Smyth property leading from Hillside Avenue to Smyth's strolling garden and house, ca. 1906.

In the following thirty years, this ornamental garden matured and evolved into a simpler palette consisting of a densely wooded area and a lawn fronting Hillside Avenue. Along the southern half of the Hillside Avenue frontage, there is no planting other than the lawn, up to the stone wall that defines the western edge of the property. The northern half of the Hillside Avenue frontage has mature trees in a wooded setting with an open understory. This woodland extends from the western property boundary up to the Smyth House. Immediately west of the Smyth House, the tree canopy is somewhat lower and thinner, possibly to facilitate the views of the bay looking west from the house. Oblique aerial views from 1935 show the trees along the curving drive matured into an allee (see Figure LA-8). Trees also mark the southern property line along Dwight Way. No street trees are apparent along the eastern



side of Hillside Avenue at the Smyth property in the 1930s.

Beyond broad-brush impressions available from the 1935 oblique views, little is known of the fine-grained quality of the plantings around the Smyth House or the area to its west and south. Based on Smyth's efforts in relation to community improvements including stone walls and stairs, a bridge, shared paths and possibly other improvements in the creek zone all of which was located off his property, it may be reasonable to expect that with further research into historic materials more may be learned about the detailed character of the garden and plantings both in the immediate environs of the house and on his grounds in general during Smyth's later life.

The historic tree-lined drive that approached the Smyth House from the southwest was a significant feature that matured during the Smyth period development. Smyth's 45-year tenure at the site reflects his interest in his physical environment as well as his level of prosperity. Smyth appears to have lived on this property as an educated, upper-middle class gentleman. He developed it as a pleasure ground with refined gardens and mature trees west of the house and a gracious canopied drive; the property became a physical representation of refined leisure. Further evidence of Smyth's desire to develop an estate is seen in his expansion and development of the house by renowned architect

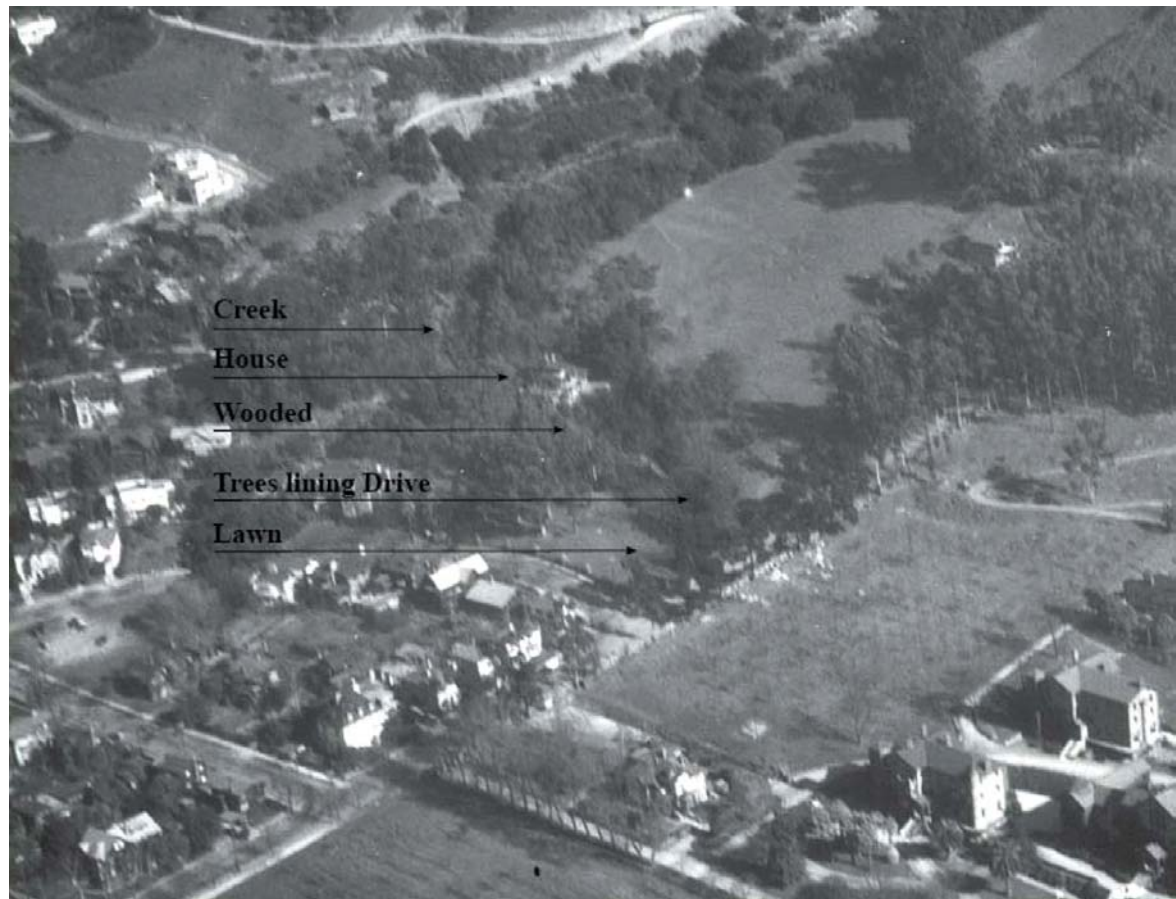


Figure LA-8: Aerial view of Smyth property. The curving drive can be seen through the allee of trees, 1935.

Julie Morgan. Batchelder, by contrast, prioritized the productivity of the land characterized by his orchard, along with long term structural plantings along his drive and southern property boundary.

In the late 1940s, a kitchen/dining hall (maintenance building), and two additional dormitories

(Peixotto-2931 and Mitchell-2921) were built in the area south of the Smyth House occupying the space where previously the curved, tree-lined drive lead from Dwight Way near Hillside Avenue led to up to the Smyth House. Vegetation south of the dining hall includes a play area that is planted with small trees including mayten and tree of heaven. Fernwald





Figure LA-9: Planting at the Fernwald Dormitories appears to have been installed sometime after construction. Photo ca. 1974.

Road appears to have been constructed as part of the installation of the dormitory complex. Photographic evidence of the street trees from the mid-century period, is not available but based on the size, maturity and placement of the row of catalpa street trees they appear to date from this period.

Today there are several fine specimen trees, including interior live oak, canyon live oak, and the deciduous English oak. Tree cores would provide

information about their age to help establish the period from which they date.

As the Batchelder period orchard and tree-lined drive, the Smyth period garden and lawn, and mid-century dormitories are no longer present in this zone the vegetation does not retain integrity. It is not a contributing feature in the cultural landscape of the Smyth property.

### SOUTHEAST AND EAST OF THE SMYTH HOUSE

The earliest historic photographs show the wooded riparian zone giving way to fewer trees with greater distance from the stream until the area is exclusively grassland. This was the historic condition, as well as the natural condition of the landscape east of the house. This upslope area does not appear to have been used by the early land owners for agricultural purposes but remained into the 1930s as a grassy slope surrounded by native riparian vegetation on the north side, native trees on the east side and what appears to be planted vegetation on the south side. During Smyth's tenure there was a barn and associated garden in this zone which burned. Further research may reveal the species and character of this garden.

The character of the area east of the house was dominated by the natural appearance of the landscape. This appears consistent and contiguous with the greater landscape in the earliest known pictures, and with time and increasing development, became a large clearing set in a neighborhood with residences and institutional buildings.

The dormitories were built in this clearing starting in 1945. Early photos show no planting associated with the buildings at the time of their construction, though planting appears to have been installed by 1973 as seen in *Figure LA-9*. Many of the trees visible in this image have matured and can be seen on the property today. The vegetative character of

this area developed in the mid-century period was established by the canopy of the Monterey pines and coast live oaks that dominate south sides of the dormitories (Richards, Oldenberg, Freeborn, Cheney, and Cunningham), and by the ornamental character of plantings in the courtyards between the building and at the plaza spaces north of the dormitories.

Several specimen trees were planted as part of the development of the dormitories including two trees believed to be Spanish oaks and a row of catalpa trees on the west side of Fernwald Road.

Today's character is also affected by the introduction of invasive species with a significant number of cherry and plum trees, likely from seeds deposited by birds, and ground-level invasives including Spanish broom and ivy. The declining condition of the pine trees due to pine bark beetle, the presence of clusters of invasive saplings, and the deferred maintenance of the landscape has resulted in a somewhat disorderly casual character to the planting of the area.

Other than the fire that demolished the barn and garden the primary modification to the historic condition of the landscape east of the Smyth House was the construction of the dormitories. The planting installed a few years after the dormitories were completed remains essentially intact though shrub and groundcover species may have been lost or modestly altered by addition of plants by residents over time. Invasive species impact the visual character of the planting.

The integrity of the vegetation of the area to the east of the Smyth House to the Batchelder or Smyth periods is poor because with a prominent barn and garden the natural grassy slope is now developed with buildings and introduced plantings. The integrity of the vegetation to the dormitory period, however, is fair to good. The character of the planting demonstrates the use of species and the overall character of the planting design that was prevalent during the mid-century period including a preference for Monterey pines and the use of flowering and varied-foliage ornamentals in the courtyards. The presence of invasives and the natural maturing and decline of some species has impacted the integrity of the planting overall. The character of the vegetation in this area is reflective of the mid-century residential land use and is character-defining of this period.

As this eastern portion of the property is not historically significant the vegetation in relation to land use is a non-contributing feature to the landscape.

#### *Summary*

The vegetation of the creek appears to have been the initial lure for the siting of the house. Though impacted by invasives along the lower creek banks and by development at the shoulder of its upper banks, it is a historic resource that survives with integrity.

Vegetation was used intentionally to produce a specific desired outcome by the various landowners of this property. Much of this historic vegetation

does not remain, including Batchelder's orchard, curved allee of trees ascending the drive — as well as the drive itself and garden associated with the barn — and Smyth's strolling garden west of the house. The development of the dormitories and dining hall during the mid-twentieth century, though not a period of significance, had a pronounced impact on the character of the property as a whole and the character of the vegetation in particular. The character of the mid century planting differs from the riparian vegetation and from the character of the upland planting that remains on site today. With much of the land cleared and regraded during the mid century it is difficult to determine direct descendence of specific plants to the Batchelder or Smyth periods. Other than the riparian trees, it is unlikely that vegetation remains from the Batchelder period. Plants that remain from the Smyth period may include some of the larger trees near the southern boundary including the English oak, and at the house itself, the wisteria, which is of a size, apparent age, and character to date to the Smyth era.

One of the character-defining features of the vegetation of the property is the incremental accumulation of trees that have matured into fine specimens. The majority, though not all of these, are oaks. Coast live oaks are indigenous to the property and are most numerous. Also present are the native interior live oak, canyon live oak and the valley oak. The latter two species are stately mature trees. In addition, the property has one impressive English oak and two fine trees believed to be Spanish oaks .



Along Fernwald Road there is a row of mature catalpa trees that date to the mid century period and are also notable. The historic integrity to a particular period of significance is not always known however the collective character of these mature specimens, reflect the layering of history on this site and with further study some, such as the Spanish oak, may prove to have value for their relative rarity.

Vegetation that remains that contributes to the historic character of the site includes the riparian vegetation, and possibly the wisteria at the Smyth House.

## Architecture

### *Smyth House*

#### *Overview*

The Smyth House is a two-story building on a sloping hillside site, with an exposed basement at its downhill end and a third-story tower room that offers a panoramic view of Berkeley and San Francisco Bay. It is constructed with conventional wood framing with exterior finishes of stucco and boards in the imagery of medieval half-timbering. Its appearance today is largely the result of a 1911 remodeling of a ca. 1868 house. Known largely from distant early photographs, the original house was in two parts, a symmetrical two-story T-plan oriented to the western view with public spaces below and bedrooms above, and a one-story kitchen wing along the north side at the rear. As remodeled, porches, decks, the tower room, and three



Figure 40: Smyth House during construction of the Fernwald Dormitories. Note the contrast between the light colored stucco and the dark wood half timbering, 1945.

massive ornamental chimneys give it an asymmetrical, picturesque composition, which together with pointed-arch windows, the texture of varied mullions in casement windows, and the half-timbered walls, gave it an overall character associated with the Tudor Revival Style.

#### *Plan*

As remodeled, the house occupies a generally rectangular footprint, with irregularities on its

north and south sides. The floor plan as it exists today is the result of additions to the original plan. These additions add circulation and service spaces and spaces that connect the interior to near and far views of the outdoors. With one exception, the original separation between the living and sleeping rooms in the T-plan of the west end of the house and the working area of the kitchen at the rear has been maintained.





Figure 41: Smyth House living room mantle detail, 2010.

In the original T-plan of the main floor, there were three rooms – two in the crossbar and one in the stem. Because of its proximity to the kitchen, the northernmost of the crossbar rooms must have been the dining room. The main staircase was located in the junction of the crossbar and the stem, with the stair rising from the north end. One moved directly from room to room through doors, without separate circulation spaces.

As the house was remodeled, the axis of the crossbar was lengthened with an extension of the dining room space to the north, creating a new circulation



Figure 42: Smyth House living room interior, looking east, 2010.

path into the kitchen; with a window seat and rows of windows, this alcove also provided views of the wooded ravine outside.

At the south end of the crossbar, the library, as it was called on the remodeling plans, terminated in a bay window. It is not known if this was original or an addition. At any rate, its presence was consistent with other features of the remodeled house that exposed the interior to its surroundings.

The dining room and library had back-to-back fireplaces with a shared chimney. In the one expansion of living spaces east of the original T, the dining room and library each opened through glass doors onto a new open terrace in the angle between the crossbar and the kitchen in the southeast corner of the house. This large, square space functioned as an outdoor room, covered by an open trellis with wisteria.



Figure 43: Smyth House trellised porch and wisteria at southeast corner, 2010.

The spaces in the angles between the crossbar and the stem were enclosed with new spaces. As remodeled, the stem of the T was labeled “living room”, oriented to the western view, with a fireplace and the main staircase at its east end. The staircase was provided with a second run of stairs from the south, opposite the original north stairs, and an enclosed stair leading down to a half-bath and the basement workshop. The auxiliary spaces added on either side of the stem created stair halls for each stair run and

circulation spaces into the dining room and library at the east end. At the northwest corner, an open porch was added for views of the ravine and to the west; this porch has been enclosed. At the southwest corner, a vestibule was added next to the entry porch, the main public entrance to the house. With these additions, a visitor could go from the entry vestibule to the library, glimpsing the living room but not intruding upon it.

In summary, the simple T-plan of the original was transformed into a more complex plan like that of a church, especially on the ground floor, where the stem and extended crossbar are analogous to a nave and transepts, and the stem with its added spaces on the sides is analogous to a nave with aisles.

The two runs of stairs met at an intermediate landing and continued upward in one united run to the junction of the crossbar and the stem on the second floor. As below, the second floor originally consisted of three rooms – two bedrooms in the crossbar and one in the stem. In the remodeling, auxiliary and circulation spaces were added in the angles between the crossbar and the stem – three bathrooms, a large closet, and screened porches (possibly aviaries or sleeping porches) in the northwest and southwest corners adjacent to the master bedroom in the stem of the T. In addition, an open deck runs along three sides of the enclosed spaces of the second floor with views to the north, south, and west.

At the rear of the second floor above the kitchen wing, two servants bedrooms and a bath have been added. This is connected by a secondary staircase to the kitchen below and is linked to the three bedrooms at the front of the house along the open deck.

From the second floor landing, a stair rises in one run to an open deck on the north side of the house, then, continues up another run to a square room,





Figure 44: Smyth House chimney, 2010.

called “study”, with a large fireplace on the north and windows on all sides. This tower room is the highest level in the house.

Returning to the main floor, an enclosed stair adjacent to the main stair runs down to the basement workshop space. The workshop is open through a series of arched windows to the west and north; it is also entered through a door under the main entrance porch. Access to this basement door is via a brick ramp designed to move materials, equipment, and products of the workshop in and out on wheeled conveyances.



Figure 45: Smyth House south elevation, 2010.

#### *Structure, Materials, Electrical, Plumbing and Mechanical*

Because little of the structure of the house is visible and because there are no plans or specifications that provide information about the original structure, what is presented here is largely based on what is known from similar buildings of the main periods of construction – its original construction ca. 1868 and its remodeling in 1911, for which specifications exist for brickwork, plumbing, plastering, painting, and electric wiring.

Built ca. 1868, the original house was probably of balloon frame construction, resting on a continuous brick foundation and assembled with square nails. The stud frame, the sheathing (if any), the exterior siding, the interior paneling, and the roof frame were probably all built of California redwood. Images of the house in old photographs appear to show the exterior clad in channel rustic siding, a common style of milled lumber at the time.



When the house was remodeled in 1911, the additions (on either side of the stem of the T and the extension of the dining room space at the north end of the crossbar) were probably of platform frame construction resting on a concrete perimeter foundation and assembled with round nails. The wood stud frame, the sheathing (if any), and the roof frame were probably of Douglas fir brought from Oregon or Washington. Exterior stucco was applied to “5/8 inch rectangular mesh galvanized welded iron wire”.<sup>1</sup> It is not known whether some, or all, original wood siding was removed before the new lath and stucco surface was added. Decorative pointed-arch moldings over windows and doorways were made of plaster. Interior finishes were either wood paneling (oak and redwood) or plaster on wood lath. Fireplaces in each major room and bedroom and the kitchen stove were originally the only source of heat in the house.

The extent of original plumbing in the house is unknown, but the 1911 remodel specifications call for removal of all existing substandard plumbing before new work is installed according to “The Rules and Regulations of the Board of Health of the City of Berkeley”. New plumbing was installed for sewer, water and gas including pipes, sinks, basins, toilets, bathtubs, a wash tray, a “40 gal. galvanized iron 250 lb. pressure boiler on iron stand with connections from boiler to automatic heater”, gas pipes

<sup>1</sup> Quotes in this section are from Julia Morgan’s specifications 1911.

to “kitchen, laundry, and north bath”, and a water heater.

When the house was built, electric wiring and lights were not yet available. Houses were lit by gas, oil lamps, or candles. It is not known what electrical service if any may have been added to the house from the 1880s to 1910. At the time of the 1911 remodeling, specifications called for wiring for “meters, telephones, house phones, and call bells” as well as ceiling fixtures, side lights, wall plugs, floor plugs, and switches.

#### *Architectural Style and Character*

As remodeled, the Smyth House projects an image that mixes elements of the Tudor Revival style with adaptations to the local site and climate familiar in other work by Morgan as well as in that of Maybeck and others associated with the Bay Area Tradition.

The design incorporates a representation of half-timbering, Tudor-arched windows and moldings, ornamental brick chimneys, and a complex massing that suggests the house was built over time, as an English house of the late middle ages might have been, as if it were occupied by the same family for centuries and altered over time. The interior with its dark woods, paneled walls and ceilings, filtered light, and orientation of principal spaces to fireplaces has similar associations. The English character of the house may have been chosen by the owner, William Smyth, who was born and raised in north-west England. Smyth remained in touch through



Figure 46: Smyth House door hardware detail, 2010.

correspondence with English friends and relatives throughout his life and visited his home community near Liverpool as an adult. Although he regarded himself as an American and Californian in most important respects, he also never lost contact with what we would call today his English “roots”.

At the same time, the house was not designed to look like any Tudor-era house that was ever built and would never be mistaken for an English house. The Tudor features are references to create a mood rather than an attempt to replicate a house or revive a style. While Smith might have recalled to Morgan particular houses or details he remembered from his

youth, this house was not designed in the image of any particular place.

Instead, this house shows a thoughtful response to its site and to Berkeley's mild climate. In comparison to the house as it was originally designed ca. 1868, much like houses in other parts of the United States, the 1911 remodeling had the benefit of years of experience by Morgan and the local architectural profession of designing for this distinctive place. Built on a sloping hillside site, the original house took advantage of the view, but had a less complex relationship to the surroundings as a whole.

In numerous ways, the remodeled house is oriented to the outdoors, ranging from the immediate surroundings to the distant view and to a variety of exposures for different weather and times of day. The main floor living room, the second floor master bedroom and its deck, and the tower study room all looked westward over Berkeley and across San Francisco Bay to the Golden Gate. On the main floor, bands of windows in the added spaces and the northwest porch looked out on the nearby hillside with its oak trees, and on the tree-lined ravine north of the house. The second floor deck and the upper deck on the way up to the tower room provide different vantage points for these surroundings. The trellised terrace at the southeast corner is an outdoor room that does not simply overlook the surroundings but is placed in them in a location that is exposed to morning sun and is protected from the wind.

The porches, decks, and aviaries are features that would have had limited use in the English climate, but facilitated varied year round activities of living, sleeping, and working.

The shallow pitched gable roofs are designed for the relatively dry, snow-free climate of Berkeley, in comparison to the steep roofs of Tudor houses built to shed heavy rain and snow.

The broad overhanging eaves, a feature of Craftsman bungalows in California, provide shade on hot days, but more importantly perhaps, an image of shelter. In addition, the details of these overhangs suggesting heavy timber beams provide a visual connection between the hand craftsmanship of Tudor building and the romantic association of Arts and Crafts ideals with early twentieth century Berkeley.

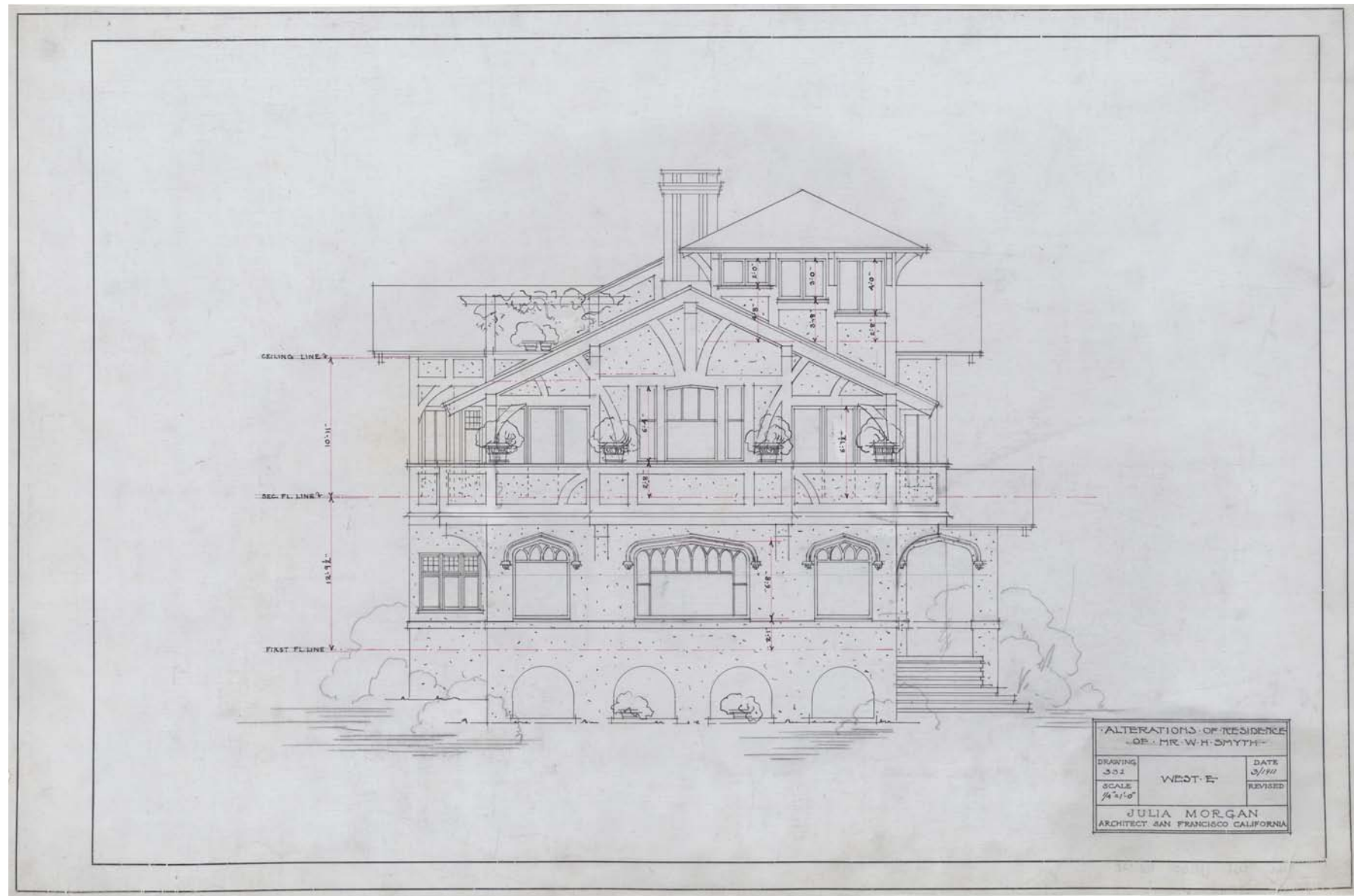


Figure 47: Smyth House entry porch on south with arched opening and brick ramp to basement workshop, 2010.



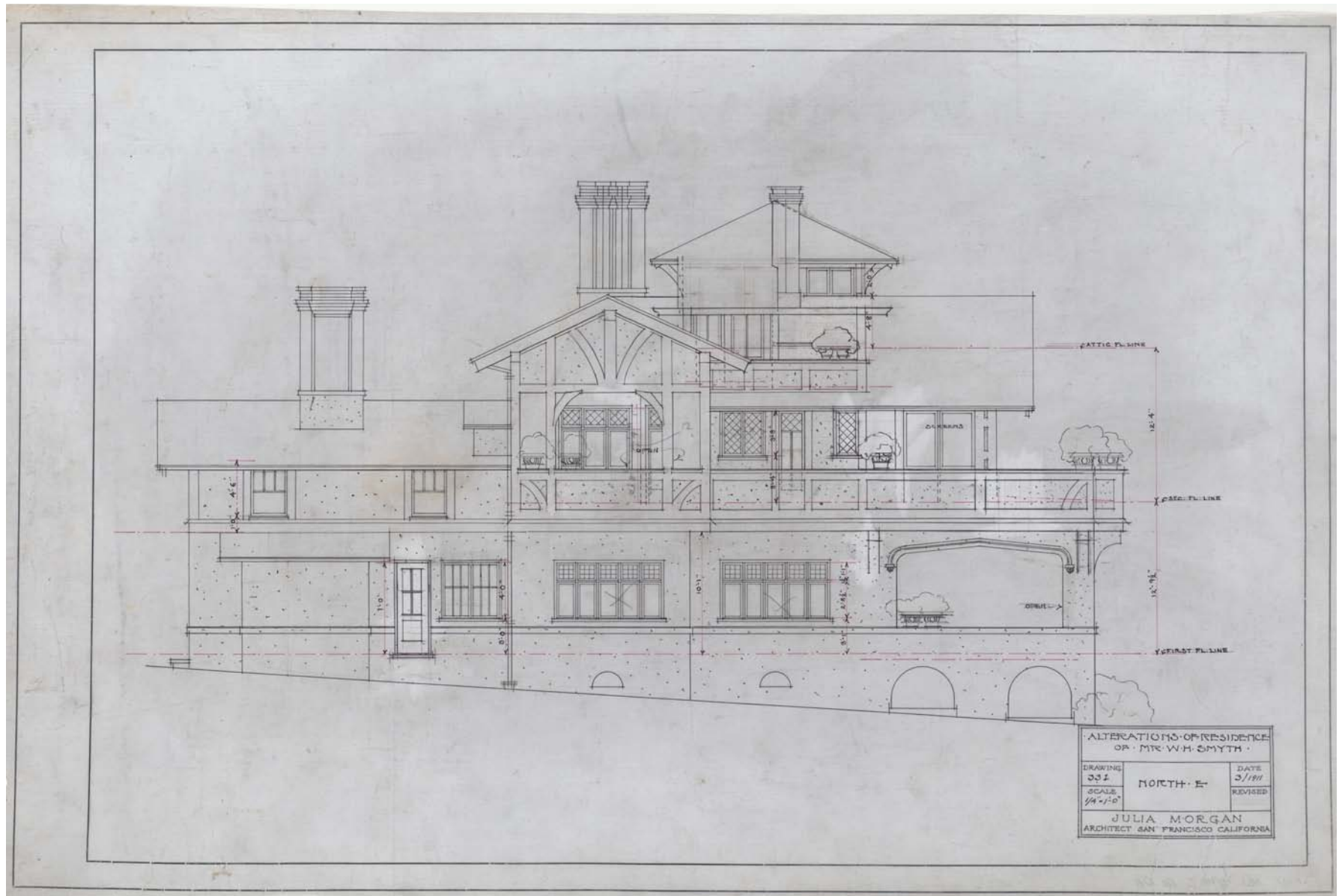


Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – South Elevation.

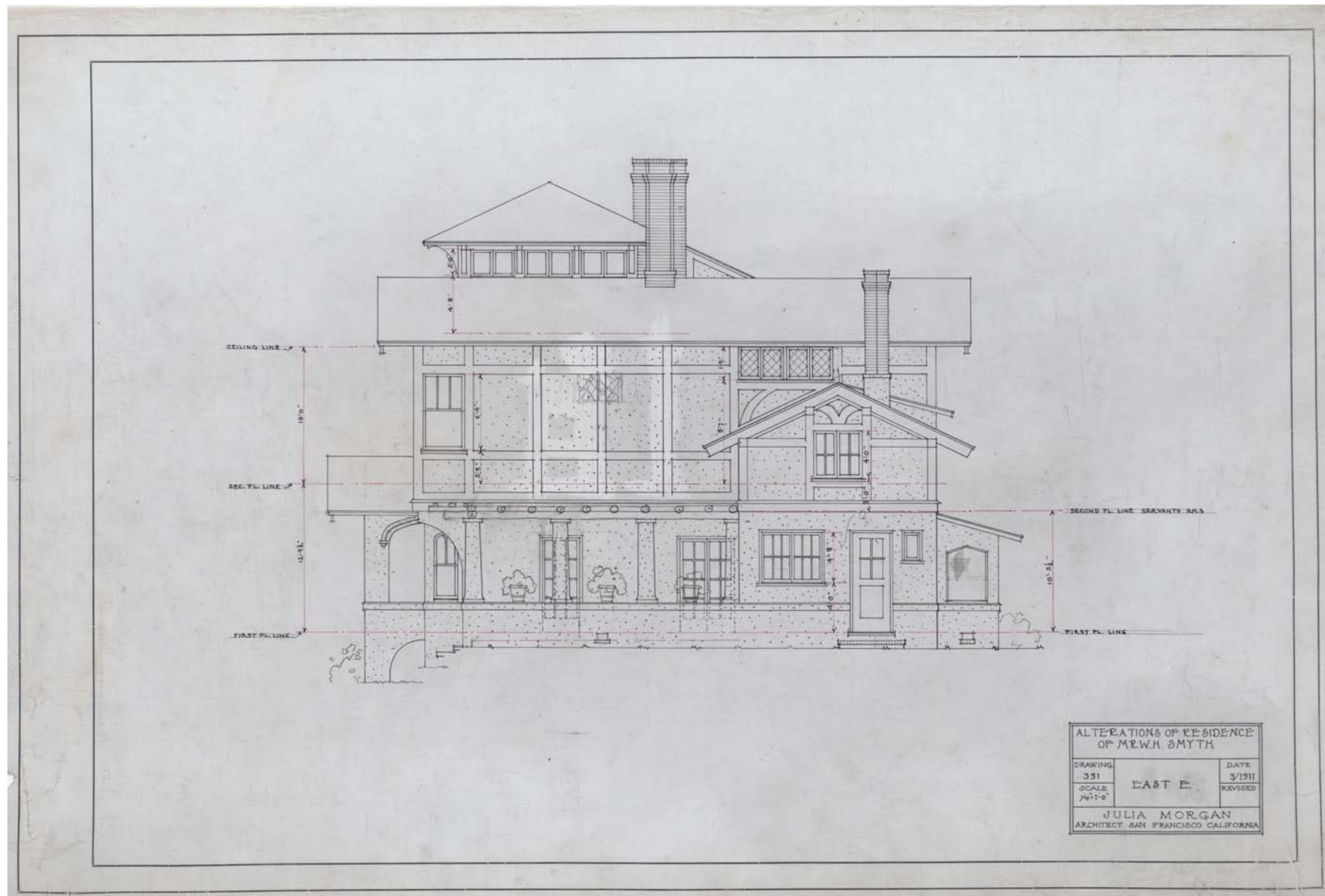


Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – West Elevation.



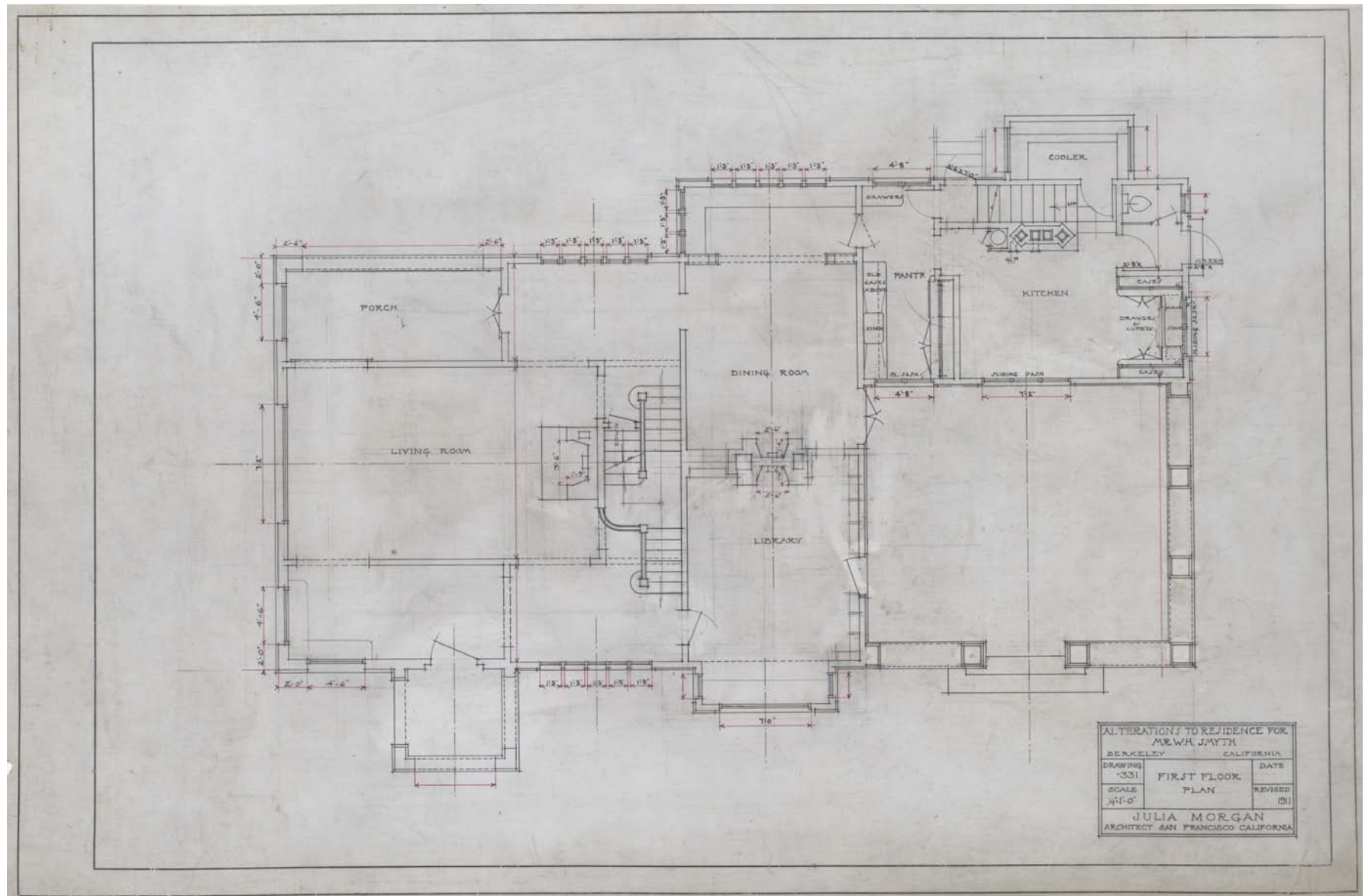


Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – North Elevation.

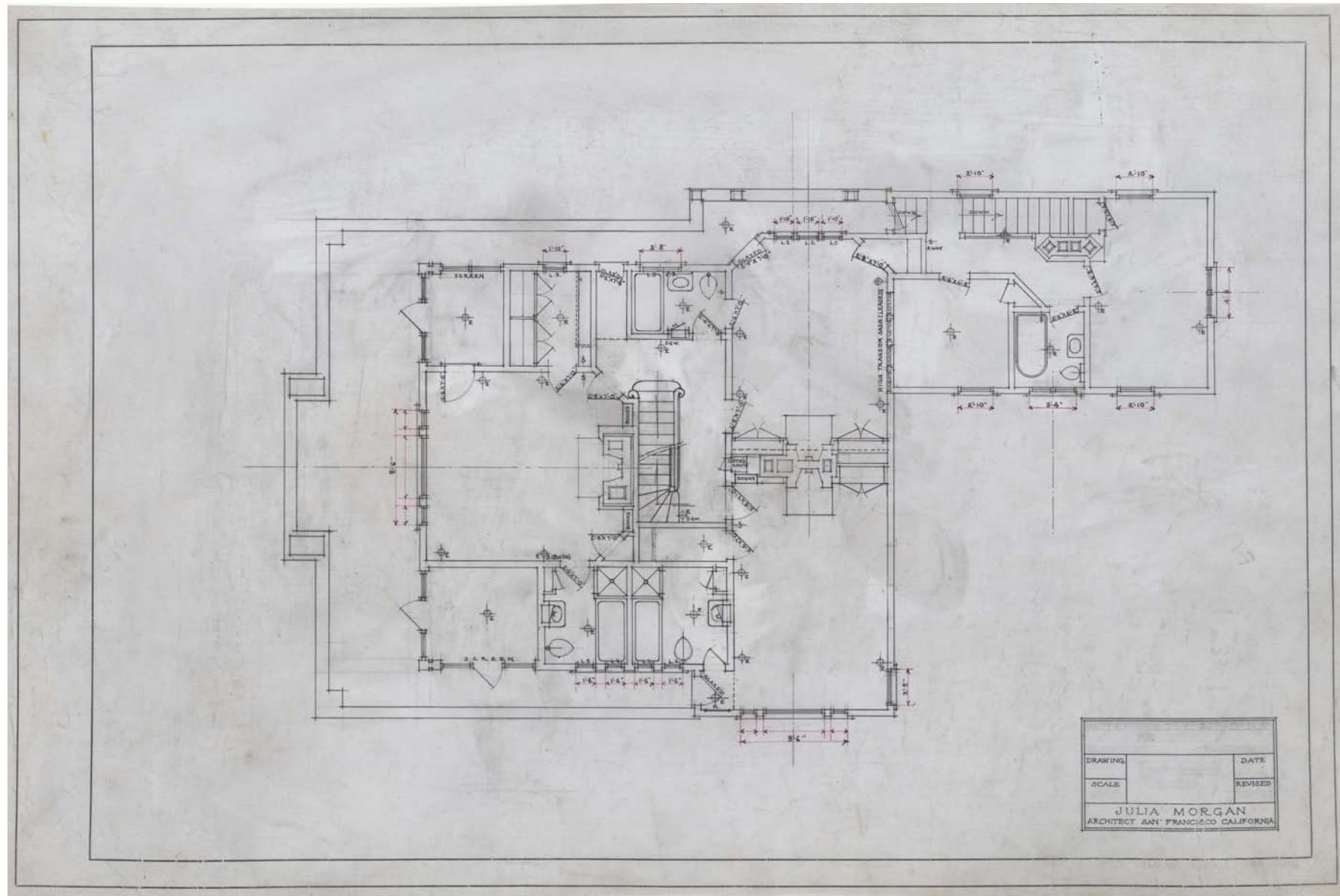


Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – East Elevation.



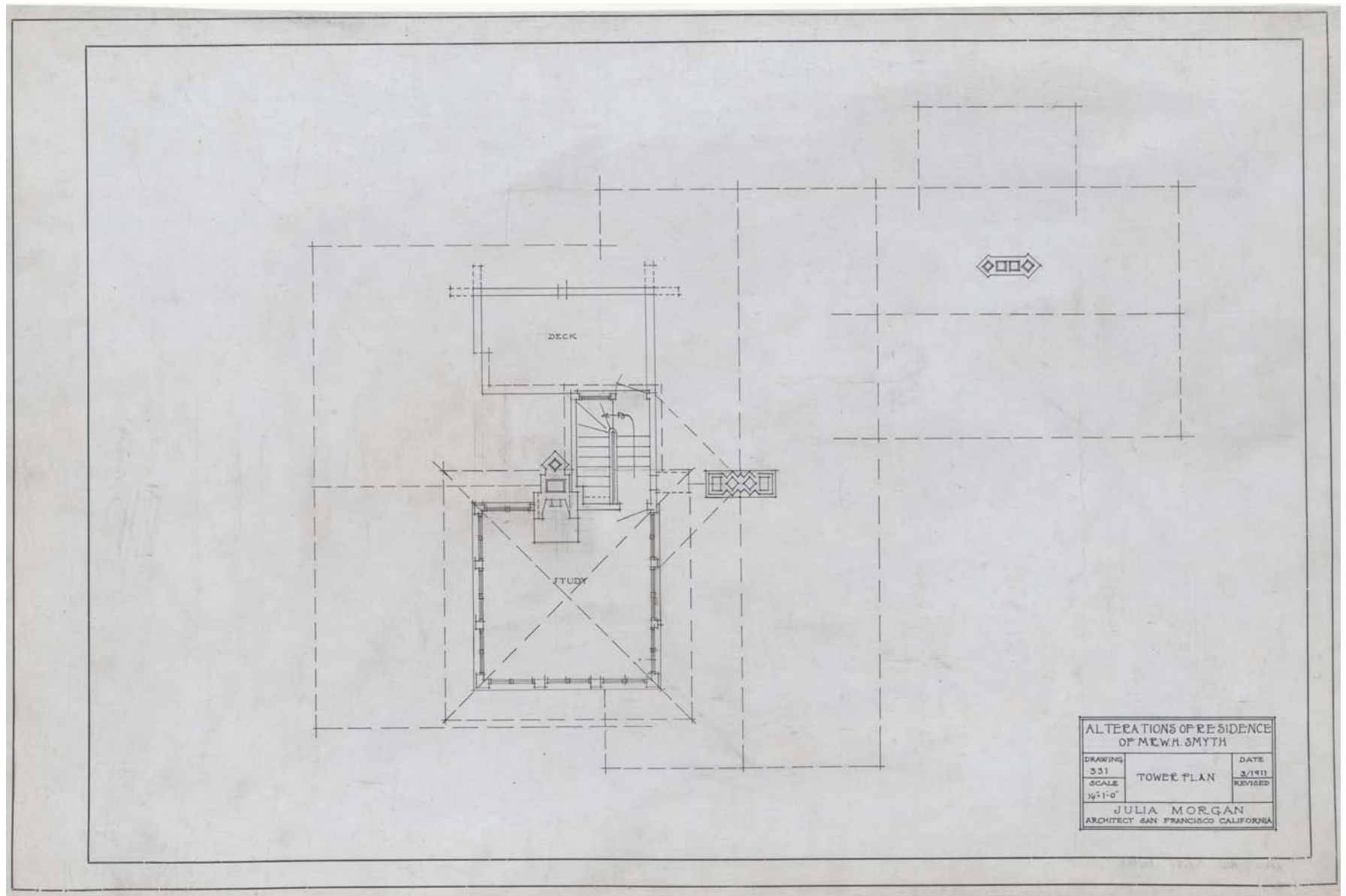


Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – First Floor Plan.



Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – Second Floor Plan.





Julia Morgan. Alterations of Mr. W. H. Smyth residence, 1911 – Third Floor Tower Plan.

## Smyth-Fernwald Housing

### Overview

Fernwald Dormitory is a complex of eight buildings on a hillside southeast of the main campus of the University of California. Its five surviving dormitories and two annexes have been converted into apartments (1971), and the cafeteria building has been converted into a childcare center. In the conversion to apartments, the spare modern design of the original has been altered by the addition of heavy timber decks to several dormitories, the construction of numerous doors along the sides of the dormitories, the re-configuration of the interiors, and the conversion of the annexes to two-unit apartments. In addition, the complex has been altered by the demolition of two dormitories and one annex after the Loma Prieta earthquake of 1989.

### Site Plan

The Fernwald Dormitories occupy a steeply sloping 9.26-acre site southeast of the campus of the University of California on the edge of a residential neighborhood and across the street from the former California School for the Deaf and Blind, now the Clark Kerr campus of the University of California. The site is generally in an L-plan northeast of the intersection of Dwight Way and Hillside Avenue, with entrances to the grounds from both streets. The main entrance is on Fernwald Road off Dwight Way; Fernwald Road bisects the property in a straight, north-south alignment about half way up the hillside property. Smyth Road, more a driveway

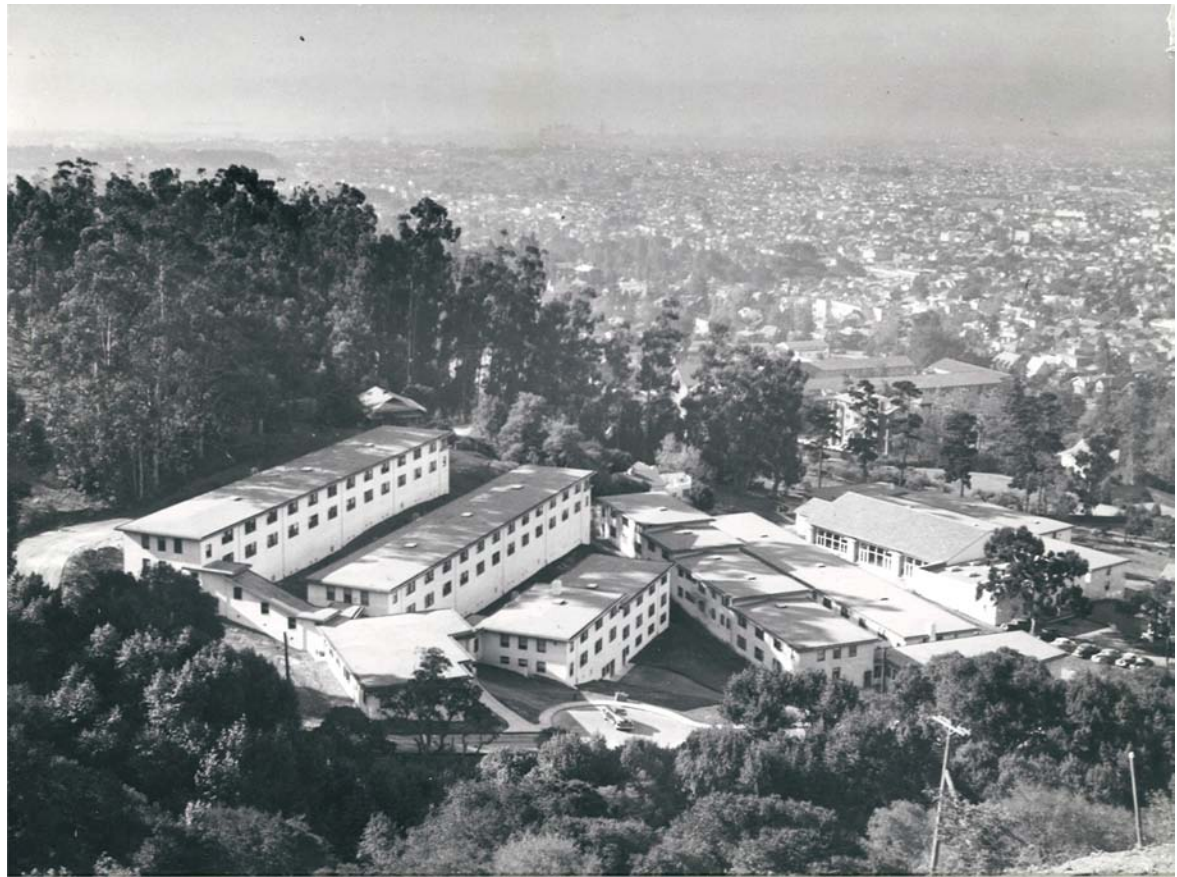


Figure 48: Fernwald dormitory buildings viewed from Panoramic Hill, looking southwest, ca. 1946.

than a street, meanders easterly up the hill from Hillside Avenue, providing access to parking lots, intersecting with the north end of Fernwald Road, and curving south at the uphill end to a dead end. Fernwald Road is the only regularly used vehicle route into the property; Smyth Road is gated at the Hillside Avenue end and is little used except for foot traffic, below (west of) Smyth House.

In the original proposal for the Fernwald Dormitories, there were nine long rectangular dormitory buildings, each two or three stories high, three (or four) one-story annexes, and a cafeteria building in addition to the Smyth House. The dormitories were originally designated A through J, from bottom to top. Before the proposal took more definitive form, the two dormitories (and probably one annex) at the



Figure 49: Fernwald Dormitories and dining hall with Smyth House beyond, looking northwest to the main campus, ca. 1950.

lowest part of the property, Dormitories A and B, were deleted from the plans.

As built, the dormitories were constructed in groups of two or three parallel structures so that the whole seemed to spiral or pinwheel down the hillside. Each building was built on a terraced site, oriented to the contours of the hill to minimize

grading, although the natural slope on the sites of Buildings G and F meant that these two buildings stepped down the hill slightly – in opposite directions – from one end to the other. In each group of two or three, the slope of the site meant that at least the top floor of each dormitory looked over the parallel dormitory below it. Because of the irregular slope of the hill and the construction of each group

in parallel, no two groups were oriented in the same direction. Thus, the design of the complex responded to the topography of the site, the effect suggesting something like the flow of water down a hill.

Each group of two or three dormitories was built in association with an annex building, linked by enclosed walkways, that provided space for community activities. Thus, the clustering of dormitories, each with different orientations, also created its own community.

From the top of the hill, there were two clusters above Fernwald Road. Dormitories J, H, and G were oriented with their long, lower sides northwest. Next, Dormitories F and E were oriented west. Below Fernwald Road, the cafeteria building and Dormitories D and C were oriented southwest. The lower portion of the property, where Dormitories A and B would have been built, has remained as open space.

The site plan has been altered by the removal of Dormitories C and D and their annex after they were damaged in the 1989 Loma Prieta earthquake. Subsequently a new, modular building has been built at the north end of where this group had been. The siting, size, proportions, and material of this structure are all out of harmony with the design of the whole.



### Building Plans

Three types of buildings were originally built in the Fernwald Dormitory complex with members of each type similar to but not identical to all others of the type. There were seven dormitories, three annexes, and one cafeteria building.

The dormitories were all designed according to the same basic plan, with variations according to the size of the building and the character of the building site. Each dormitory was long, narrow, and rectangular in plan. Each had two residential floors over a partial, unfinished basement, according to the slope and character of the site. Each was entered at both ends at the ground floor but only at one end from a covered walkway to an associated annex building, to control access. Each residential floor had a central corridor with a stairway at each end, and residence rooms and service areas on either side. In the larger dorms (D, E, F, H, J), there were twenty rooms on the first floor and twenty-one on the second floor. In the smaller dorms (C, G), there were ten rooms on the first floor and eleven rooms on the second floor. Each floor had a community bathroom with toilets, sinks, and showers. On one of the residence floors in each building there was a cluster of small rooms adjacent to the bathroom for washing, drying, and ironing. Most residence floors had a linen room. Five of the seven dormitories had a community kitchen on one floor. A few buildings had a maid's room, telephone closet, and



Figure 50: Looking north from Dwight Way toward Peixotto Hall, with annex at left and dining hall at right, ca. 1958.

“sundeck”. (The term sundeck, which comes from a set of schematic plans probably created for housing rental purposes, does not seem apt since the space is covered by the main roof of the building. Solarium, or viewing porch might be more descriptive terms. Located at the southwest corner of the top floor of the two dorms at the highest elevation [H, J], these rooms have a panoramic view over Berkeley to the west including San Francisco, the Golden Gate Bridge, and the setting sun.)

Whereas most of the dormitories were on flat sites so that each floor was on one level, Buildings F and G were on sloping sites, so that each floor stepped down from one end to the other. Building F stepped down in four levels of unequal length from south to north. Building G stepped down in two levels of equal length from northeast to southwest.

Each dorm room was generally square in plan with a door from the central hall into the room and an



Figure 51: Fernwald central dining hall interior, looking southeast, ca. 1958.

interior closet on either side of the door. The door into each room was on axis with a pair of double-hung windows in the exterior wall. This arrangement created a space for two people, one on either side of the door-window axis, so that each had a closet and a window.

While each dorm floor included spaces for the most essential services (bathroom, washing, drying,

ironing, and linen) and each dormitory building included small spaces for additional services for the building as a whole (maid's room, telephone, sundeck), the buildings did not include larger spaces for what might have been considered non-essential activities. Such activities were housed in "annexes" (also referred to as lounges and living rooms) to clusters of two and three dormitory buildings.

These annexes were intended for communal activities and entertaining of male guests when the population of the complex was expected to be entirely undergraduate women.

Thus, for the seven dormitory buildings, there were three annexes — one for Buildings C and D, one for Buildings E and F, and one for Buildings G, H, and J. Each annex included a living room, game room, kitchen, "date rooms", a men's toilet, an office, and an outdoor deck open through a band of double doors from the living room. The annexes for C-D (62 rooms) and E-F (82 rooms) were mirror images of each other in plan. The annex for G-H-J (103 rooms) was somewhat larger and different in plan. Each annex was entered by the public (including male visitors) from an outside entrance near open sidewalks, roads, and parking lots — and by the residents of the attached dorms through covered passageways. This arrangement also provided a controlled entrance for residents of the dorms, where male visitors were stopped and female residents were checked in before curfew. (Cheatham 2010)

In the efficient and hierarchical allocation of services at the appropriate levels, all seven dormitories were served by the cafeteria building (*Figure 50*), located near the center of the complex as it was originally planned (before Dormitories A and B were deleted from the plans). Consisting of an entrance area, a large dining room (*Figure 51*), and a kitchen area, the building was arranged in three

corresponding rectangular volumes in an L-plan. The rectangles of the entrance area and dining hall were on a slightly southeast-northwest axis defined by the aligned ridges of their gable roofs, in a telescoping relationship wherein the smaller entrance rectangle was offset so as to create a terrace at the southeast corner of the building. The two-story kitchen rectangle is at right angles to the dining hall and offset so as to create angles between the kitchen wing and the rear wall of the dining hall on one side and between the kitchen wing and the east wall of the dining hall on the other. The cafeteria building is on a sloping site along its main axis so that the long west side of the dining hall originally sat above a high, unfinished partial basement and the top floor of the two-floor kitchen is at ground level on its east end and the lower floor is at ground level on its west end. Three years after the building was finished, the partial basement was finished as a recreation space.

The entrance rectangle includes an entrance hall, a coat room, and toilet rooms. It opens onto a terrace at its east end, and through a wide doorway into the dining hall.

The dining hall is a large high space (63 by 105 feet) in three bays for thirty tables, with walls of glass between structural piers.

The kitchen is a two-story building with its main, upper floor housing a store room, office, bakery,



Figure 52: Fernwald annex building interior, ca. 1950.

refrigeration rooms for meat and vegetables, a preparation room, a kitchen area, pantry, serving pantry, dish washing area, and garbage room. There is a loading platform outside the north end. The lower level includes a furnace room, employee lockers, toilets, and dining area.

### ***Structure and Materials***

Most of the Fernwald Dormitory complex, including the seven dormitory buildings, three annexes, and two of the three parts of the cafeteria building, is of wood-frame construction with stucco exterior walls. The dormitories, annexes, and the kitchen wing of the cafeteria building all have flat roofs. Except for the dining hall, doors are wood or glass



paneled; windows are wood, either double hung or casement.

The exception to the dominant wood frame construction is in portions of the cafeteria building. The dining hall is a reinforced concrete structure with exposed wood trusses supporting the roof. Its windows and doors are metal sash and glass. In addition, the entrance hall and dining hall are covered by gable roofs clad in flat red tiles.

### *Style and Character*

The character of the Fernwald Dormitory complex is expressed in its planning, fenestration, and sparsity of building details. Built shortly after World War II, its design draws on the ideas of European Modernism, particularly as they were interpreted in California before and during the war in housing developments for farm workers, low-income populations, and war-industry workers, in projects like Vernon Demar's Farm Security Administration Yuba City housing (1940), Richard Neutra's Channel Heights (1942), and William W. Wurster's Chabot Terrace (1943).

At the same time, the complex was influenced by the practical experience of the war when the army and navy each developed guidelines for standard, rapid, efficient, low-cost construction of military posts by ordinary soldiers without construction skills. These posts included long rectangular barracks, community buildings, and dining halls.

Facilities for everyone (at least among enlisted men) were equal.

In addition, the complex was part of the tradition of student housing at American universities throughout the twentieth-century. If the beginning of this tradition could be represented by buildings like the dorms at Columbia University in New York City – buildings like McKim, Mead and White's John Jay Hall (1925) with 14 residential floors above community rooms on the ground floor and baths and other services on each residential floor – then Fernwald is part of a long tradition that includes housing with a wide diversity of character and appearance.

In relation to student housing at the University of California, Fernwald follows the example of Stern Hall built only a few years earlier in 1941. Stern Hall was one of the early Modernist designs for university housing in the United States. It was planned in relation to the topography and character of its site, including distant views, rather than according to formal planning ideas. Its design expressed its structure and interior uses. There was a minimum of applied decoration or details. Rooms were equal in size and amenities, and community dining and living spaces were provided to facilitate social interaction.

Like low-cost war-industry or military housing, Fernwald was sited to minimize expensive grading

and construction. Similarly, all but the dining hall were built of standard, simple, wood-frame construction, clad in a common material (stucco), and detailed with standard wood windows and doors trimmed in ordinary molding.

Except for very simple round window moldings, there was an almost complete absence of decorative detail on the buildings. Each was characterized by the fenestration set in flat stucco walls, including pairs of double-hung windows for residence rooms, and casement windows of various sizes, numbers and glazing according to the room – bathroom, laundry room, kitchen, etc. This created an overall regularity with variations to each façade that were expressive of the uses inside. An exception occurred on the upper southwest corner of Buildings H and J where “sundecks”, or solariums with panoramic views, were marked by a band of large windows that wrapped around the corners, and a projecting shelf at the level of the window sills that called attention to the distinctive use of the space inside and may also have reflected sunlight into the room.

While the dormitories were highly regular in appearance, the annexes, which were the public entrances to the dormitories, were irregular in their footprints and entry facades. This irregularity was a product of the arrangement and uses of the interior. The distinctiveness of these buildings was a function

of their plan and use rather than of any application of ornament or non-functional massing of volumes.

### **Alterations**

In 1971, the Fernwald Dormitory complex underwent major alterations as its use was changed from housing undergraduates in dormitories to housing families in apartments. The previous arrangement of equal-sized double rooms with baths down the hall, community rooms in the annexes, and dining in the cafeteria building, was replaced by self-contained apartments of varying sizes and configurations. The central corridors and entrances at either end of each floor in the dorms were replaced by a new arrangement with multiple entrances to apartments along the sides of the buildings. Wood decks along the uphill sides of the second floors of most buildings provided access to new apartments. New doors were cut through the walls on both floors to create entrances to newly formed apartments.

In the new arrangement, the shared spaces of the hallways, bathrooms, etc., were incorporated into the apartments. The community spaces of the annexes were no longer needed and each annex was converted to two apartments. Communal dining facilities were not needed so the cafeteria building was converted to a childcare center.

These changes radically changed the nature of the complex. The impact on the appearance of the

buildings was not as radical, but was substantial nevertheless, adding a heavy wood deck to one side of a dormitory building, cutting many new doors into the sides of the dormitories, and altering the entrance facades of the annexes by enclosing the largely glazed facades of the living rooms (*see Figure 52*).

Following the 1989 Loma Prieta earthquake, which seriously damaged Dormitories C and D, those buildings and their associated annex were demolished. This reduced the size of the complex and changed the character of the whole, eliminating any housing west of Fernwald Road.

### **Building Use and Occupants**

The Fernwald dormitory rooms were designed to house two women per room with one housemother residing in each building. To answer the continued high demand for housing through the 1940s the rooms designed for two students, were later occupied by three students. In the 1950s three of the dormitories (Cunningham, Cheney, and Freeborn Halls) were converted to men's dorms and jointly renamed Smyth Hall.

According to a Smyth Hall alumnus (1954-58), different rules applied for male and female residents. "There were no lock-out regulations for the male students, but the women's buildings had a reception desk [in the annex buildings], staffed by a student,

and men could not enter beyond the lounge area and the reception desk... Women students had to sign in and out of the desk, and there was lock-out in the evenings (10 P.M. on weekdays and 1 A.M. on weekends)." (Cheatham 2010)

Freshmen were generally assigned to rooms facing the hills, while upper classmen occupied rooms with Bay views. A live-in housemother resided on the ground floor, in the northwest corner. Students had a three-meal-a-day plan with two meals served on Sunday. Breakfast was served in a cafeteria line. Lunch was available at Fernwald, but most residents ate lunch on campus, rather than walking back up the hill to Fernwald. Dinner at Fernwald was formal. Men were required to wear coats and ties only at the mid-day dinner on Sundays. The housemothers, escorted by two students from their residence halls assigned on a rotating basis, would enter the dining hall first, followed by the other students. Each residence hall had its own tables, with the housemother and her escorts seated at the head table. Before sitting, students stood behind their seats, with their hands on the back of their chairs and sang grace, "For health and strength and daily bread / We praise thy name, O Lord." Only after the housemother was seated could the students sit, and only after she began to eat could the students begin. Each table had a busboy and a waitress, hired from among the residents of the halls. Busboys would bring the prepared dishes on trays (held shoulder high) from the kitchen and put them on a

fold-out stand, and the waitress would serve them to the residents. At the end of the meal, the process was reversed.

Beneath the dining hall was a large space with a soda fountain and pool table, where students went in the evening to study and have snacks. (Cheatham 2010)

In 1970, the University of California Regents approved funds to convert the Fernwald and Smyth Dormitories, then housing 477 single students and three head residents, into 101 apartments, primarily for married students with children.

The dining hall functioned as a licensed childcare center from 1970 to 1990 when it was closed following the Loma Prieta earthquake.

Group laundries located in the basements of Building G (Freeborn Hall, 3020 Smyth Road) and Building E (Richards Hall, 2415 Fernwald Road) and Building D (Peixotto Hall, 2931 Dwight Way) had coin-operated washers and dryers for residents. Shelves installed in other basement areas were used available to residents for storage.





*Figure 53: View of Berkeley looking west to the Golden Gate and Marin County from Panoramic Hill, ca. 1903.*

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## EVALUATION OF SIGNIFICANCE, PERIODS OF SIGNIFICANCE & INTEGRITY

### Summary of Historic Significance

#### Overview

Prior to any project on the university's property known as Smyth-Fernwald, it is necessary to identify any historic resources on the property as defined by CEQA. Potential historic resources include the entire property, the Smyth House, and the Smyth-Fernwald housing. If any feature of the site is a historic resource, then projects at or near the site including new construction, demolition, restoration, and rehabilitation are subject to review under CEQA. A restoration or rehabilitation of a historic resource must comply with the Secretary of the Interior's Standards.

A property is a historic resource under CEQA if it appears on a qualified local register, if it is eligible for the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP), or in other ways. The most efficient way to address this question here is to consider its eligibility to the CRHR.

A property is eligible for the CRHR if it possesses significance and if it possesses integrity for its period of significance.

A property may possess significance under one or more of four criteria: Criterion 1 (history), Criterion 2 (persons), Criterion 3 (architecture, and Criterion 4 (archeology). The first three criteria are addressed here; Criterion 4 (archeology) is addressed separately if necessary.

For each criterion for which a property possesses significance, a period of significance is identified. A property that possesses significance is assessed for integrity in relation to the period of significance. Integrity is assessed in relation to the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

Finally, a property that possesses both significance and integrity is eligible for the CRHR and is a historic resource under CEQA

#### Definition of the Property

Before the property is evaluated it must be defined: what are its boundaries and what lies within those boundaries. For an average Berkeley house on a standard city lot, a property might be defined as a 35 by 100 foot rectangle with a house, garage, driveway, front and rear yards.

The Smyth House property is far more complicated. During its history from the time the Batchelder House was first built here, the property has fluctuated substantially in its size and in its components.

At a minimum, the property might have been defined as lot 8, where the house stood, in block B of the Batchelder Tract, but in reality, it was generally developed and occupied as part of a cluster of lots in block B, across Fernwald Avenue in block C and across Hillside Avenue in block A of the Batchelder Tract, and in the abandoned right-of-way of Fernwald Avenue.

To take one moment in its history, the 1889 Map of the Batchelder Tract (*see Figure 16*) shows lot 8 on the north side of Fernwald Avenue including a house, driveways, a barn, a stream, wooded areas, and open areas. Even then, photographs of the area taken before and after indicate that the property was in effect, much larger than lot 8.

An additional complication comes from the period beginning about 1907 when stone walls, paths, bridges, and other features were built in the neighborhood, linking separately owned properties into a distinguishable grouping. Many of these features cross the boundaries of separately owned lots. Where does the property under evaluation end and the neighborhood begin?

A separate study would be necessary to determine the potential status of these neighborhood features as historic resources. For now, the setting of the house and the way its property is defined for purposes of evaluation, is unknown. Recognizing that

the setting and property must be defined before a final evaluation can be made, the evaluation below first addresses the house by itself, and second, addresses the Smyth-Fernwald Housing.

## Smyth House

The Smyth House is not a City of Berkeley-designated landmark or structure of merit, nor is it listed on the California State Historic Resources Inventory or the National Register of Historic Places.

### SIGNIFICANCE OF THE HOUSE

**Criterion 1:** *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The Smyth House was a 1911 remodeling of the Batchelder House, built ca. 1868. As the Batchelder House, the building is the earliest known house built on the hill southeast of the new campus of the College of California, the predecessor of the University of California. It is within or adjacent to the Berkeley Property Tract, a residential neighborhood laid out in 1866 by Frederick Law Olmsted on college-owned land to be subdivided and sold to generate income for the educational institution. More than its relation to the Berkeley Property Tract, it appears to be the oldest house in Berkeley built for the city's community of professors and professional people.

Thus, the house possesses significance at the local level under Criterion 1 as not only a rare representative, but also the first example of one of the characteristic developments in the history of Berkeley, the development of upper middle class suburban housing for university professors and officials and for artists and professionals attracted by the university community.

**Criterion 2:** *Associated with the lives of persons important to local, California or national history.*

The house may be significant for its association with Perez Mann Batchelder (1818-1871), an early daguerrotypist and photographer who worked with his brothers in Massachusetts, California, and Australia. He was known for portraits and for documenting the 1849 Gold Rush in California and the 1850 Gold Rush in Australia. Although Batchelder's best-known work occurred before this house was built, because it is the only known surviving building associated with him, it may still possess significance under Criterion 2.

After Batchelder's death, his widow Clara F. Batchelder (née Adams) owned the house with her second husband, the Reverend Laurentine Hamilton. Rev. Hamilton was a prominent figure who among other things, founded the First Unitarian Church of Oakland and participated in the California Geological Survey that surveyed Mt. Hamilton which was named for him. Hamilton Creek, on the north side

of the Smyth-Fernwald property is also, presumably, named for him. However, while Hamilton was an important figure, because he and his wife only lived here briefly while maintaining a primary residence in Oakland, this property is not closely associated with him and it does not possess significance under Criterion 2 in association with him.

The house appears to be significant under Criterion 2 at the local level for its association with William Henry Smyth (1855-1940). Smyth was an English born mechanical engineer and inventor of over forty patented machines used in mining, lumber, agriculture and food processing, key industries for the state of California. Smyth was an active member of scientific and technical societies of the day and published in a number of technical journals. He was also an honorary member of the U.C. Faculty Club.

Smyth, the last private owner of the Fernwald property, occupied the house from 1895, purchasing the 9.26-acre site incrementally after the property was subdivided in 1889. Smyth was responsible for developing the landscape by adding plant material and masonry features and for renovating the house in 1911. Smyth deeded the property to the University of California in 1926, but remained in residence until his death in 1940.

This house is strongly associated with the significant work Smyth did as an inventor. The work and San Francisco location of his early career were entirely



destroyed in the earthquake and fire of 1906. In 1909 he modified this house by inserting a basement underneath as a workshop. In 1911, the remodeling of the house included a tower room which he used as a private study. On the ground floor to the right of the main entrance in the southeast corner of the house was an office suitable for visitors and clients. Correspondence with the patent office and others over many years, show that the house was the place of his significant work.

**Criterion 3:** *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

As remodeled by Julia Morgan in 1911, the Smyth House is an important example of a type and style of house associated with the Bay Area Tradition typically designed for clients affiliated with the university or the arts or professions in the Berkeley hills.

In style, the design of the house is drawn from a variety of sources united by the concerns of the Bay Area Tradition: siting for an openness to nature and views, reference to historic periods associated with good craftsmanship and respect for craftsmen, and exposed use of regional materials.

The design incorporates half-timbered walls that recall the Tudor period in England but is freely executed in a manner that is not Tudor Revival. The design, materials, and workmanship reflect

the principles of the Arts and Crafts movement generally and its local manifestation, the Bay Area Tradition. The siting adjacent to a wooded stream bed took advantage of the proximity to water and the cooling effect of the shade trees and cooler air drawn downhill along the creek. The arched windows of the basement, the second floor balconies on three sides, and the tower all open the house to the near landscape and the far views. The extensive redwood paneling of the interior makes expressive use of a local material.

Thus, the Smyth House is significant at the local level under Criterion 3 as an example of its type and style – as an example of the Bay Area Tradition.

## PERIOD OF SIGNIFICANCE FOR THE HOUSE

**Criterion 1:** *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The period of significance for the Batchelder House as an early example of a residence for the university community in Berkeley might be 1868 to 1911 when Smyth remodeled the house.

**Criterion 2:** *Associated with the lives of persons important to local, California or national history.*

The period of significance under Perez Mann Batchelder is 1868 to 1871, the years of his residence.

The period of significance under William Henry Smyth is 1895 to 1940, the years of his residence.

**Criterion 3:** *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

The period of significance for the house as an example of style and type is 1911, the year it was remodeled by Julia Morgan.

## INTEGRITY OF THE HOUSE

**Criterion 1:** *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

Under Criterion 1, the house has lost integrity for the period 1868 to 1911, due to the extensive remodeling by Julia Morgan for William Henry Smyth in that year. Although elements of the original house survive – the structural system, elements of the floor plan, and possibly interior finishes in the dining room, southeast bedroom, and service wing – it has an overwhelmingly different appearance and character.

The house retains integrity of location. Important elements of its setting survive – the creek and trees along the creek – but others are gone such as the orchard. In addition, the near proximity of the Smyth-Fernwald housing is a major intrusion on the setting.

The related aspects of integrity of design, materials, and workmanship were almost completely lost in the 1911 remodeling which changed the look of the house, its exterior materials, most of its interior materials, and almost all evidence of the workmanship of the original house.

Looking completely different, the house has lost integrity of feeling. With the visible physical fabric almost entirely altered, it has lost integrity of association.

**Criterion 2:** *Associated with the lives of persons important to local, California or national history.*

For reasons similar to those given for criterion 1, above, the house has lost integrity for its association with Perez Mann Batchelder for the period 1868-1871.

For its association with William Henry Smyth, the house has lost integrity under criterion 2 for the early years of the period of significance from 1895 to 1911 when it was remodeled. However, it retains integrity for the remainder of the period of significance from 1911 to 1940.

Largely retaining its appearance and materials inside and out, it retains integrity of design, materials, and workmanship. Alterations to the dining room are a relatively insignificant loss in this context.

Largely intact; surrounded on three sides by open space, trees, and the creek; and open to the original views to the west, the integrity of feeling is present.

In association with Smyth from 1911 to 1940 it retains integrity of location. Important elements of its setting survive – the creek and trees along the creek – but others are gone such as the stone walls and paths to the house. In addition, the near proximity of the Smyth-Fernwald housing is a major intrusion on the setting.

Integrity of association remains strong in details like the basement workshop, ground floor office, and tower room study.

**Criterion 3:** *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

The house retains integrity under criterion 3 for the period 1911. Largely retaining its appearance and materials inside and out, it retains integrity of design, materials, and workmanship. Alterations to the dining room are a relatively insignificant loss in this context.

Largely intact; surrounded on three sides by open space, trees, and the creek; and open to the original views to the west, the integrity of feeling is present.

In association with Smyth from 1911 to 1940 it retains integrity of location. Important elements of its setting survive – the creek and trees along the creek – but others are gone such as the stone walls and paths to the house. In addition, the near proximity of the Smyth-Fernwald housing is a major intrusion on the setting.

Integrity of association remains strong for a house that looks and feels inside and out much as it did in 1911.

ELIGIBILITY TO THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)

**Criterion 1:** *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

Although significant under Criterion 1 for its association with the early development of houses for the university community in Berkeley, the house is not eligible for the period 1868 to 1911 due to a loss of integrity.

**Criterion 2:** *Associated with the lives of persons important to local, California or national history.*

Although significant under Criterion 2 for its association with Perez Mann Batchelder, the house is not eligible for the period 1868-1871 due to a loss of integrity.

Because the house is significant under Criterion 2 for its association with William Henry Smyth and because it possesses integrity for the period 1911 to 1940, it is eligible for the CRHR.

**Criterion 3:** *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

Because the house is significant under Criterion 3 at the local level as an example of its style and type and because it possesses integrity for the period 1911, it is eligible for the CRHR.

#### HISTORIC RESOURCE UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Because the Smyth House is eligible for the CRHR under Criteria 2 and 3, it is a historic resource under CEQA.

### Smyth-Fernwald Housing

The Smyth-Fernwald housing is not a City of Berkeley-designated landmark or structure of merit, nor is it listed on the California State Historic Resources Inventory.

#### SIGNIFICANCE

**Criterion 1:** *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

[Smyth]-Fernwald was the first dormitory complex to be built by the University of California using university funds. Prior to its construction the university eschewed responsibility for providing housing for students. The dire need for housing, particularly for women students, following the return of G.I.s in huge numbers after WWII, pushed the university into changing its policy on housing. As the first university-funded student housing Smyth-Fernwald was the beginning of an important long-term university program. As such it possesses significance under Criterion 1.

**Criterion 2:** *Associated with the lives of persons important to local, California or national history.*

The original Fernwald Dormitories were named for early U.C. women faculty and alumnae killed in WWII: Lucy S. Mitchell, the first woman faculty member; Jessica B. Peixotto, the first department

head; Esther E. Richards, killed in action while serving with the Red Cross; and Margaret S. Oldenberg, the first Women's Flight Training Detachment trainee killed during flight instruction. Naming a property for an important person does not provide a basis for significance under Criterion 2.

Further research would be necessary to determine any significant persons who may have resided here. Because of the importance of the University of California as an internationally leading university, it is not unlikely that significant persons lived here while doing significant work. If such a situation were identified, the property would possess significance for that reason under Criterion 2.

**Criterion 3:** *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

The Smyth-Fernwald Dormitories is an example of rapidly built post war housing designed by Robert Ratcliff in the office of his father, Walter H. Ratcliff, Jr. According to Woodruff Minor in Ratcliff Architects, a history of the firm: "The firm's largest commission in twenty years, Fernwald signaled the reemergence of the practice. In addition to putting the office on a sounder financial footing, with renewed confidence, the project established a working relationship with the university. It also brought Robert into the fold, setting the stage for the firm's reinvention at mid-century. As the first



frankly ‘modern’ design to come out of the office, curtailed as it was by the project constraints, Fernwald presaged a radically redefined look for Ratcliff buildings.”

Thus the building played a significant role in the life of the firm. Because of this, Smyth-Fernwald possesses significance under Criterion 3.

#### PERIOD OF SIGNIFICANCE

**Criterion 1:** *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The period of significance of Smyth-Fernwald housing under Criterion 1 is 1945-46, the year it was built as the first university-funded housing by the University of California.

**Criterion 2:** *Associated with the lives of persons important to local, California or national history.*

The scope of the research for this report did not include any effort to identify significant individuals among the hundreds of students who lived in the Smyth-Fernwald Dormitories or, later, the apartments. As a result, no significant persons have been identified in association with Smyth-Fernwald housing as residents, and there is no period of significance for Criterion 2.

**Criterion 3:** *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

The period of significance of Smyth-Fernwald housing under Criterion 3 as an example of the work of a master, is 1945.

#### INTEGRITY

For all criteria, Smyth-Fernwald housing has lost integrity for the period of significance 1945-46.

It possesses integrity of location and setting – it remains on the site where it was built, and it still sits on a steep hillside with a creek, trees, and panoramic views to the west.

However, it has lost the key element of integrity of design due to the conversion of the dorms to apartments in 1970, and the demolition of two of the seven wings of the original complex in 1990.

Related to this it has diminished integrity of materials – although some of each of the original materials survives, including stucco, wood windows, etc., the amount of those materials has been reduced by the demolition of two wings. Similarly, there is diminished integrity of workmanship because although evidence of the industrial methods of construction exist, the amount of construction completed utilizing those methods is reduced.

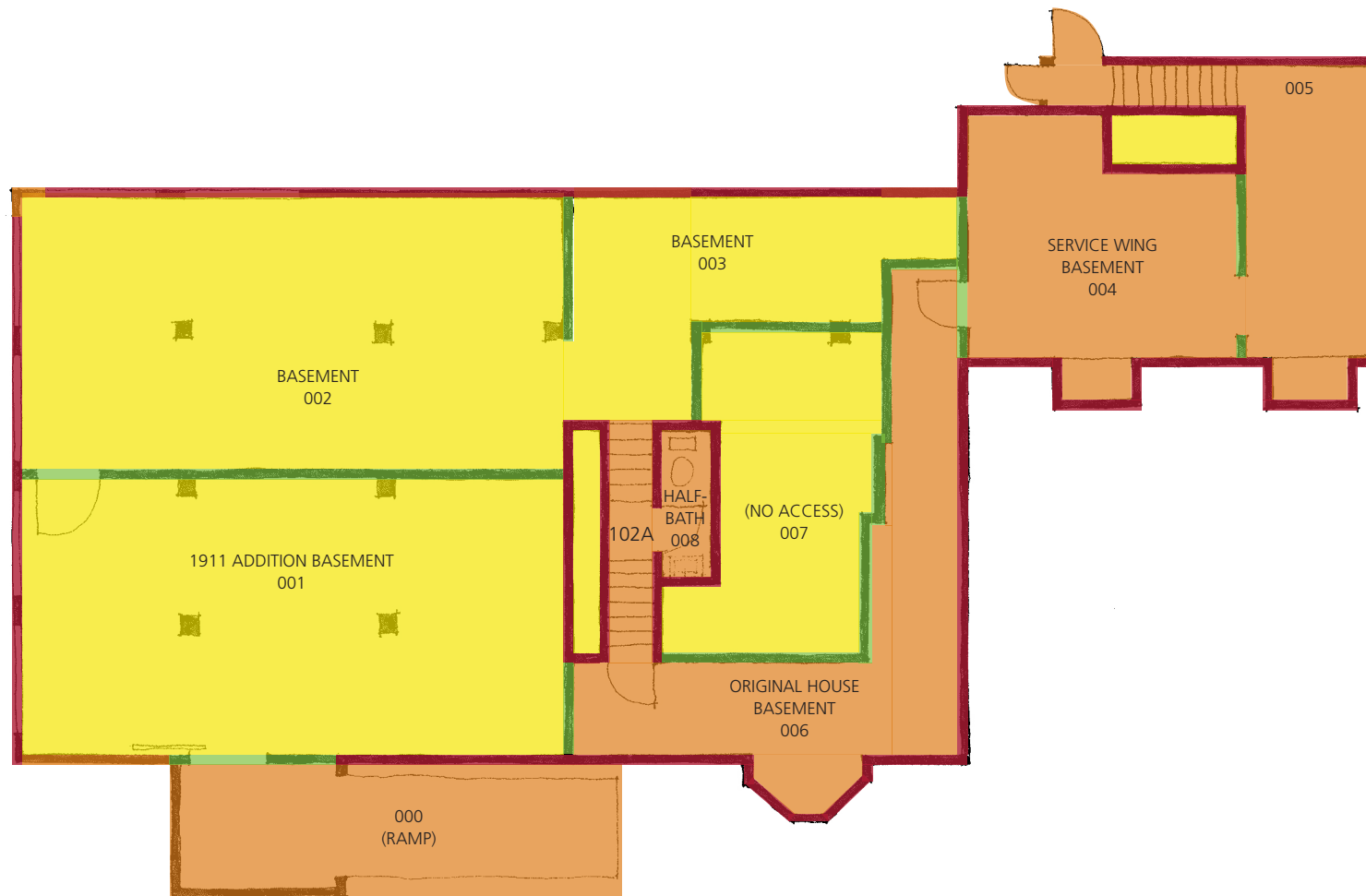
Integrity of feeling for the complex is diminished in the loss of the two wings and the conversion of dorms to apartments. Integrity of association for the complex is lost for the two demolished wings.

#### ELIGIBILITY TO THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)

Although it possesses significance under criteria 1 and 3, the Smyth-Fernwald Housing complex has lost integrity and therefore it is not eligible for the CRHR.

#### HISTORIC RESOURCE UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

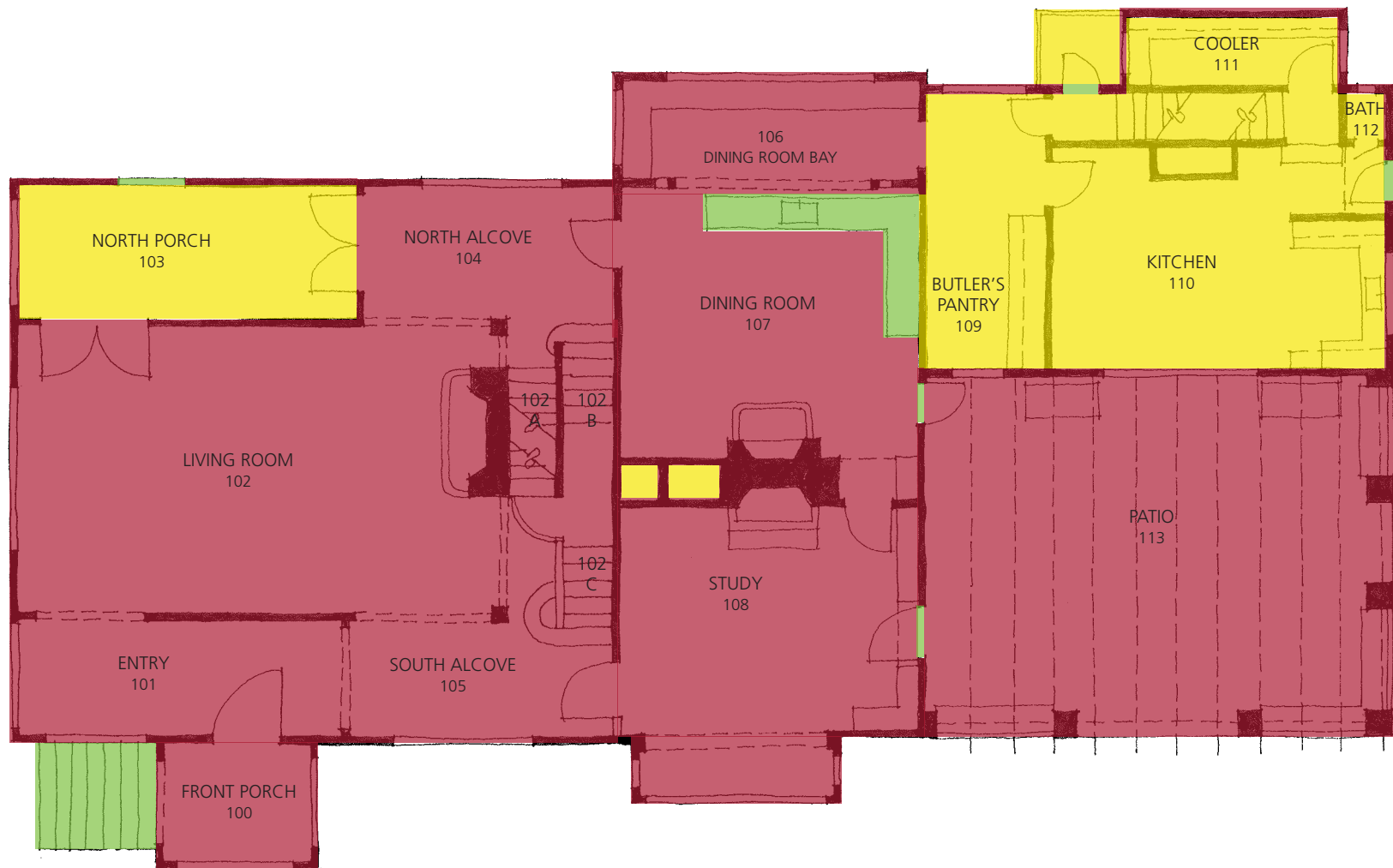
Because the Smyth-Fernwald Housing complex (dormitories, as constructed in 1945-46) is not eligible for the CRHR, the ca. 1945 buildings are not a historic resource under CEQA.



SMYTH HOUSE  
BASEMENT  
LEVELS OF SIGNIFICANCE

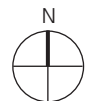
VERY SIGNIFICANT  
SIGNIFICANT  
CONTRIBUTING  
NON-CONTRIBUTING



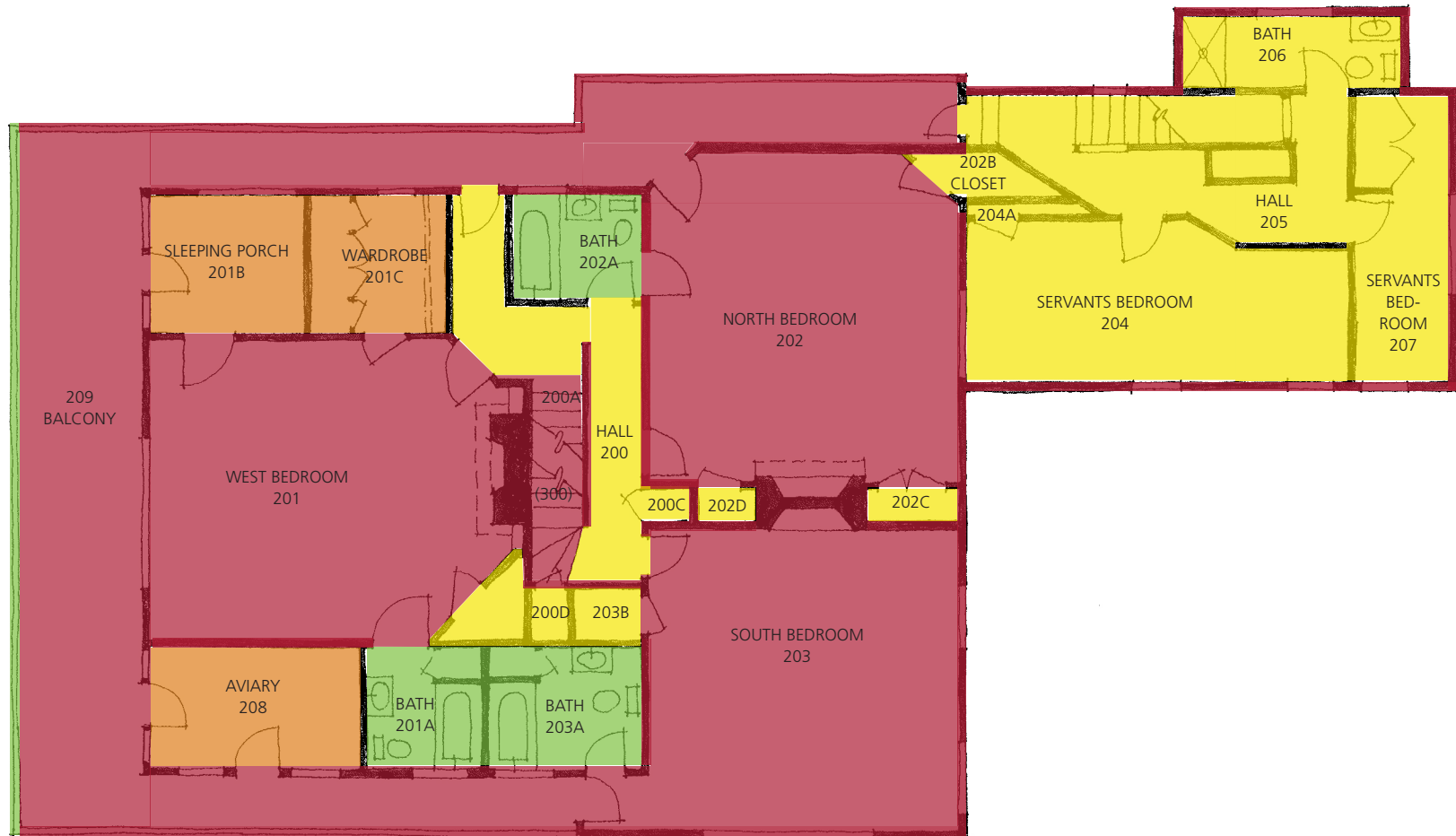


**SMYTH HOUSE**  
FIRST FLOOR  
LEVELS OF SIGNIFICANCE

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

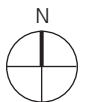


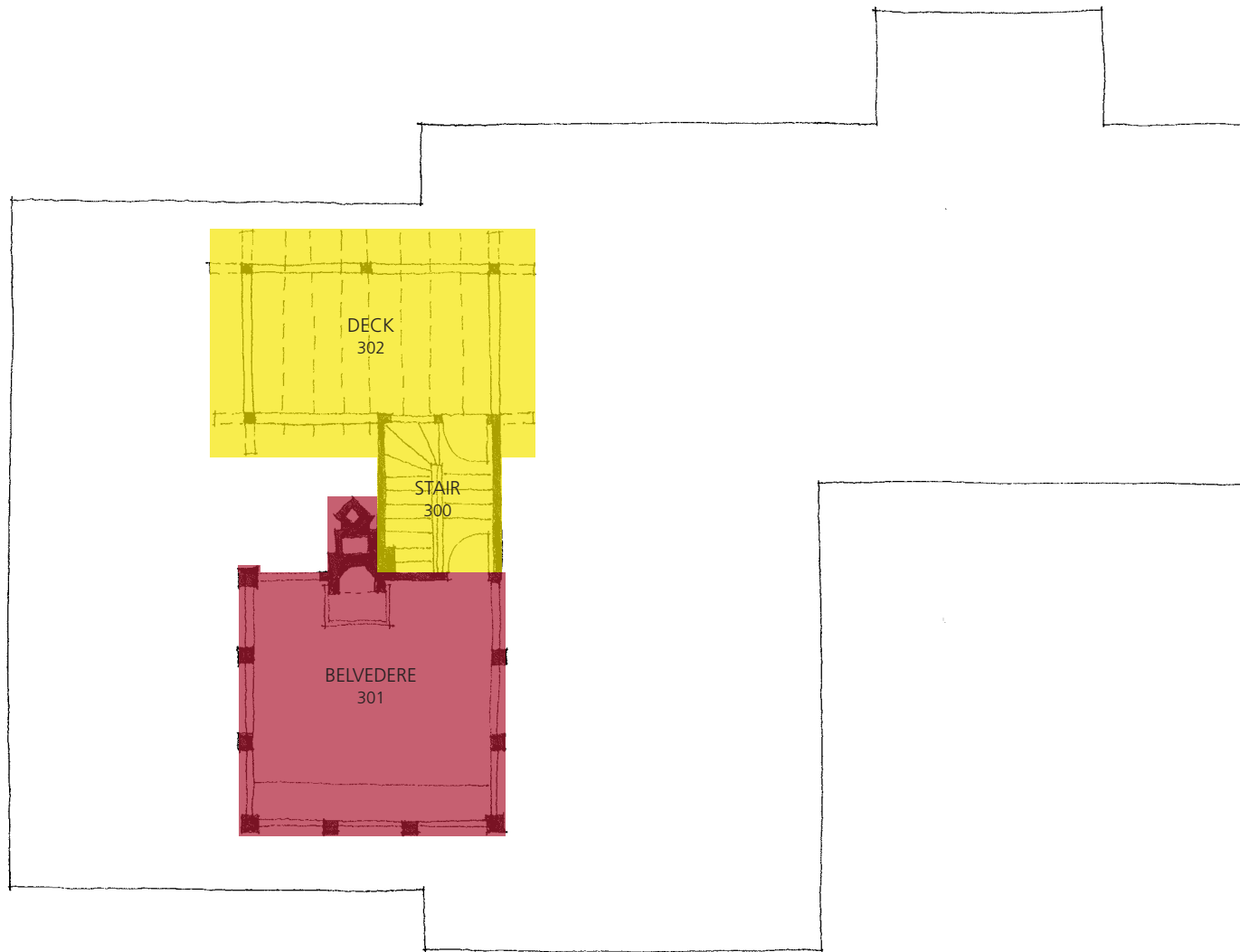




**SMYTH HOUSE**  
SECOND FLOOR  
LEVELS OF SIGNIFICANCE

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

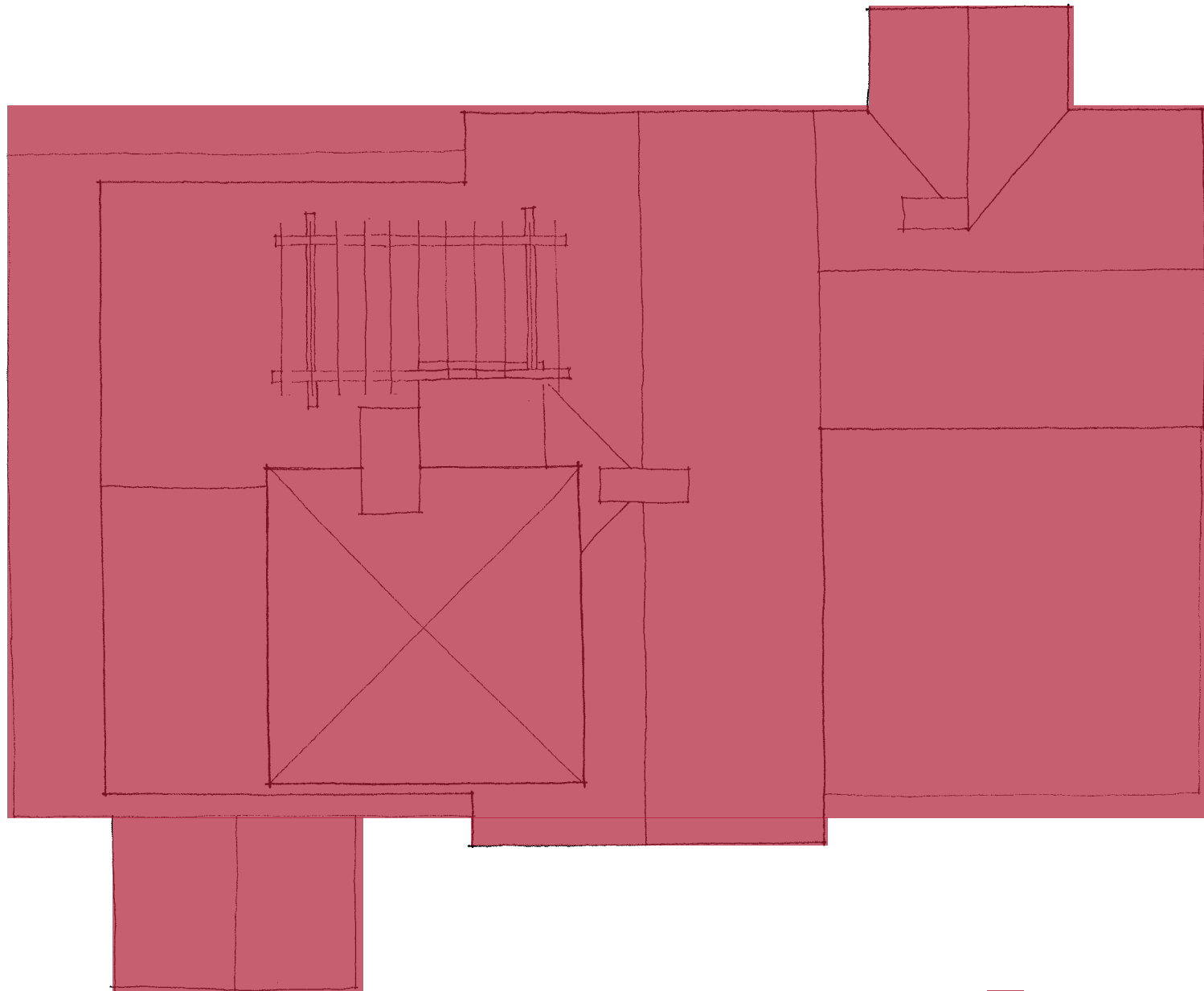




**SMYTH HOUSE**  
THIRD FLOOR  
LEVELS OF SIGNIFICANCE

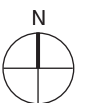
- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING





SMYTH HOUSE  
ROOF

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING







*Figure 54: Smyth House, detail of south elevation, 2010.*

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## CONDITION ASSESSMENT

A comprehensive survey was carried out on the buildings and site between March and July 2010 by Siegel & Strain Architects and PGAdesign inc.. Conditions for the building exteriors and individual rooms were rated and recorded on the survey forms included in this HSR.

Condition ratings are defined as:

*Excellent:* The space or feature is in virtually original condition.

*Good:* The space or feature is intact and sound.

*Fair:* The space or feature show signs of wear or deterioration.

*Poor:* The space or feature is very deteriorated, badly damaged, missing or not functioning.

### Smyth House

#### Overview

The Smyth House has been unoccupied since about 1990 and has suffered from general neglect and inadequate ventilation.

#### *Exterior:*

As a precaution against potential trespassers and vandals, windows and doors have been boarded over.

The roof, flashing, and roof drainage system is in poor condition. The second story balcony and rail are in poor condition in some sections. Exterior wood elements, e.g., the half timbering, are in fair to poor condition. Exterior plaster, however, is generally in good condition.

Many original wood sash windows (casement and double-hung) are in place, but appear to be in fair or poor condition. (Boards nailed over window and door openings made accurate assessment of these element difficult.)

#### *Interior:*

The interior of the Smyth House is generally is good condition, however, failure of the roof and building envelope has caused water damage to some interior finishes. In some locations the water damage is serious and has resulted in complete failure of the plaster.

The house is inadequately ventilated and the interior humidity level is high. Consequently, there is active biological growth as evidenced by a heavy smell of mold throughout the building.

Although the university has taken precautions against potential trespassers and vandals by boarding over windows and doors, evidence indicates that humans and animals have gained access to the Smyth House interior. Minor vandalism has occurred in the form of graffiti and removal of some

building elements, primarily metal hardware and light fixtures. Pieces of ivory and exotic woods have been removed from the Japanese panels above the living room mantle. Within the past year, a full panel on the north side of the fireplace was removed and assumed stolen.

### Smyth-Fernwald Housing

In general, the Smyth Fernwald housing has been subjected to heavy use and shows wear, but is in fair condition at the interior and exterior. The exception is at the interior corridors and stairs that once connected the dormitory blocks to the annexes, abandoned since 1970 when the dormitories were converted to apartments. These areas have been neglected and are currently in poor condition.

The exterior and interior of the central kitchen and dining hall building appear to be in good to fair condition. The central kitchen is used today as office and general workspace for the Residential Student Service Programs; the dining hall is used for storage.

N.B., For more detailed information on the condition of specific rooms and exterior elevations see individual survey forms.

## TREATMENT RECOMMENDATIONS

Because the Smyth House appears eligible for the California Register, any work affecting the house and its setting should comply with the Secretary of the Interior Standards (see <http://www.nps.gov/history/hps/tps/standguide>). Character-defining features should be preserved and maintained, and repaired, rather than replaced, using appropriate conservation methods and materials. If a feature is beyond repair it should be replaced in kind.

The National Park Service Technical Preservation Services website <http://www.nps.gov/history/hps/tps/> provides published guidelines for the appropriate preservation treatment of historic properties, features, and materials.

The siting of the Smyth House—on a natural bench of the hill, adjacent to Hamilton Creek, with originally unobstructed panoramic view—is integral to the historic character and significance of the property, and should be maintained. Separating the house from its original setting by moving the house to a different location, even if on the same property, would likely result in loss of integrity. Additionally, moving the structure could result in damage or loss of significant character-defining features, particularly the tall, decorative brick chimneys.

The Smyth-Fernwald housing has lost integrity for its period of significance—as a result of major

alterations and the demolition of several structures—and is consequently not considered a historic resource. Therefore, work affecting that part of the property is not bound by the same standards as work affecting the Smyth House.

### Smyth House

#### *General Treatment Recommendations*

##### *Protection*

- Protect the house and site against vandalism and threat of fire and seismic activity.
- Maintain an adequate fire break around the perimeter of the house to minimize fire danger.
- Remove vegetation in contact with the building to minimize moisture and biological growth, and to prevent impact damage and animal and insect intrusion.
- Remove all biological growth and mold from the structure and finishes.
- Provide adequate ventilation and climate control throughout the building to prevent dryrot and mold from developing.
- House should be occupied to ensure security and climate and humidity control.
- If security of the house cannot be ensured, remove inlaid Japanese panels at living room fireplace for safe storage until the house is occupied and secure.

##### *Structure*

- Assess the structural integrity and seismic strength of the house.
- Verify soundness of structural elements in areas of water damage, particularly adjacent to chimneys and at second floor bathrooms.
- Address any structural deficiencies.
- Brace building elements, like the tall brick chimneys, that appear vulnerable to seismic activity.
- Repoint brick perimeter wall exposed at basement interior.

##### *Building envelope*

- Repair roof, flashing (especially at chimneys), gutters, downspouts, windows and doors to ensure that the building envelope is weather-tight.
- Clear gutters, downspouts, areaways and lightwells of debris on a regular schedule to ensure the efficient removal of moisture from the structure.
- Add screens to openings where animals and insects can enter the building.

##### *Doors*

- Rehabilitate the historic exterior and interior wood doors.
- Remove replacement doors and replace with doors matching the originals in material, number of panels, profile, and glazed panels, as in originals.



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### *Windows*

- Remove aluminum replacement windows and replace with operable windows matching the original windows in material, profile, and window type.
- The original wood sash windows are significant character-defining features. They should be retained, and maintained as operable. They should be repaired and restored when necessary, using appropriate materials and conservation methods. If a window is beyond repair and must be replaced, the original should be replicated in like materials and workmanship. They should never be replaced using different materials. See Preservation Brief 9: Repair of Historic Wooden Windows (<http://www.nps.gov/history/hps/tps/briefs/brief09.htm>) for specific information on the appropriate preservation treatment of historic wooden windows.

### *Exterior Finishes*

- Repair damaged plaster using materials and workmanship to match original work. Ground floor and basement have a broom finish while upper floors have a smooth finish.
- Conduct paint analyses to determine the original color scheme.
- Replicate the original color scheme when repainting.
- Paint exterior wood finishes and metal railings at front entry and service entries.

- If future work requires that front entry stairs be rebuilt, replace with stairs to match Julia Morgan's original design with splayed base.

### *Interior Finishes*

- Repair damaged plaster at walls and ceilings using materials and workmanship to match original work.
- Conduct paint analyses to determine the original exterior and interior color schemes.
- Replicate the original color scheme when repainting.
- Do not paint natural or stained wood finishes!

### *Floors*

- Patch, repair, and refinish wood floors.

### *Interior wood trim, balusters, and rails*

- Clean, touch up finish to match original. Do not paint!

### *Hardware*

- Retain and rehabilitate all original hardware.
- Where hardware is missing or altered, replace with hardware compatible with original character of the building.
- If change is required to meet current security or ADA requirements, historic hardware should be salvaged for installation elsewhere in the house.

### *Light Fixtures*

- Replace altered or missing light fixtures with fixtures that are compatible with the original character of the building.

### *Japanese Panels*

- Retain and protect in-place.

### *Bathrooms*

- At Basement Stair (Room 008): Clean and retain.
- At Kitchen (Room 112): Fixtures absent; leave as is.
- At Servants' Quarters (Room 206): Clean and retain.
- At Master Bedroom (Room 201A): Repair damaged surfaces and finishes; clean; retain existing fixtures.
- At Southeast Bedroom (Room 203A): Repair damaged ceiling plaster and tile; clean; retain existing fixtures.
- At Second Floor Hall (Room 202A): Room altered; leave as is.

### *Kitchen (Room 110)*

Cabinets have been replaced. Clean and retain. If alterations occur in future, consider replacing non-original cabinetry with cabinets consistent with original design.

### *Butler's Pantry (Room 109)*

Maintain all original cabinetry. If alterations occur in future, consider replacing non-original cabinetry with cabinets consistent with original design.

*Address past alterations*

EXTERIOR

- Reconstruct second floor balcony on west elevation to match original configuration with mid-portion projecting beyond the existing face of the balcony, as depicted in Julia Morgan's 1911 drawings.
- Reconstruct balcony rail to match the original half-timber rail.
- Reconstruct the curved stucco brackets below the balcony.
- Remove in-fill at arched opening in porch on north elevation.
- Re-establish arched openings at basement; glaze these openings with operable sash and screen.

INTERIOR

*Dining Room (Room 107)*

- Remove kitchen counter and cabinets at original dining room.
- Replace missing wood wainscot at east wall of original dining room to match original in material and profile.

*Basement*

- Remove partitions at basement except those required by code.

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## ABBREVIATIONS:

BAHA, Berkeley Architectural Heritage Association.

LA, Landscape image

LAEC, Landscape existing conditions photo

OAC, Online Archive of California

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[www.fivecreeks.org](http://www.fivecreeks.org).

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<http://unit1.berkeley.edu/buildings/history.html>

## References

### *Evaluation Criteria*

The following criteria was used to evaluate both the exterior and interior elements of the site and buildings during the Field Survey. The terminology listed below should be utilized throughout the report to describe the building overall as well as individual elements. A summary of findings should be contained on accompanying Evaluation forms.

#### *I. Architectural / Historic Value*

A professional appraisal of the architectural / historical significance of the building and its elements based on a combination of historical research and field observation.

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

- The building/ element was built during the period of significance.
- It is architecturally significant.
- It is associated with a significant individual or event.
- It contributes significantly to the overall character.
- It remains intact or with only minor alterations.
- It is physically in good to excellent condition.
- It is highly sensitive to change.

##### **Significant (S)**

- The building / element was built during the period of significance, but...
- is of secondary importance,
- has been altered,
- is in deteriorated condition,
- was not built during the period of significance, but is architecturally significant,
- is sensitive to change.

##### **Contributing (C)**

- The building / element was built during the period of significance, but is not architecturally significant.
- is of secondary importance,
- has been altered,
- is in deteriorated condition,
- was not built during the period of significance, but is architecturally significant,
- is sensitive to change.

##### **Non-Contributing (NC)**

- The building / element was not built during the period of significance.
- The building / element has been subjected to major additions or incompatible alterations.

- It is incompatible in style, material, scale, character or use with the original building.
- It is in poor to deteriorated or critical condition.
- It is not particularly sensitive to change.

#### *II. Condition*

A visual appraisal of the current condition of the building / elements.

##### **Excellent (E)**

- The building / element is in near original condition.

##### **Good (G)**

- The building / element is mostly intact.

##### **Fair (F)**

- The building / element is showing signs of wear or deterioration.

##### **Poor (P)**

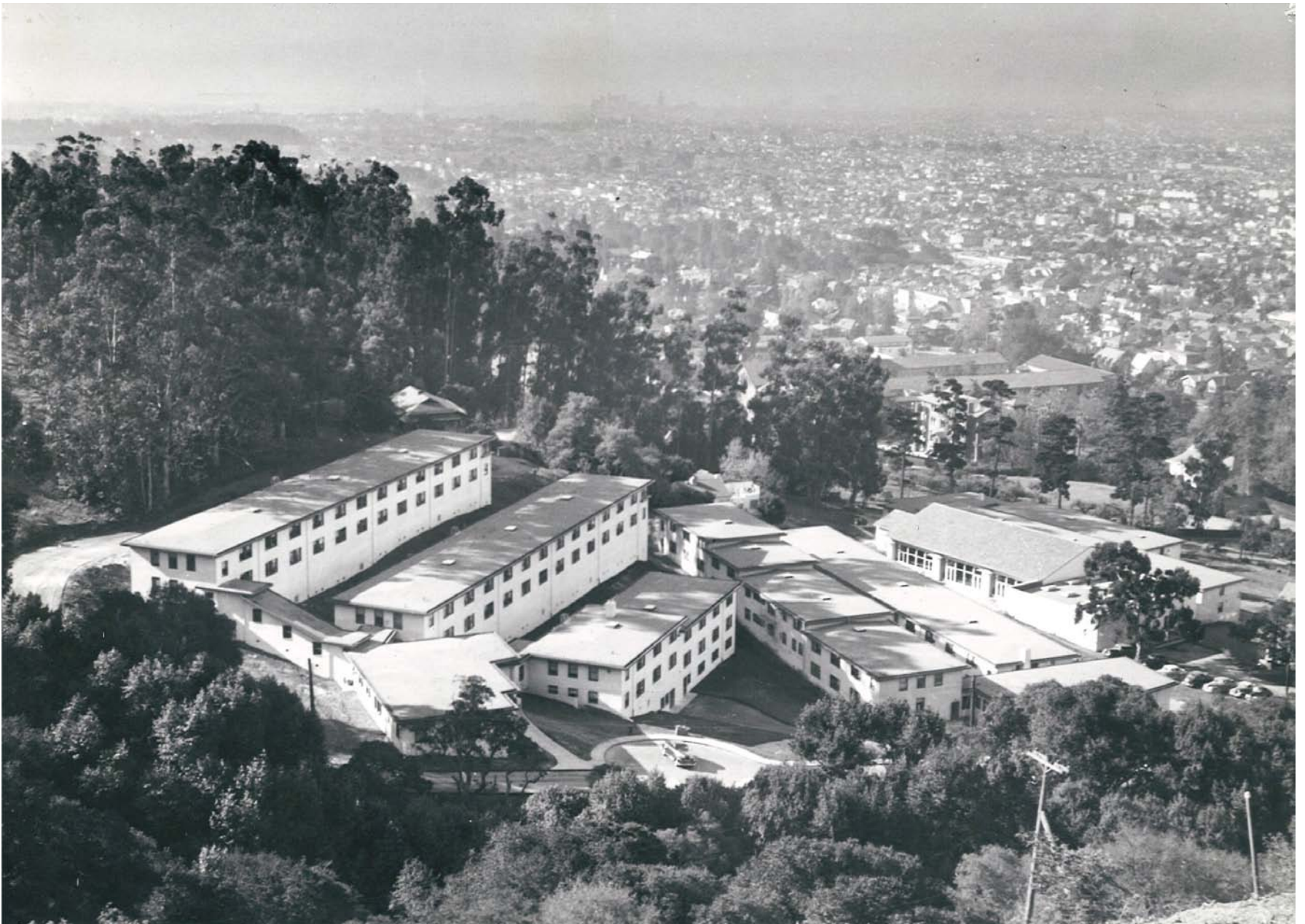
- The building / element is badly damaged, missing, or not functioning.

##### **Unknown (U)**

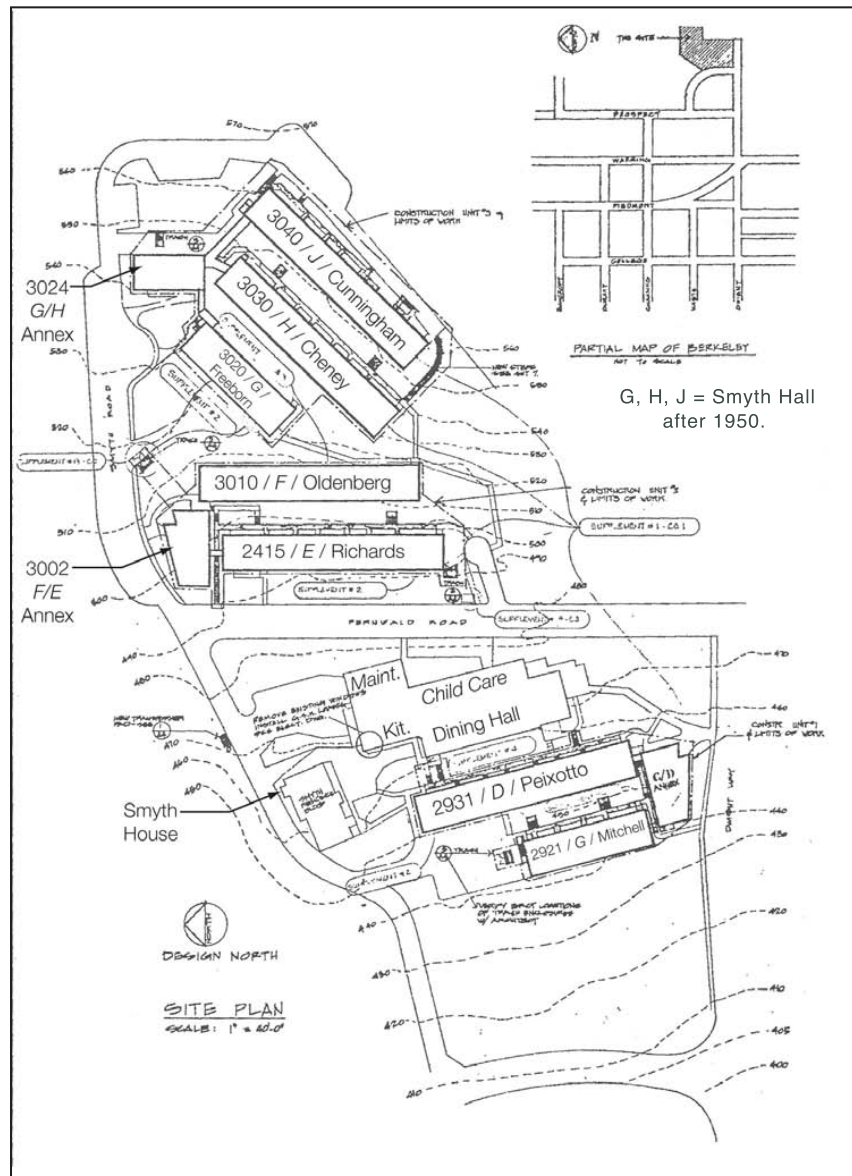
- The building / element is not accessible for inspection



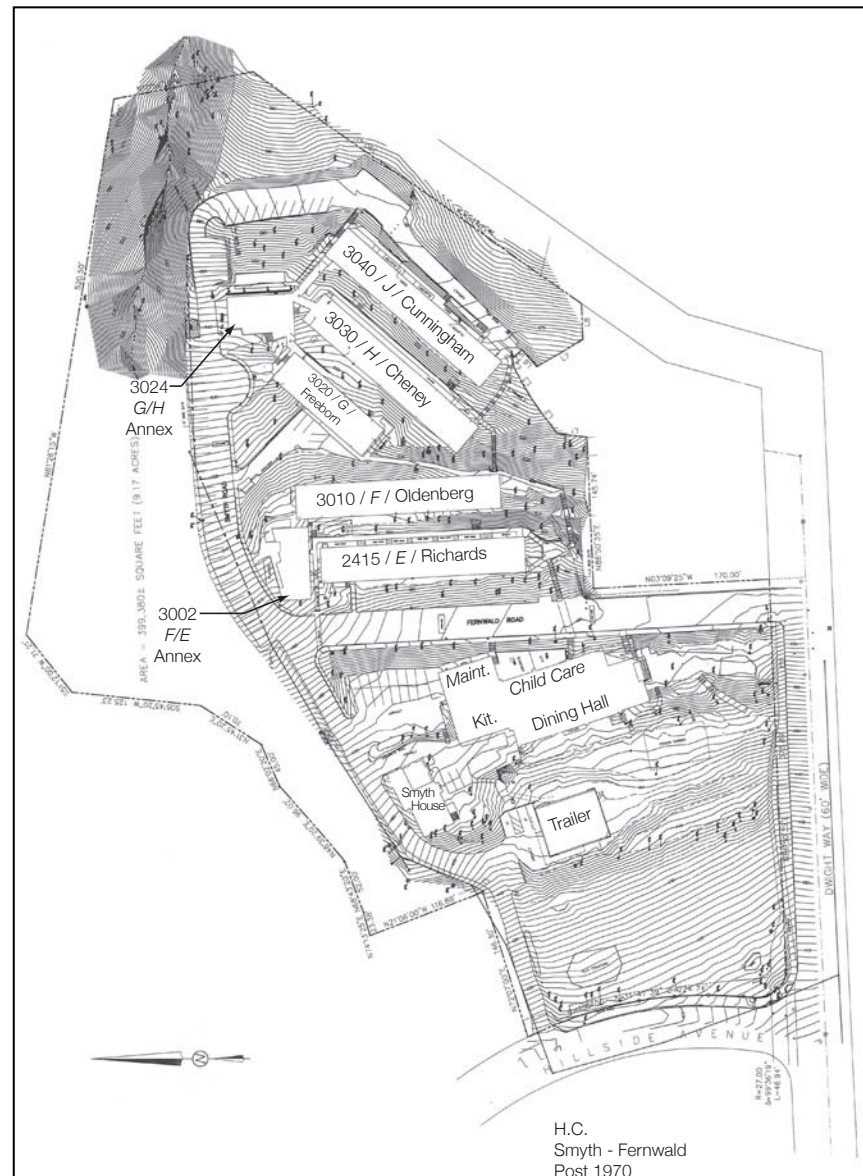




*Fernwald Dormitories and Central Dining Building shortly after construction (looking south), ca. 1946 (Ratcliff Architects).*

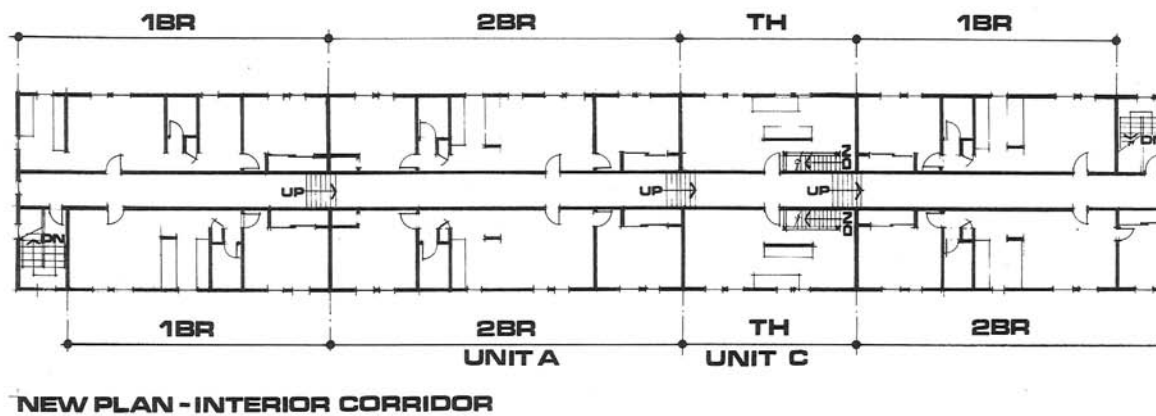
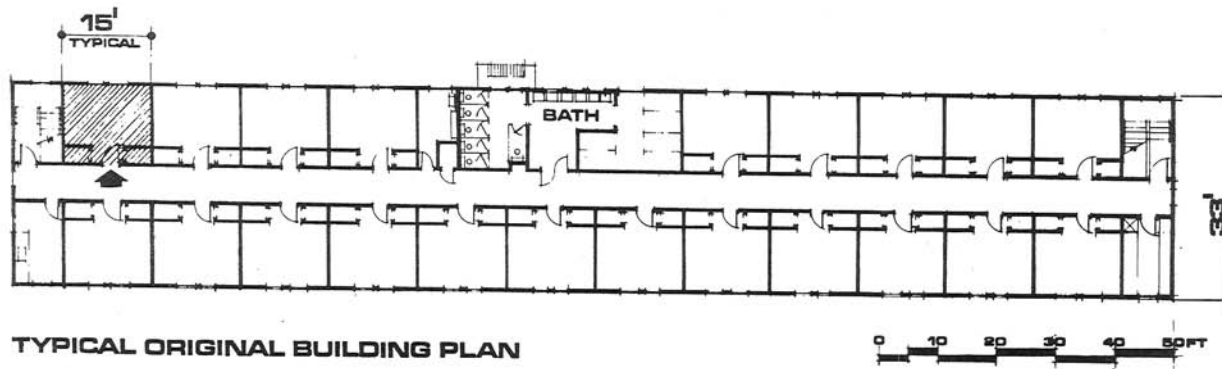


Prior to 1990

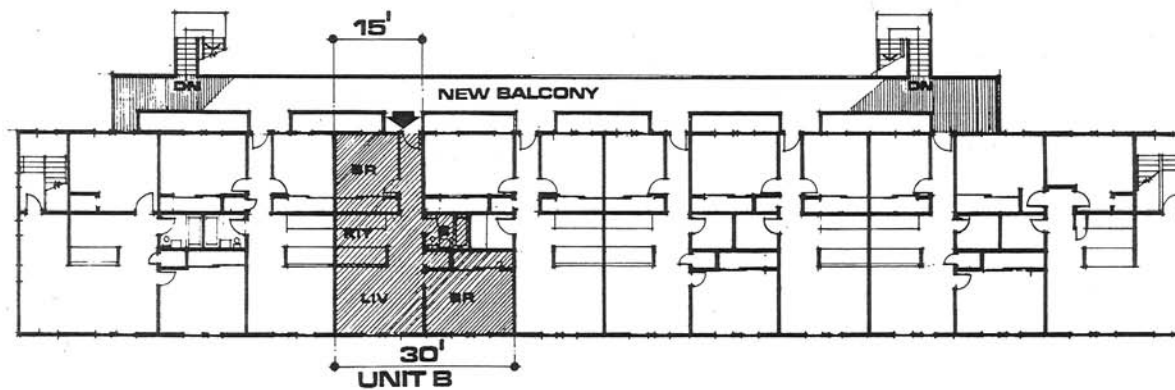


Post 1990



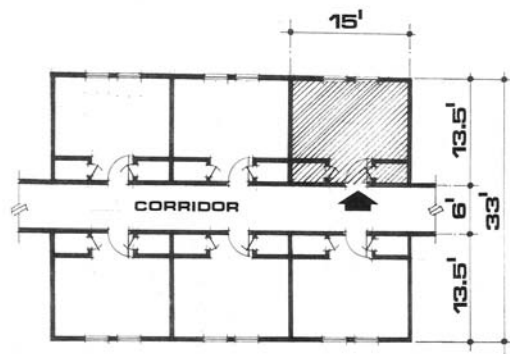


(Interior Circulation Option)

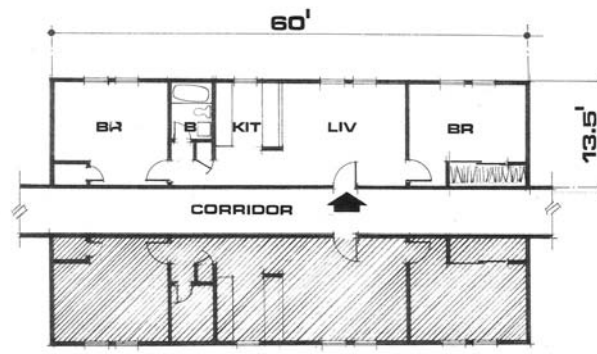


(Exterior Circulation Option)

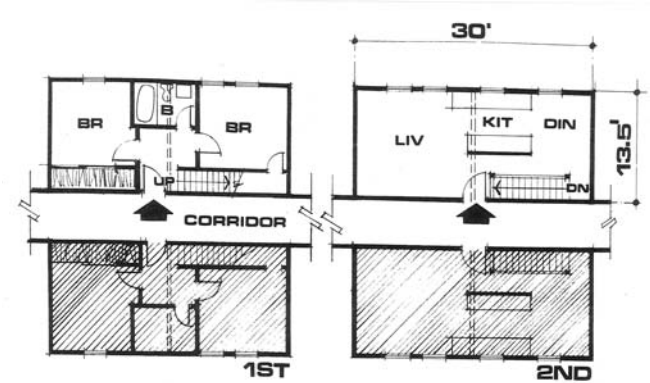




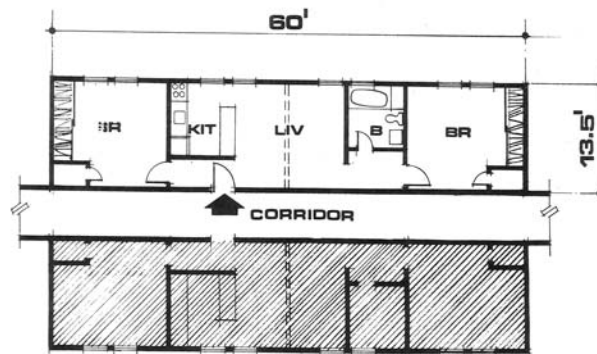
ORIGINAL UNITS PLAN



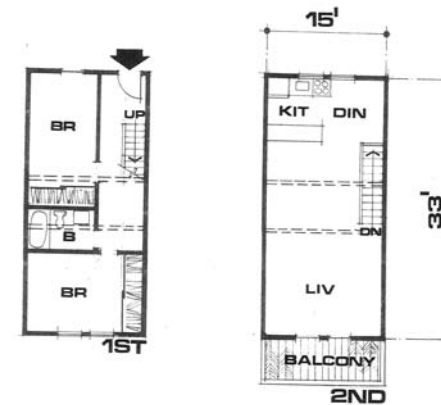
UNIT A



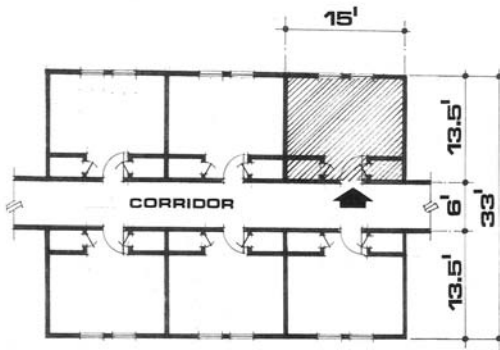
UNIT C - TOWNHOUSE



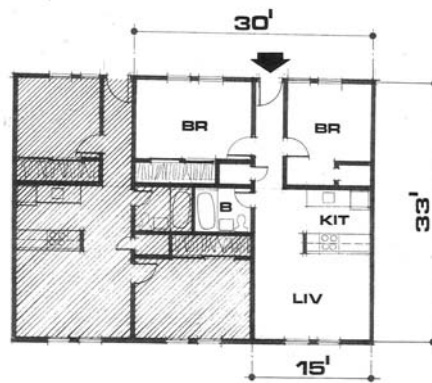
UNIT A<sub>x</sub>



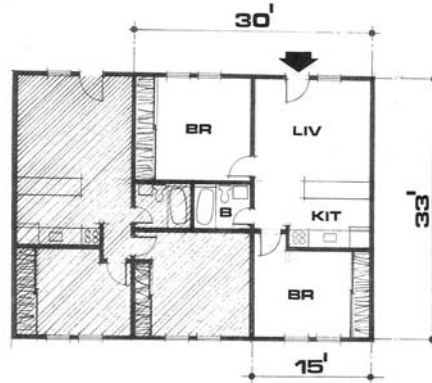
UNIT C<sub>x</sub> - TOWNHOUSE



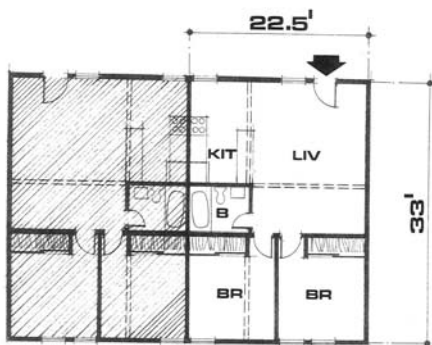
ORIGINAL UNITS PLAN



UNIT B



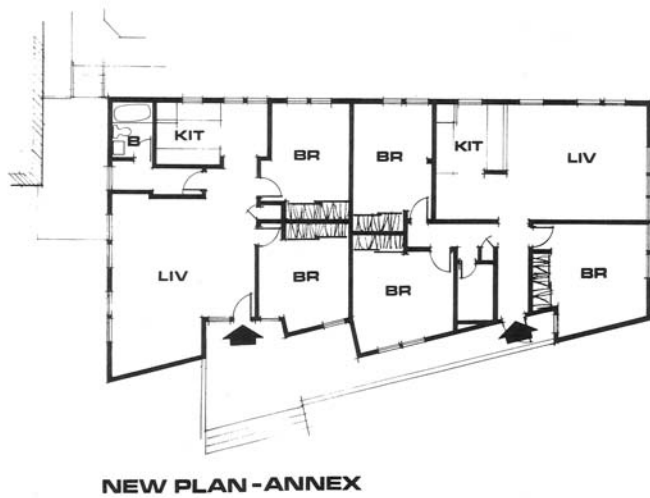
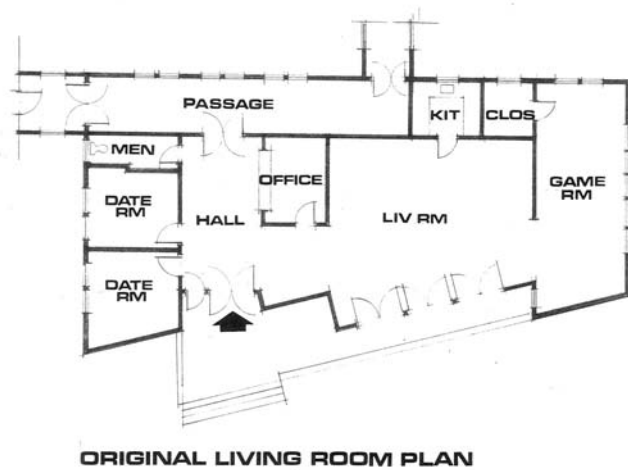
UNIT B<sub>x</sub>



UNIT B<sub>x</sub>



*Smyth Fernwald Dormitories  
Altered to Student Apartments  
Exterior Corridor Options  
photos ca. 1970 (Ratcliff Architects).*



Smyth Fernwald Annex Building  
Altered to Student Apartments



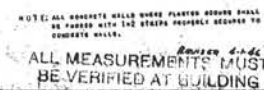


*South elevations of Peixotto Hall, annex, and Fernwald Central Dining Building (at right), ca. 1958. Jon Brenneis, photographer (Bancroft Library).*

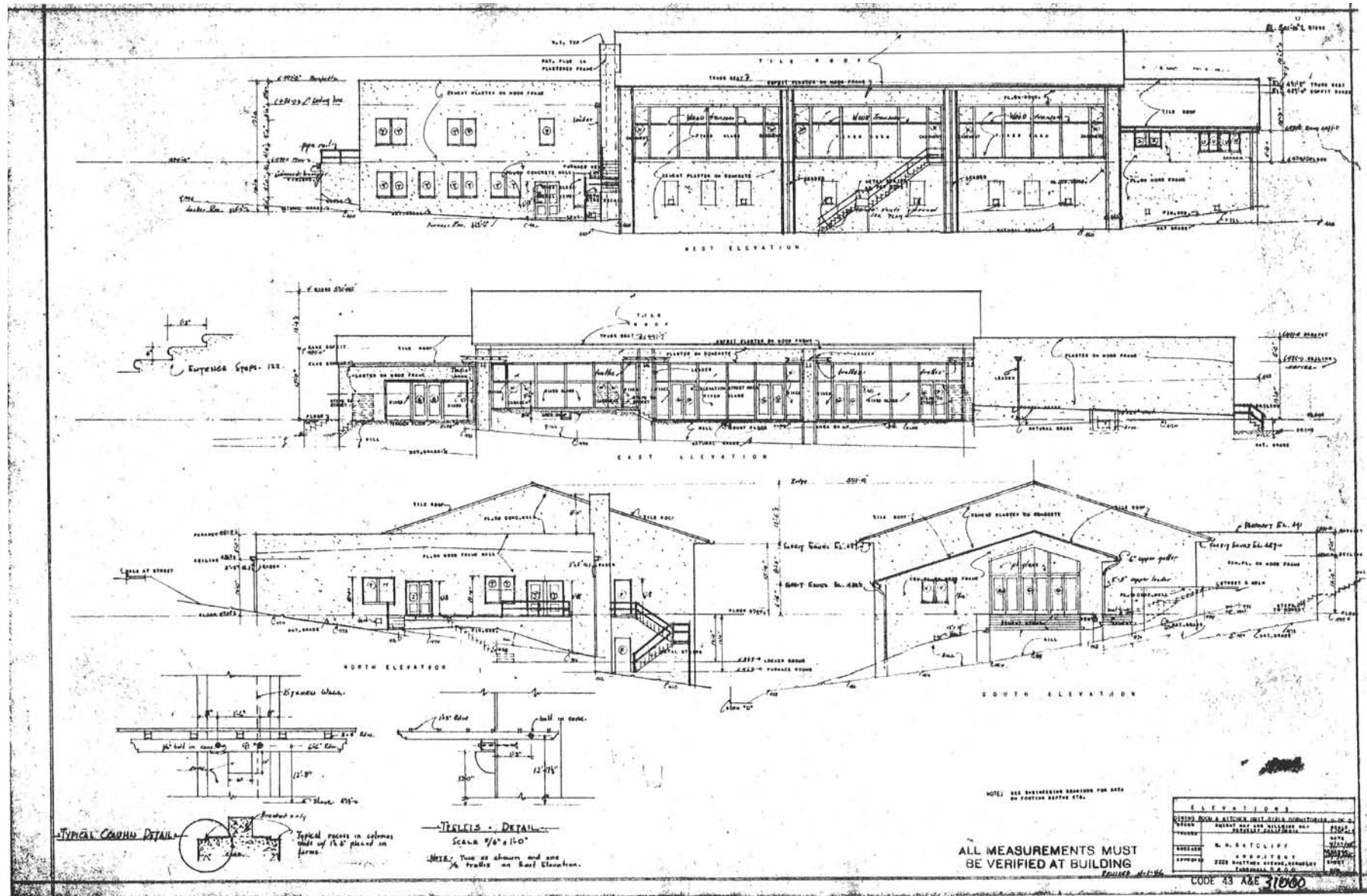


*Smyth Fernwald Central Dining Room, ca. 1958 (Bancroft Library).*

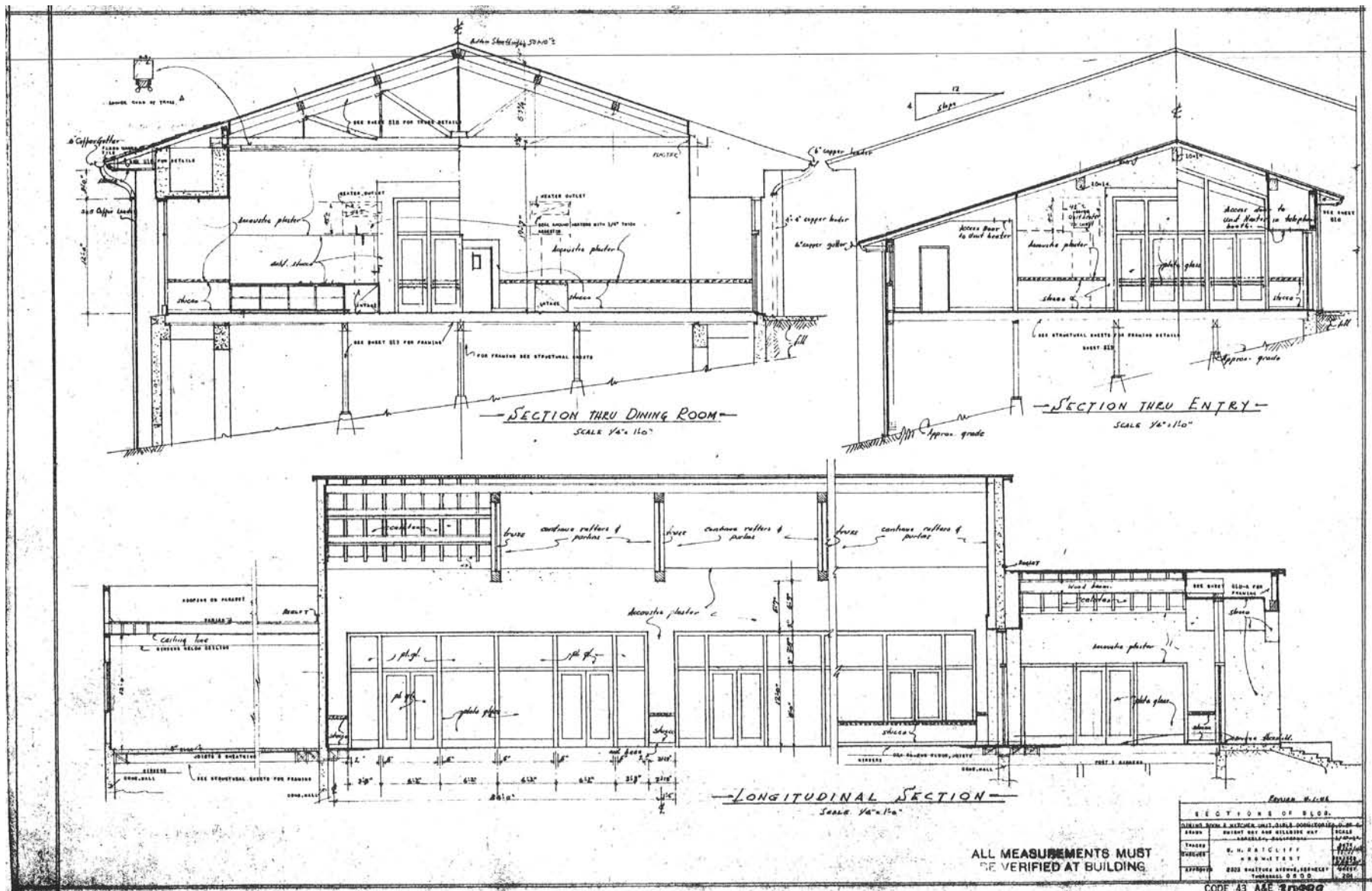








Fernwald Central Dining Building Elevations, ca. 1945.



Fernwald Central Dining Building Sections, ca. 1945.





## SMYTH HOUSE

Elevation: South

Date: 7-24-2010



*All photos by Siegel & Strain Architects unless otherwise noted.*

## SMYTH HOUSE

*Elevation:* West and south

*Detail:* Entry porch

*Date:* 3-3-2010





## SMYTH HOUSE

*Elevation:* South

*Detail:* Entry porch

*Date:* 3-3-2010





## SMYTH HOUSE

*Elevation:* South

*Detail:* Brick ramp to basement entry  
below porch

*Date:* 3-3-2010



## SMYTH HOUSE

*Elevation:* South

*Detail:* Built-in seating below  
pergola

*Orientation:* Looking southeast

*Date:* 7-1-2010





## SMYTH HOUSE

*Elevation:* South and east

*Detail:* Pergola

*Date:* 3-3-2010





## SMYTH HOUSE

*Elevations:* North and east

*Date:* 7-1-2010



## SMYTH HOUSE

*Elevations:* North and west

*Date:* 3-3-2010





## SMYTH HOUSE

*Elevation:* West

*Date:* 3-3-2010





## SMYTH HOUSE

*Elevation:* North

*Detail:* Third floor deck with bay views

*Orientation:* Looking west

*Date:* 5-18-2010



photo by Siegel & Strain Architects

## SMYTH HOUSE

*Elevation:* West

*Detail:* Entry to sleeping porch from balcony

*Orientation:* Looking southeast

*Date:* 1-27-2011



## SMYTH HOUSE

*Elevation:* South

*Detail:* Corbelled brick chimneys

*Orientation:* Looking north

*Date:* 1-27-2011





## SMYTH HOUSE

Room Name: Entry Hall

Room #: 101

Orientation: looking east

Date: 1-27-2011



photo by Siegel & Strain Architects

## SMYTH HOUSE

*Room Name:* Entry Hall

*Room #:* 101

*Orientation:* looking west

*Date:* 1-27-2011



## SMYTH HOUSE

Room Name: Living Room

Room #: 102

Orientation: Looking east to fireplace and  
main stair

Date: 3-3-2010





## SMYTH HOUSE

*Room Name:* Living Room

*Room #:* 102

*Orientation:* Looking west

*Date:* 1-27-2011



## SMYTH HOUSE

Room Name: Living Room

Room #: 102

Orientation: North wall

Date: 1-27-2011



## SMYTH HOUSE

*Room Name:* Living Room

*Room #:* 102

*Detail:* Sandstone fireplace with Japanese panels

*Orientation:* Looking east

*Date:* 12-2-2009





**SMYTH HOUSE**

*Room Name:* Living Room

*Room #:* 102

*Detail:* Japanese panel on north side of  
fireplace (now missing)

*Orientation:* Looking south

*Date:* 3-3-2010



## SMYTH HOUSE

*Room Name:* Living Room

*Room #:* 102

*Detail:* Japanese panel above fireplace

*Orientation:* Looking east

*Date:* 3-3-2010



## SMYTH HOUSE

*Room Name:* Living Room

*Room #:* 102

*Detail:* Japanese panel above fireplace

*Orientation:* Looking east

*Date:* 3-3-2010





## SMYTH HOUSE

*Room Name:* Living Room

*Room #:* 102

*Detail:* Japanese panel above fireplace

*Orientation:* Looking east

*Date:* 3-3-2010



## SMYTH HOUSE

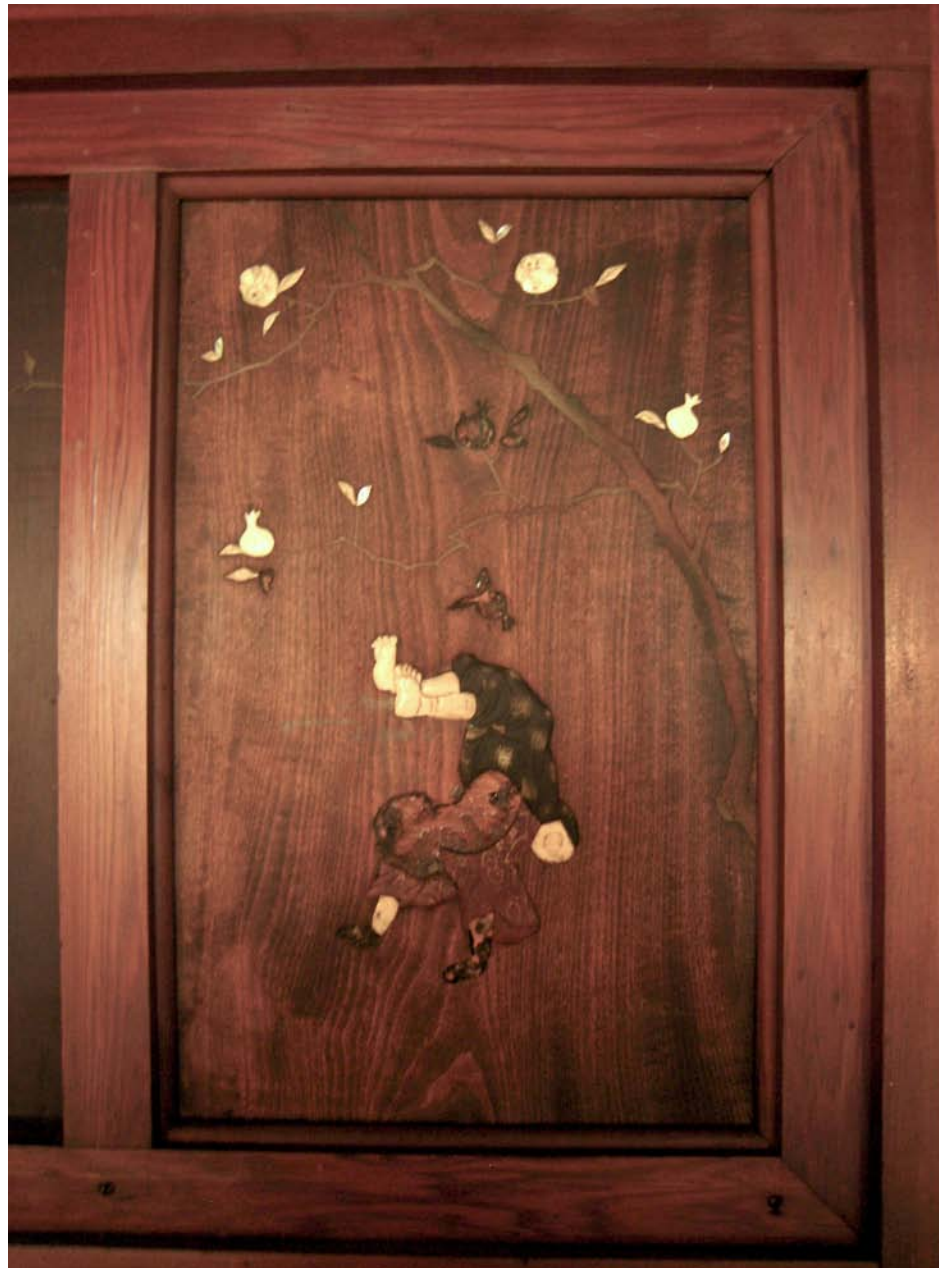
Room Name: Living Room

Room #: 102

Detail: Japanese panel above fireplace

Orientation: Looking east

Date: 3-3-2010



## SMYTH HOUSE

Room Name: Study

Room #: 108

Orientation: Looking north

Date: 3-3-2010





## SMYTH HOUSE

Room Name: Study

Room #: 108

Orientation: Looking south

Date: 1-27-2011



## SMYTH HOUSE

Room Name: Study

Room #: 108

Orientation: Looking east

Date: 3-3-2010



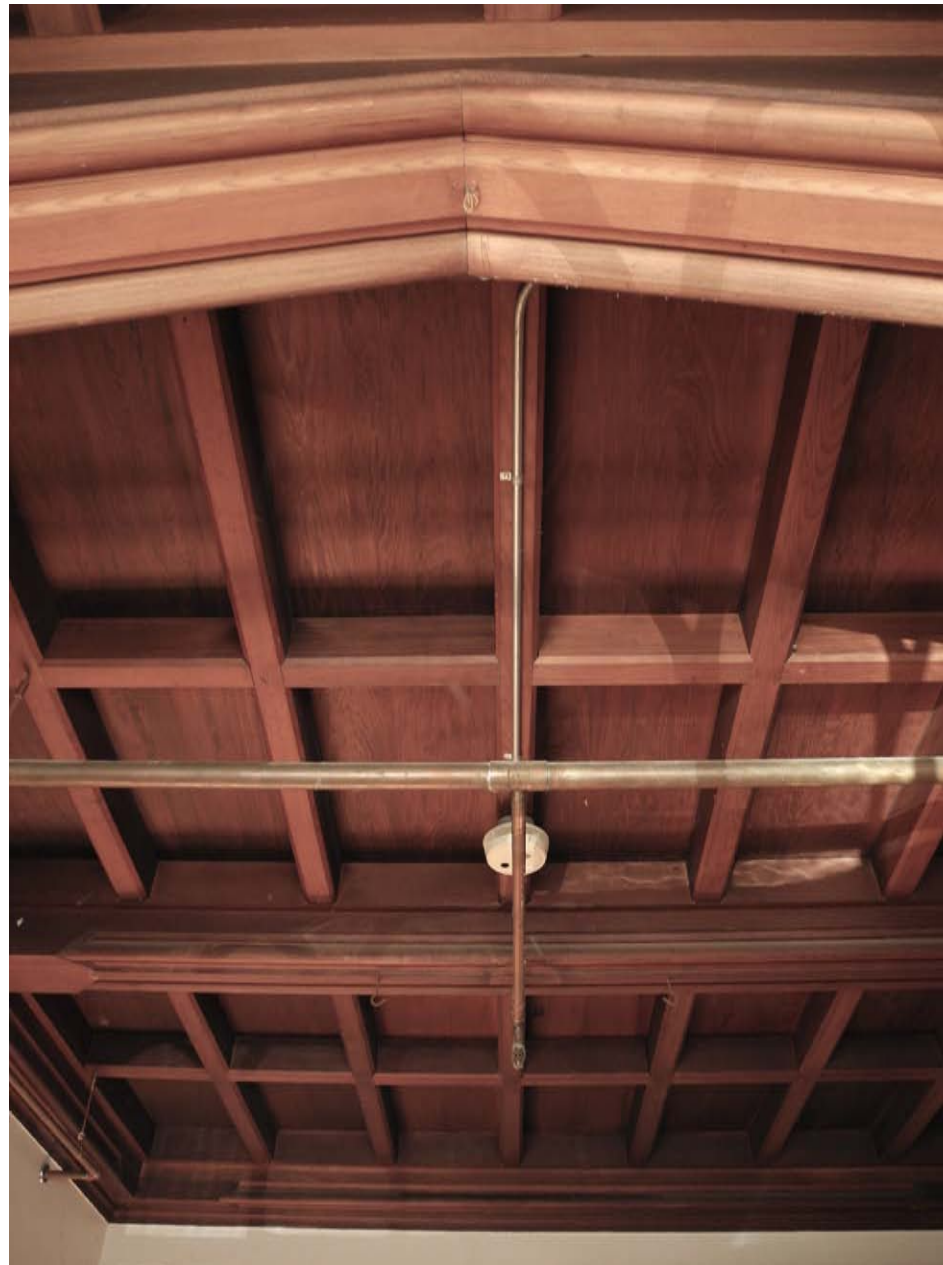
## SMYTH HOUSE

Room Name: Study

Room #: 108

Detail: Ceiling

Date: 1-27-2011





## SMYTH HOUSE

*Room Name:* Dining Room

*Room #:* 107

*Orientation:* Looking south

*Date:* 1-27-2011



photo by Siegel & Strain Architects

## SMYTH HOUSE

*Room Name:* Dining Room

*Room #:* 107

*Detail:* Fireplace (may date  
from the original  
Batchelder House)

*Orientation:* Looking south

*Date:* 1-27-2011



## SMYTH HOUSE

*Room Name:* Dining Room Bay

*Room #:* 106

*Detail:* Window seat

*Orientation:* Looking northwest

*Date:* 1-27-2011





**SMYTH HOUSE**

*Room Name:* Dining Room

*Room #:* 107

*Orientation:* West wall. (Wood paneling may date from the original Batchelder House.)

*Date:* 1-27-2011



## SMYTH HOUSE

Room Name: Butler's Pantry

Room #: 109

Orientation: Looking north

Date: 1-27-2011



## SMYTH HOUSE

Room Name: Butler's Pantry

Room #: 109

Orientation: Looking south

Date: 1-27-2011





## SMYTH HOUSE

*Room Name:* Cooler

*Room #:* 111

*Orientation:* West and north walls

*Date:* 1-27-2011



## SMYTH HOUSE

Room Name: Kitchen

Room #: 110

Orientation: East and south walls

Date: 3-3-2010



## SMYTH HOUSE

*Room Name:* Kitchen

*Room #:* 110

*Orientation:* South wall

*Date:* 1-27-2011





## SMYTH HOUSE

Room Name: Main Stair

Room #: 102C

Orientation: Looking northwest

Date: 3-3-2010



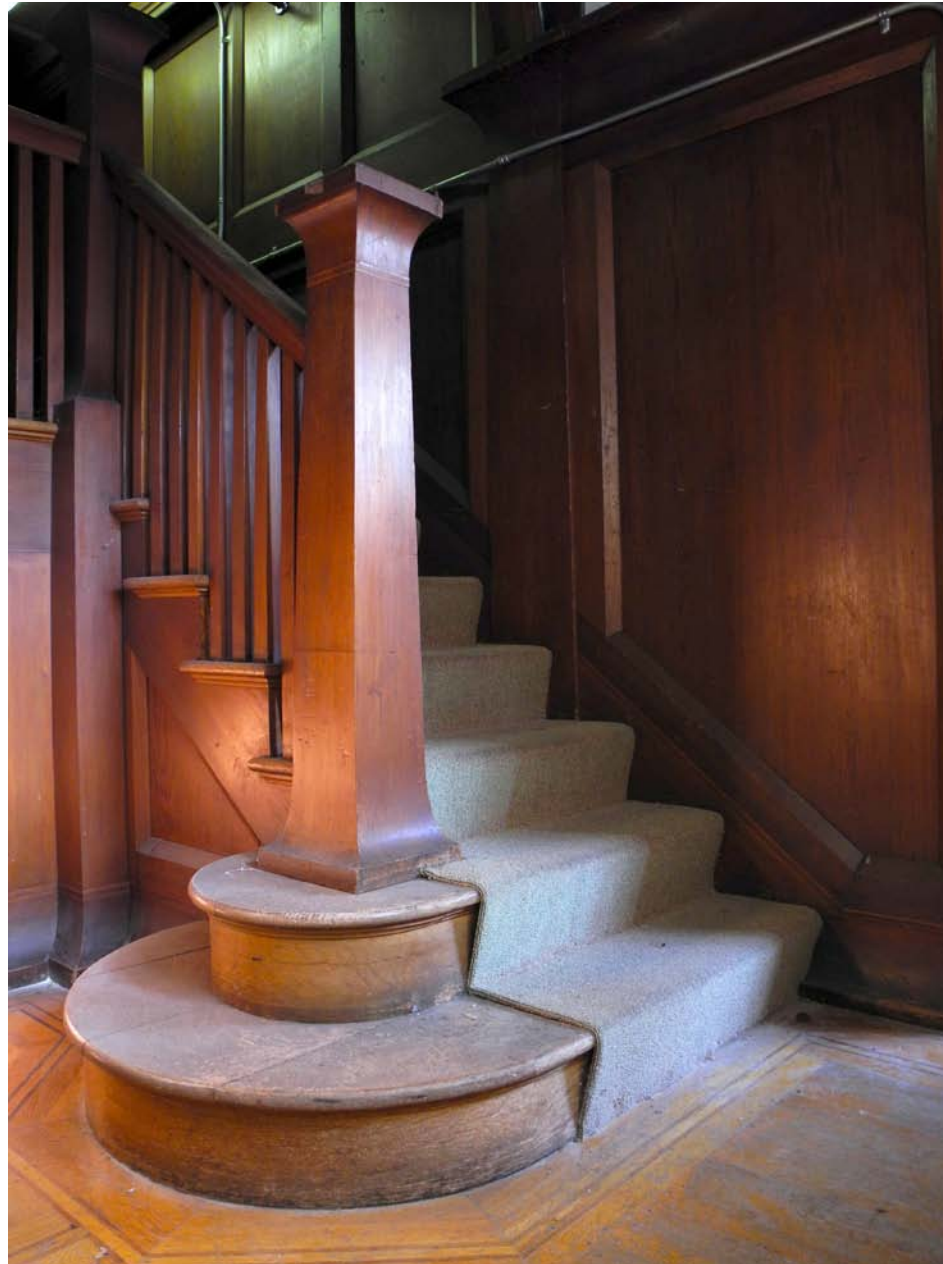
## SMYTH HOUSE

*Room Name:* Main Stair

*Room #:* 102C

*Orientation:* Looking northeast

*Date:* 1-27-2011



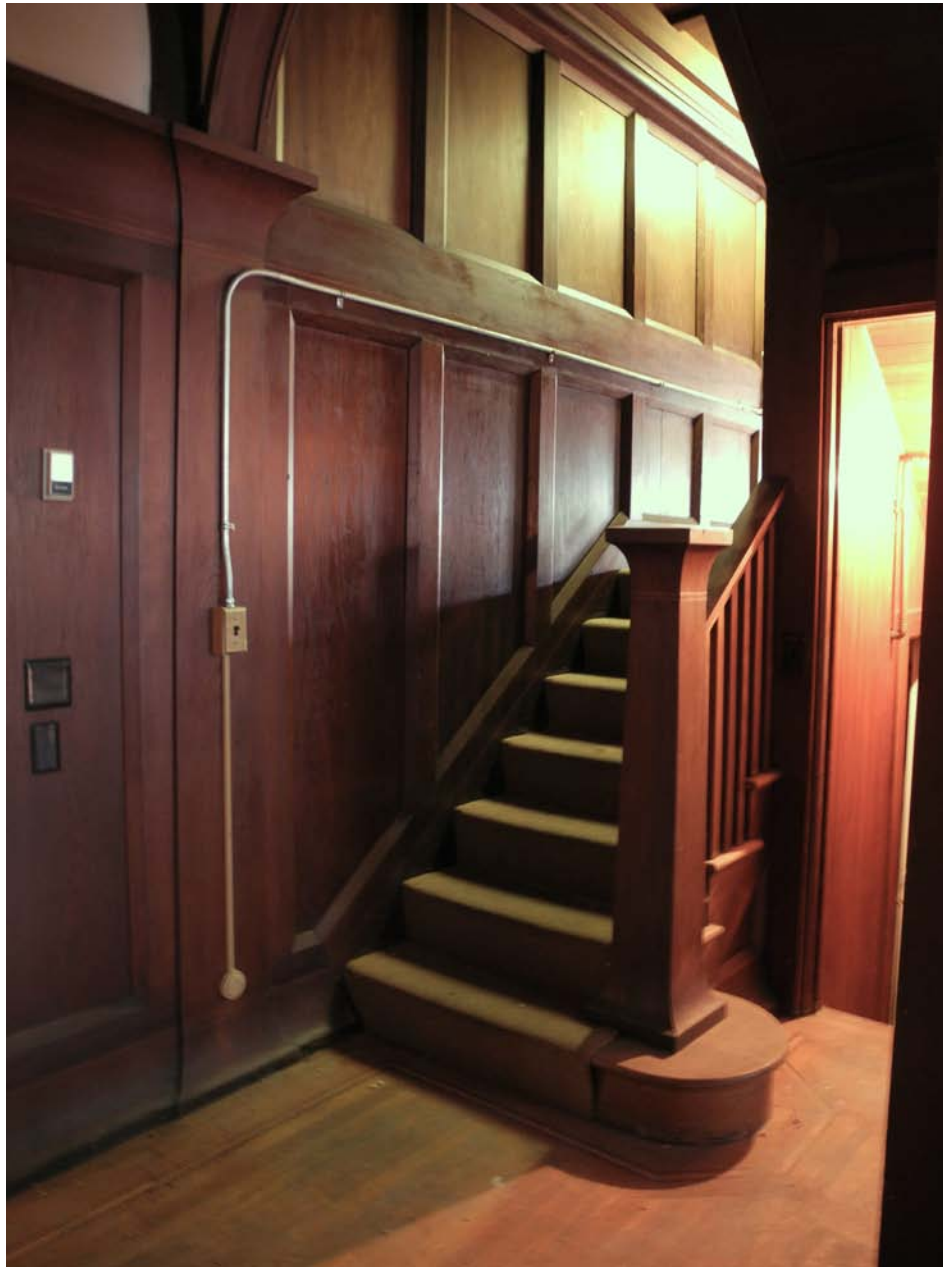
## SMYTH HOUSE

Room Name: Main Stair

Room #: 102B

Orientation: Looking southeast

Date: 1-27-2011





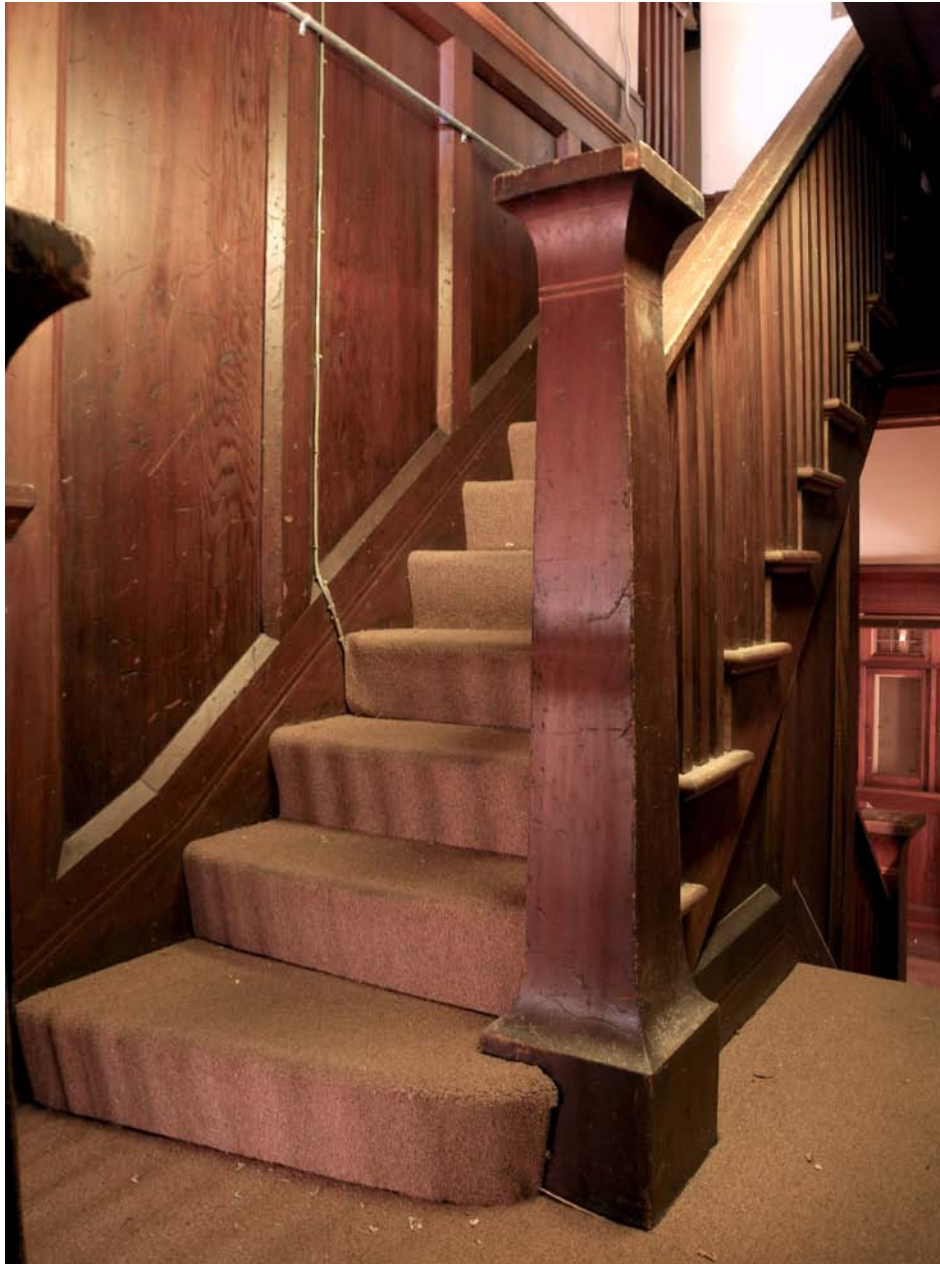
## SMYTH HOUSE

*Room Name:* Main Stair

*Room #:* 200A

*Orientation:* Looking northwest

*Date:* 1-27-2011



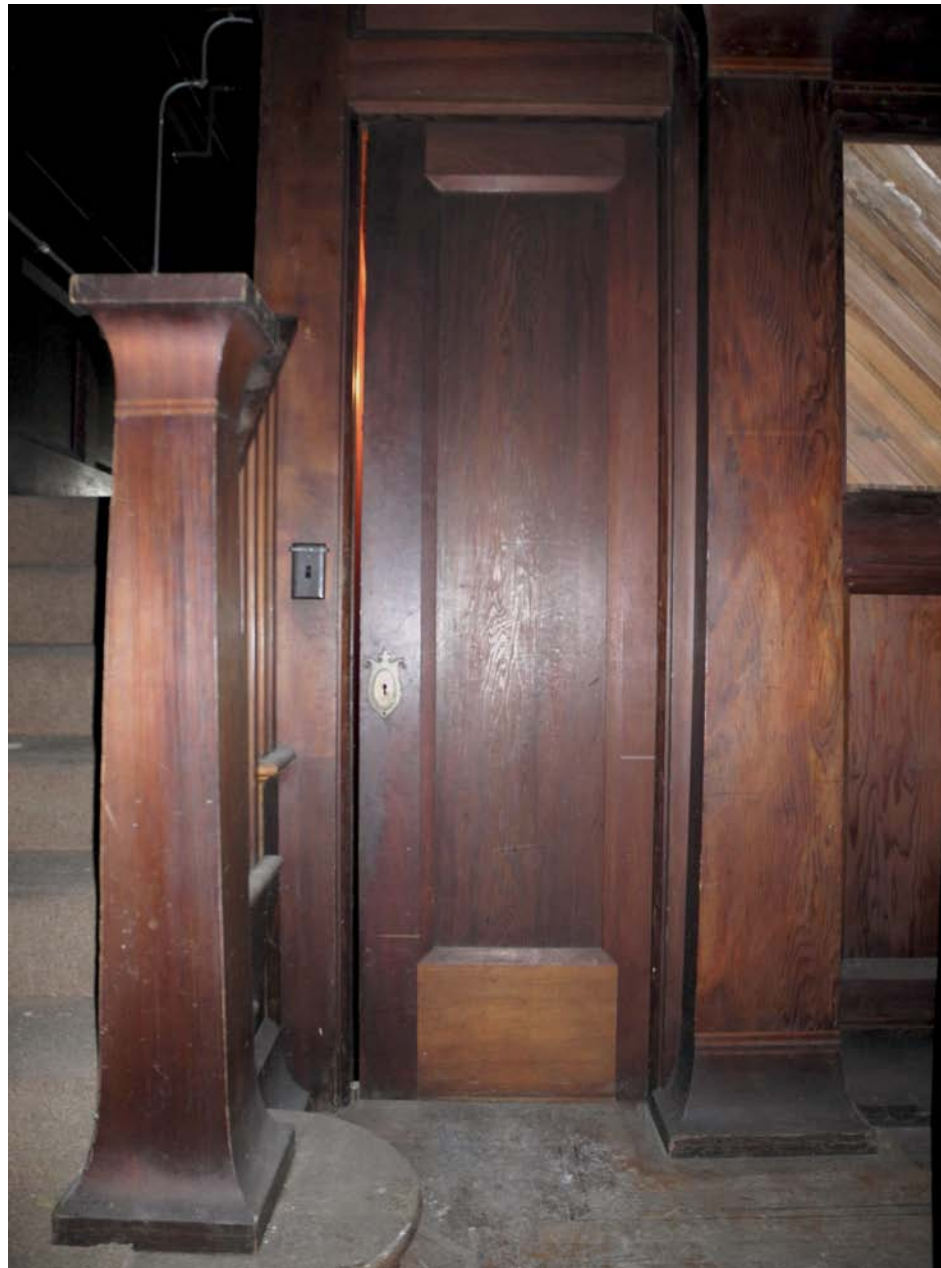
## SMYTH HOUSE

*Room Name:* North Alcove

*Room #:* 104

*Orientation:* Looking south toward  
door to basement stair  
(diagonal sheathing  
exposed where Japanese  
panel is missing)

*Date:* 1-27-2011



## SMYTH HOUSE

*Room Name:* Basement Stair

*Room #:* 102A

*Orientation:* Looking south

*Date:* 1-27-2011





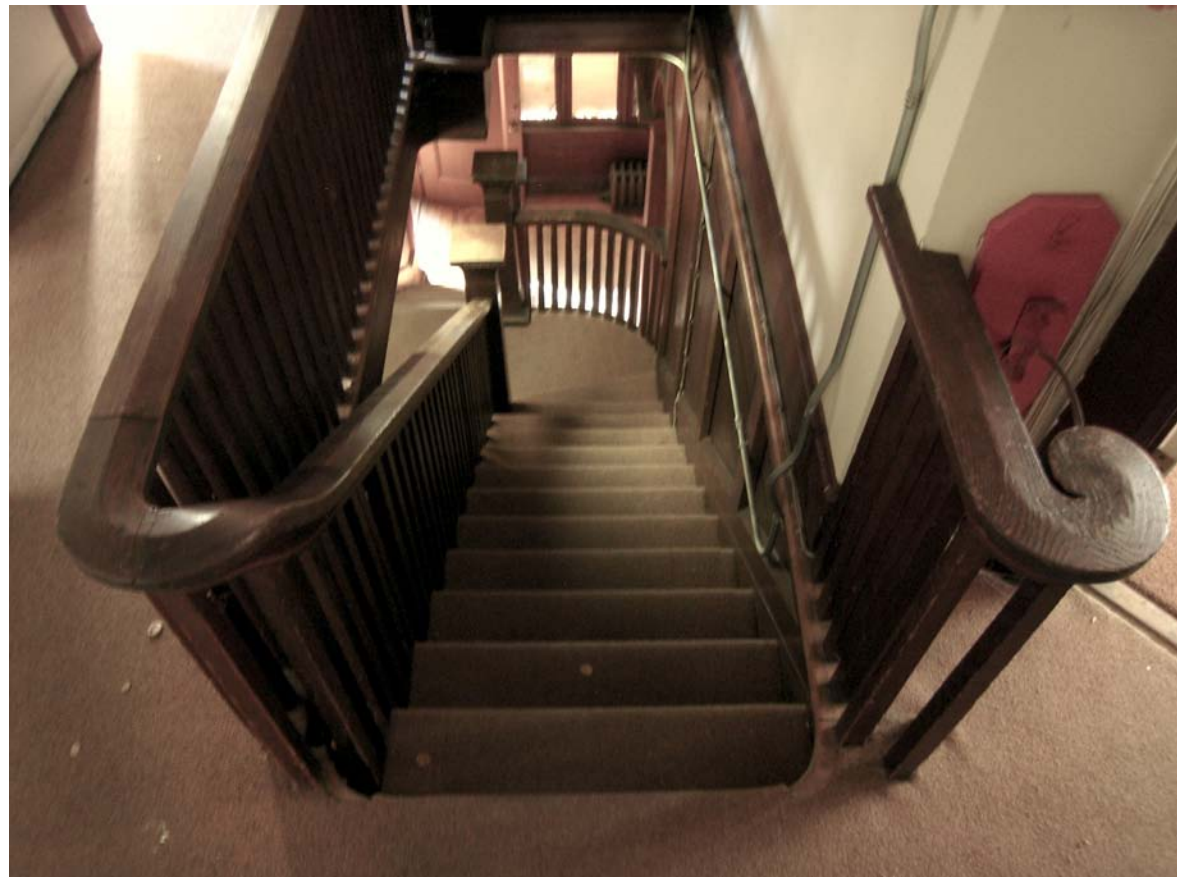
## SMYTH HOUSE

Room Name: Main Stair

Room #: 200A

Orientation: Looking south

Date: 3-3-2010



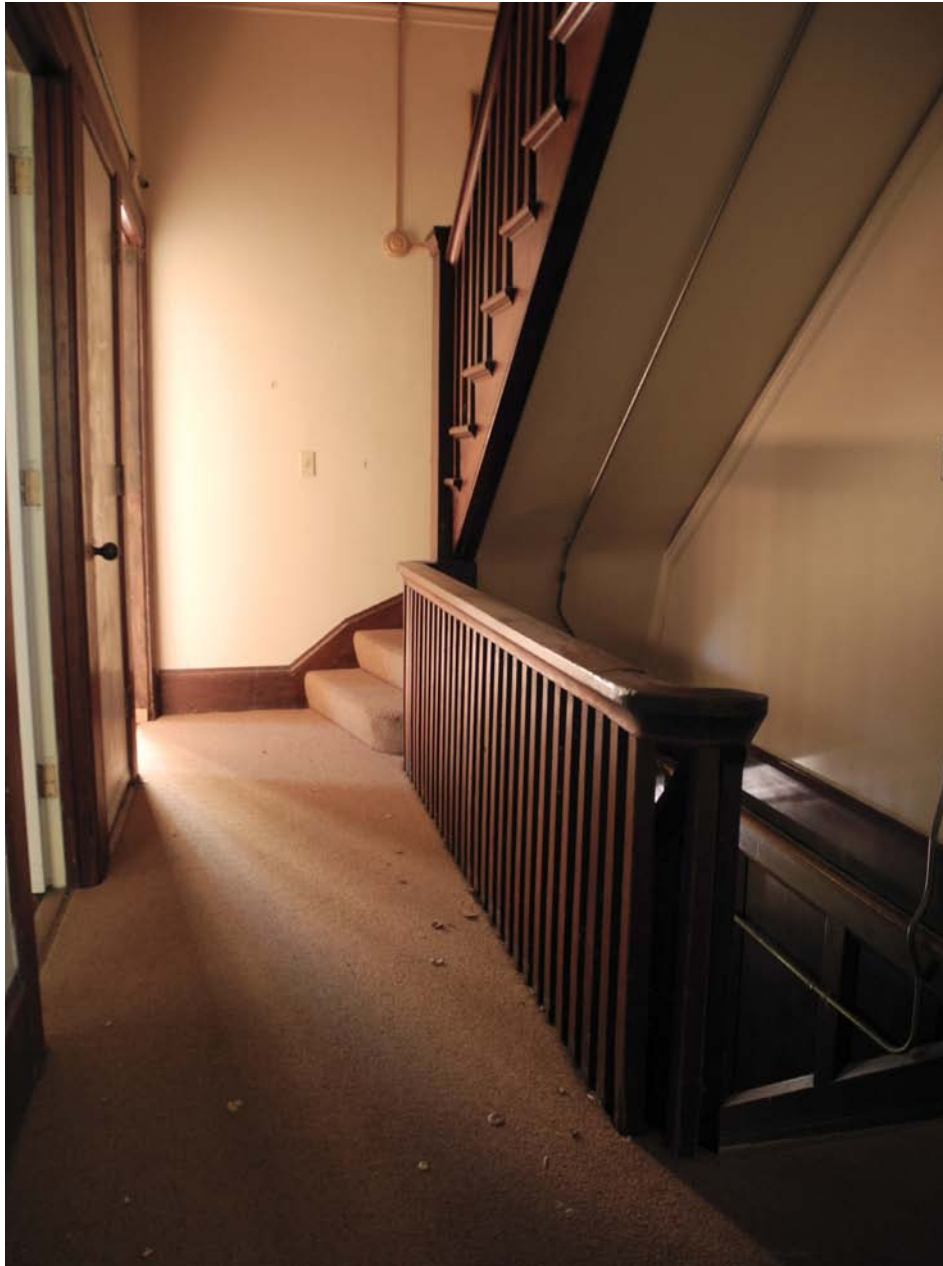
## SMYTH HOUSE

*Room Name:* Hall and Main Stair

*Room #:* 200

*Orientation:* Looking south

*Date:* 1-27-2011



## SMYTH HOUSE

Room Name: Main Stair

Room #: 300

Orientation: Looking northwest

Date: 1-27-2011





## SMYTH HOUSE

Room Name: North Bedroom

Room #: 202

Orientation: Looking south

Date: 1-27-2011



## SMYTH HOUSE

*Room Name:* North Bedroom

*Room #:* 202

*Orientation:* Looking north

*Date:* 3-3-2010



## SMYTH HOUSE

*Room Name:* North Bedroom Closet

*Room #:* 202B

*Detail:* Original wallpaper

*Orientation:* Looking north

*Date:* 5-18-2010





## SMYTH HOUSE

Room Name: West Bedroom

Room #: 201

Orientation: East wall

Date: 3-3-2010



## SMYTH HOUSE

*Room Name:* West Bedroom

*Room #:* 201

*Orientation:* West wall

*Date:* 3-3-2010



## SMYTH HOUSE

Room Name: South Bedroom

Room #: 203

Orientation: North wall

Date: 1-27-2011





## SMYTH HOUSE

*Room Name:* South Bedroom

*Room #:* 203

*Orientation:* West wall, looking toward closet  
and hall

*Date:* 3-3-2010



## SMYTH HOUSE

Room Name: Servants Hall and Stair

Room #: 205

Orientation: Looking east

Date: 1-27-2011



## SMYTH HOUSE

*Room Name:* Servants Bedroom

*Room #:* 207

*Orientation:* Looking south

*Date:* 1-27-2011



photo by Siegel & Strain Architects



## SMYTH HOUSE

Room Name: Servants Bedroom

Room #: 204

Orientation: Looking west

Date: 1-27-2011



## SMYTH HOUSE

*Room Name:* Closet at Servants Bedroom

*Room #:* 204A

*Orientation:* Looking north

*Date:* 1-27-2011



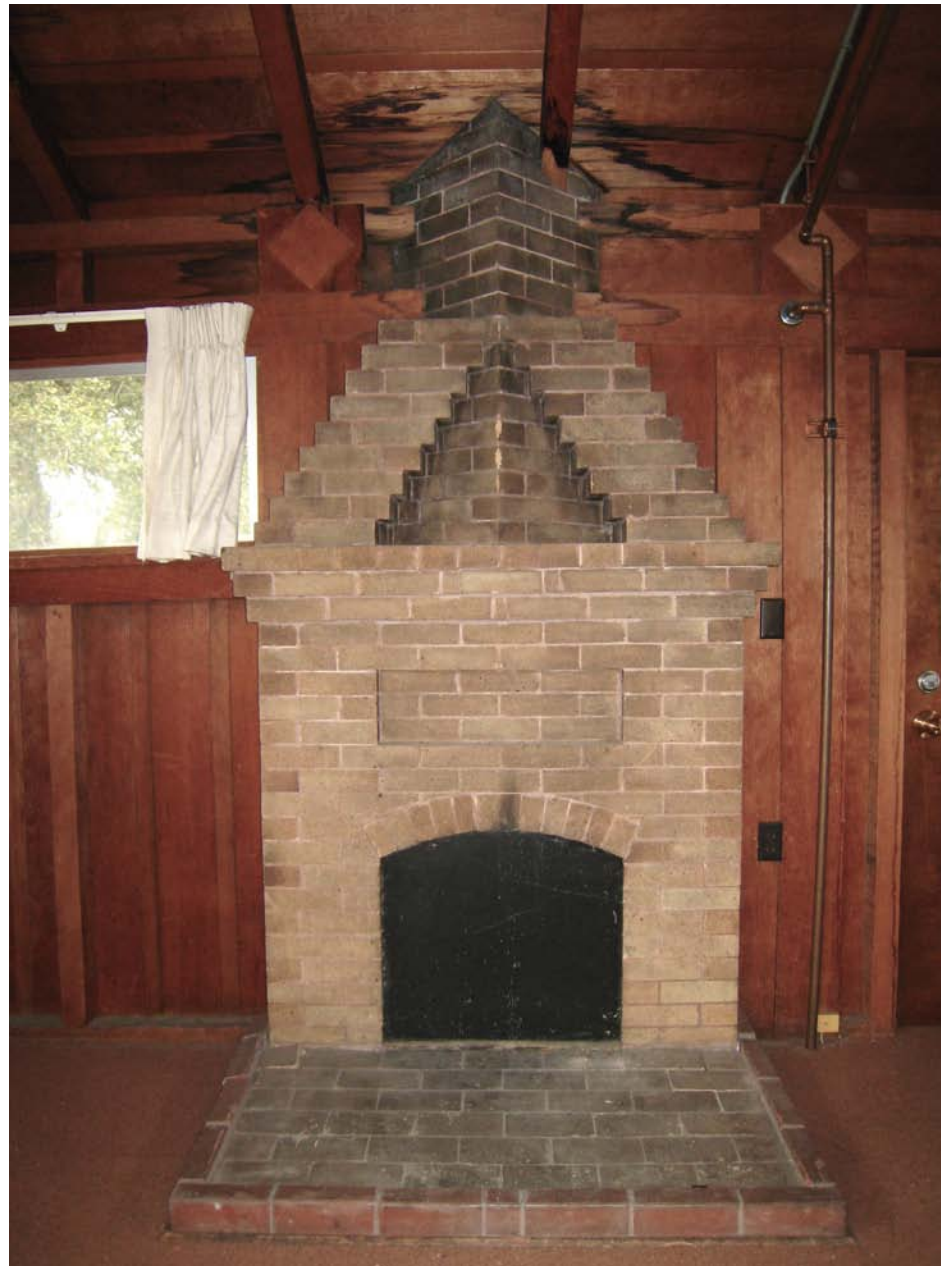
## SMYTH HOUSE

Room Name: Belvedere

Room #: 301

Orientation: North wall

Date: 12-2-2009





## SMYTH HOUSE

*Room Name:* Belvedere

*Room #:* 301

*Orientation:* Ceiling, looking north

*Date:* 3-3-2010



## SMYTH HOUSE

Room Name: Belvedere

Room #: 301

Orientation: Looking southeast

Date: 3-3-2010



## SMYTH HOUSE

*Room Name:* Belvedere

*Room #:* 301

*Detail:* Wood cornice

*Orientation:* Looking east

*Date:* 5-18-2010





## SMYTH HOUSE

*Room Name:* Belvedere

*Room #:* 301

*Detail:* Radiator and lower wall

*Orientation:* Looking northwest

*Date:* 5-18-2010



## SMYTH HOUSE

*Room Name:* South Bedroom

*Room #:* 203

*Detail:* Bronze knob and shaped escutcheon

*Orientation:* Looking west

*Date:* 3-3-2010



## SMYTH HOUSE

*Room Name:* West Bedroom

*Room #:* 201

*Detail:* Faceted crystal knob and shaped  
bronze escutcheon

*Orientation:* Looking south

*Date:* 3-3-2010





## SMYTH HOUSE

*Room Name:* Wardrobe

*Room #:* 201C

*Detail:* Round crystal knob

*Orientation:* Looking west

*Date:* 1-27-2011



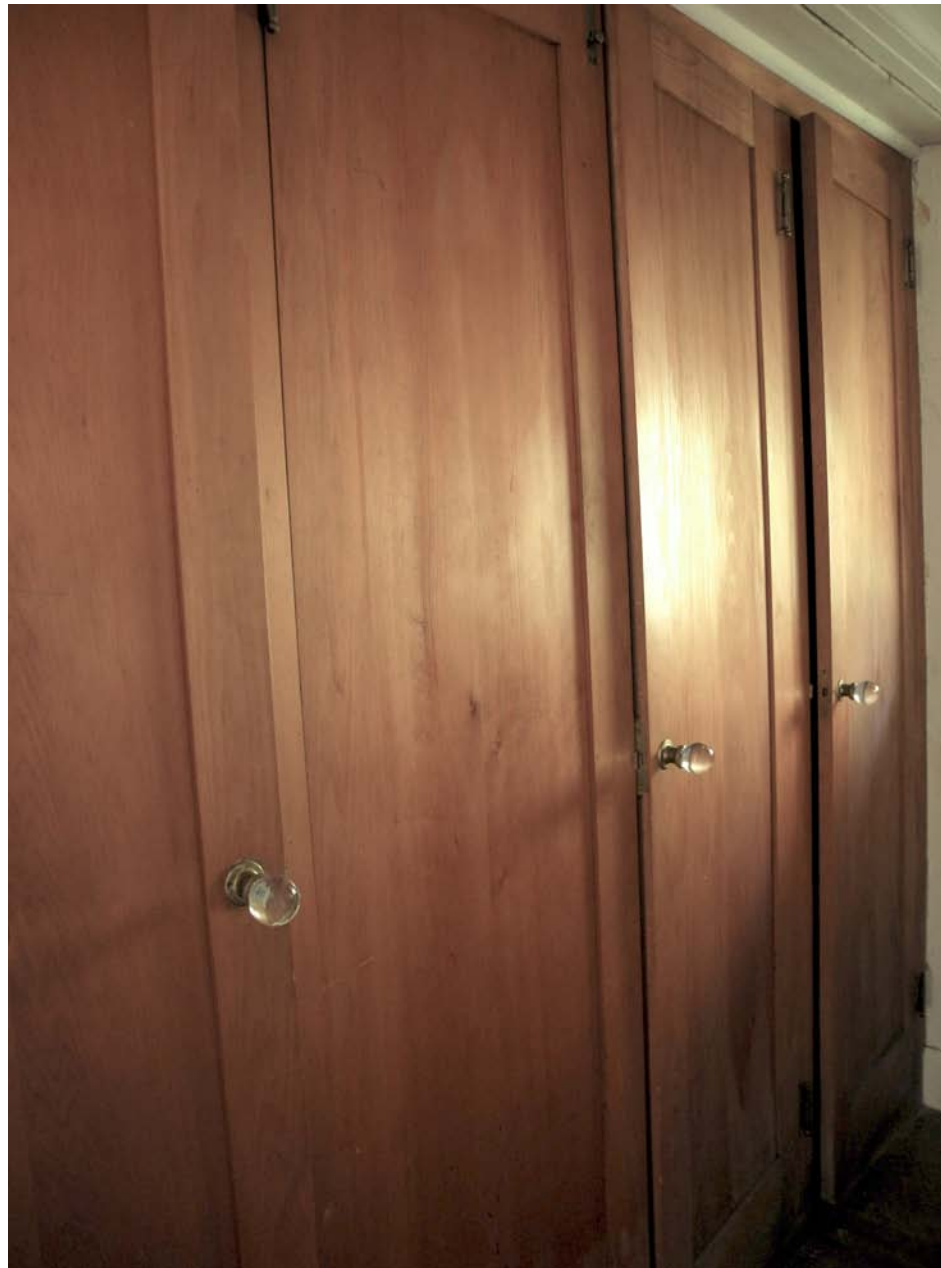
## SMYTH HOUSE

Room Name: Wardrobe

Room #: 201C

Orientation: West wall

Date: 1-27-2011



## SMYTH HOUSE

*Room Name:* Hall Closet

*Room #:* 200C

*Detail:* Laundry chute

*Date:* 1-27-2011





## SMYTH HOUSE

Room Name: Bath

Room #: 201A

Orientation: Looking southwest

Date: 1-27-2011



## SMYTH HOUSE

Room Name: Utility Closet at Stair

Room #: 300

Detail: Metal tank

Orientation: Looking west

Date: 3-3-2010





*Smyth-Fernwald Dining Hall, 2010.*



*Smyth House staircase, 2011.*

## SURVEY FORMS

Siegel & Strain Architects conducted an existing condition survey of all buildings on the Smyth-Fernwald property between March 2010 and January 2011. The buildings that are unoccupied – the historic Smyth House and the Smyth-Fernwald Dining Hall – were surveyed comprehensively; every interior space was assessed and recorded. The interiors of the occupied buildings – all of the Smyth-Fernwald apartments – were surveyed

selectively; samples of each unit type – a total of 20 prototypes – were surveyed. All exterior elevations and the surveyed interior spaces were documented on individual electronic survey forms. Finish materials, character-defining features, and alterations were noted and photographed, levels of significance were assigned, and overall conditions were rated. Printed copies of the individual survey forms and photos follow.





BUILDING #: Smyth FLOOR # South RM # 001S DATE: 9/23/2010

HISTORIC ROOM USE: Main facade with entry porch

EXPOSED STRUCTURAL ELEMENTS: Wood Original

exposed roof beam and rafter ends and bracing

CEILING or SOFFIT FINISH: Wood Original

painted wood board sheathing at eaves and soffits

FLOOR FINISH: Concrete and brick Original and Replacement

new concrete stair and deck at front porch porch

WALL FINISHES: stucco and wood Original

wood half-timber at second story and tower. Broom finish at basement and ground floor; smooth finish above.

TRIM: wood and plaster Original

molded plaster hoods above Tudor-arch openings and windows at ground floor; curved wood braces, molded belt courses.

WINDOWS:

TYPE: fixed and double-hung ORIENTATION: South Original and Replacement

original multi-light windows; original casement windows at belvedere tower replaced with aluminum sliders

DOORS:

TYPE: Wood # OF PANELS: 1 Original

HARDWARE:

DOORS: unknown Unknown

OTHER: hardware obscured behind plywood

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: porch soffit

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

original arched openings at basement and below porch have been altered and filled. Original entry stairs replaced with concrete stairs and pipe rail.

CHARACTER DEFINING FEATURES:

cross gables; belvedere tower; tall corbeled brick chimneys; exposed roof beam and rafter ends; Tudor-arched openings; original multi-light windows; broom and smooth stucco finishes; half-timbering; terrace with low wall, tapered posts, wood trellis, and mature wisteria at pergola

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG-7291 entry porch with altered stair and rail



IMG\_7293



DSC\_0120



IMG\_7295 terrace at southeast with low stucco wall, battered posts and wood trellis supporting mature wisteria

BUILDING #: Smyth FLOOR # East Elevation RM # 01E DATE: 9/23/2010

HISTORIC ROOM USE: East elevation with Kitchen entry

EXPOSED STRUCTURAL ELEMENTS: Wood Original

exposed beam ends at eave

CEILING or SOFFIT FINISH:

FLOOR FINISH: Concrete

scored concrete paving at terrace

WALL FINISHES: stucco and wood

smooth stucco and half-timbering at upper floors, broom-finish stucco with continuous water table at

first floor and basement

TRIM: Wood Original

WINDOWS:

TYPE: Casement ORIENTATION: East Original

multi-light windows; transom above door

DOORS:

TYPE: Wood # OF PANELS: Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: west wall of terrace

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:

gable roof; belvedere tower; exposed roof beams; tall decorative chimneys, original multi-light windows; transom above door; broom and smooth stucco finishes; half-timbering; continuous water table at first floor; terrace with low wall, battered posts, and wood trellis supporting mature wisteria

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0071 Terrace at southeast corner. Mature wisteria is supported by wood trellis atop battered stucco posts and low wall.



DSC\_0085 northeast corner with cross gabled roofs, high decorative chimneys, and continuous water table at first floor.



DSC\_0083 half-timbering at upper floors; exposed roof beam ends



BUILDING #: Smyth FLOOR # North RM # 01N DATE: 9/23/2010  
 HISTORIC ROOM USE: North elevation with service entry  
 EXPOSED STRUCTURAL ELEMENTS: Wood Original  
 roof beam ends  
 CEILING or SOFFIT FINISH: N/A

FLOOR FINISH: N/A

WALL FINISHES: stucco and wood Original  
 smooth stucco and half-timbering at upper floors, broom-finish stucco with continuous water table at first floor and basement

TRIM: wood and plaster Original  
 curved brackets below balcony; wood braces at balcony roof; continuous water tables above and below ground floor

WINDOWS:  
 TYPE: casement, fixed, dbl-hung ORIENTATION: North Original  
 multi-light windows; new window added at original large opening at ground floor porch

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: N/A  
 LOCATION:

ALTERATIONS:  
 foundation at west end modified and damaged; arched basement openings and original large opening at ground floor porch filled; metal fire escape added

#### CHARACTER DEFINING FEATURES:

overhanging cross gable roofs; belvedere tower; tall corbeled brick chimneys; exposed roof beams; Tudor-arched opening at porch; arched openings at basement; original multi-light windows; broom and smooth stucco finishes; half-timbering; continuous water tables above and below ground floor;

#### OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7283 metal fire escape added



DSC\_0087 service door at Butler's Pantry



DSC\_0088 arched openings at basement filled; alterations and damage at southwest corner



DSC\_0090 curved stucco brackets below balcony; large Tudor arch opening at porch filled

BUILDING #: Smyth FLOOR # West RM # 01W DATE: 9/23/2010

HISTORIC ROOM USE: West elevation

EXPOSED STRUCTURAL ELEMENTS: Wood Original

exposed roof beams

CEILING or SOFFIT FINISH:

FLOOR FINISH: canvas over wood Replacement  
at second floor balcony

WALL FINISHES: stucco and wood Original

wood half-timber at second story and tower. Broom finish at basement and ground floor; smooth finish above.

TRIM: wood and plaster Original  
molded plaster hoods above Tudor-arch openings and windows at ground floor

WINDOWS:

TYPE: fixed and double-hung ORIENTATION: West Original and Replacement  
original casement windows at belvedere tower replaced with aluminum sliders

DOORS:

TYPE: Wood # OF PANELS: Replacement

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

foundation at north end modified and damaged; arched basement openings were enclosed; original half-timber balcony rail replaced with plywood; curved plaster brackets below balcony removed; belvedere tower windows replaced with aluminum sliders

CHARACTER DEFINING FEATURES:

overhanging gable roof; exposed roof beams; round arch openings at basement; Tudor-arched windows with molded plaster hoods; original windows; broom and smooth stucco finishes; half-timbering;

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0091 plywood replaces original half-timber rail at balcony; original curved plaster brackets below balcony were removed



DSC\_0095 entry stairs at southwest corner



DSC\_0089 damage and alteration at northwest corner; original arched openings at basement filled

BUILDING #: Smyth FLOOR # Roof RM # 01xR DATE: 1/3/2011  
 HISTORIC ROOM USE: roof  
 EXPOSED STRUCTURAL ELEMENTS: Wood Original  
 exposed roof beam and rafter ends and diagonal bracing  
 CEILING or SOFFIT FINISH: Wood Original  
 painted wood board sheathing of alternating widths at eaves  
 FLOOR FINISH: N/A  
 WALL FINISHES: N/A

TRIM: Wood Original

WINDOWS:  
 TYPE: N/A ORIENTATION:

DOORS:  
 TYPE: N/A # OF PANELS:

HARDWARE:  
 DOORS: N/A  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: N/A  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: N/A  
 LOCATION:

ALTERATIONS:  
 Original wood shingle roof has been replaced with multiple layers of asphalt shingles. Roof is worn and in poor condition.

#### CHARACTER DEFINING FEATURES:

cross gables; hipped-roof belvedere tower; tall corbeled brick chimneys; exposed roof beam and rafter ends and diagonal bracing; wood board sheathing at eaves

#### OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

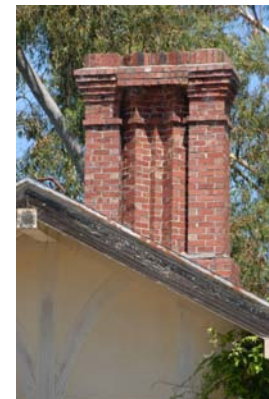
☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0117 roofscape looking north



DSC\_0080 corbeled brick chimney for kitchen



DSC\_0079 corbeled brick chimney for living room, dining room, study, and bedrooms



IMG\_7844 typical deterioration at roof



BUILDING #: Smyth FLOOR # First RM # 100 DATE: 9/20/2010

HISTORIC ROOM USE: Front Porch

EXPOSED STRUCTURAL ELEMENTS: Wood Original

roof beam ends

CEILING or SOFFIT FINISH: Plaster Original

porch soffit

FLOOR FINISH: Concrete Replacement

original stairs replaced

WALL FINISHES: stucco and wood Original

rough "broom" stucco

TRIM: plaster molding Original

Plaster hood at Tudor arched openings; continuous water table at height of top of rail

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood

# OF PANELS: Original

Tudor arch opening. Main entry.

HARDWARE:

DOORS: unknown

Unknown

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

Unknown

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

Original stairs were replaced by strait run concrete stair with metal pipe rail; original arched opening below porch modified

CHARACTER DEFINING FEATURES:

Tudor arch openings with plaster hoods. Broom finish in plaster; water table continues along top of rail; original wood door

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0096 entry porch with altered stairs and rail. Original arched openings at basement filled and altered



IMG\_7298 water table continues along top of rail

BUILDING #: Smyth FLOOR # First RM # 101 DATE: 5/19/2010

HISTORIC ROOM USE: Entry Hall

EXPOSED STRUCTURAL ELEMENTS: Wood Original

ceiling beams and brackets

CEILING or SOFFIT FINISH: Wood Original

FLOOR FINISH: Wood Original

oak with contrasting border, as in living room

WALL FINISHES: plaster and wood Original

high wood wainscot with plaster above

TRIM: Wood Original

coved trim at bottom and top of wainscot

WINDOWS:

TYPE: fixed ORIENTATION: So&W Original

Tudor arch opening, small lights at top of windows suggest intersecting tracery

DOORS:

TYPE: Wood and glass # OF PANELS: 1 Original

Original wood door in Tudor arch opening at exterior. Doors removed at east.

HARDWARE:

DOORS: interior door hardware Replacement

OTHER: exterior door hardware Replacement

ELECTRICAL / LIGHTING:

TYPE: None Unknown

LOCATION:

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original

LOCATION: south wall west of door  
radiator

ALTERATIONS:

fire sprinkler, wall mounted electrical boxes, fire alarm, conduit.

CHARACTER DEFINING FEATURES:

Tudor arch openings at front door and windows; round arched openings above doors to living room; small lights at top of windows suggesting intersecting tracery; wood ceiling, beams, and brackets; wood panel wainscot with coved trim at top and bottom; wood floor with contrasting border; radiator

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

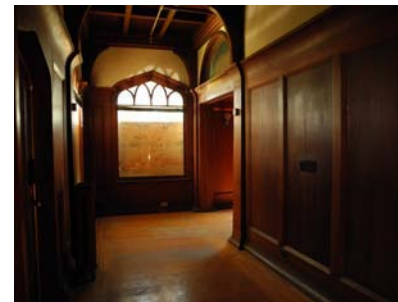
☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0710 looking west



IMG\_0711 looking east



IMG\_0788 looking northwest



IMG\_0712 small lights at top of windows suggesting intersecting tracery

BUILDING #: Smyth FLOOR # First RM # 102 DATE: 3/3/2010

HISTORIC ROOM USE: Living Room

EXPOSED STRUCTURAL ELEMENTS: Wood

ceiling beams and brackets, corner posts

CEILING or SOFFIT FINISH: Wood

coffered ceiling

FLOOR FINISH: Wood

Oak floor with contrasting border

WALL FINISHES: Wood / panel

high wainscot with coved base and top

TRIM: Wood

Coved base and top of high wainscot

WINDOWS:

TYPE: fixed and double-hung

ORIENTATION: West

Tudor arch transom

DOORS:

TYPE: Wood and glass

# OF PANELS: 1

Tudor arch glazed panel

HARDWARE:

DOORS: interior door hardware

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent

LOCATION: north and south walls

HVAC / MECHANICAL:

TYPE: Hot Water / Steam

LOCATION: west

10-cell radiator

ALTERATIONS:

fire sprinklers added

CHARACTER DEFINING FEATURES:

round arched opening; wood corner posts; wood ceiling, beams, and brackets; high wood panel wainscot with coved top and bottom; wood trim at openings; oak floor with contrasting border. Tudor arch window opening; glazed doors to porch; original hardware; carved red sandstone fireplace with Tudor arch opening and curbed hearth; Japanese panels above mantel in exotic woods, ivory and other of pearl. Radiators

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

SURVEYORS: BPE /

CHECKED: MKH



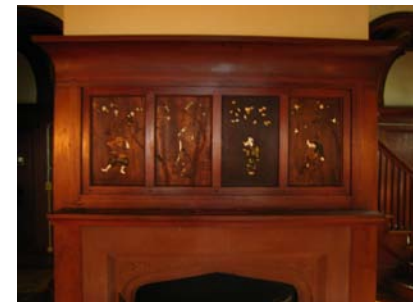
IMG\_7259 east end of Living room with main stair behind fireplace



IMG\_7260 living room looking southeast



IMG\_6710 carved red sandstone fireplace with Tudor arch opening and curbed hearth



IMG\_7258 inlaid Japanese panels above mantel



BUILDING #: Smyth FLOOR # First RM # 102 DATE: 9/23/2010  
 HISTORIC ROOM USE: Living Room (continued)  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING or SOFFIT FINISH:

FLOOR FINISH:

WALL FINISHES:

TRIM:

WINDOWS:

TYPE:

ORIENTATION:

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

SURVEYORS: BPE /

CHECKED:



IMG\_7254 Inlaid Japanese panel of exotic woods, ivory, and mother of pearl above living room mantle



IMG\_7253 Inlaid Japanese panel of exotic woods, ivory, and mother of pearl above living room mantle



IMG\_7252 Inlaid Japanese panel of exotic woods, ivory, and mother of pearl above living room mantle



IMG\_7251 Inlaid Japanese panel of exotic woods, ivory, and mother of pearl above living room mantle

BUILDING #: Smyth FLOOR # First RM # 102 DATE: 4/13/2011  
 HISTORIC ROOM USE: Living Room (continued)  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING or SOFFIT FINISH:

FLOOR FINISH:

WALL FINISHES:

TRIM:

WINDOWS:

TYPE:

ORIENTATION:

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☐ Fair ☐ Poor

SURVEYORS:

CHECKED:



IMG\_0716 west wall with Tudor arch window opening. Divided lights at top of window suggests intersecting tracery.



IMG\_0717 north wall with glazed arch transom above paired glazed doors to porch. Divided lights in doors suggest tracery.

BUILDING #: Smyth FLOOR # First RM # 102A DATE: 12/20/2010  
 HISTORIC ROOM USE: Stair (to basement)  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Wood Original

unpainted redwood, tongue and groove

FLOOR FINISH: Wood Original

WALL FINISHES: wood Original

unpainted redwood, tongue and groove

TRIM: Wood Original

unpainted redwood base

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood

# OF PANELS: 1

Original

unpainted redwood

HARDWARE:

DOORS: bronze shield escutcheon

Original

OTHER: bronze hooks

ELECTRICAL / LIGHTING:

TYPE: Incandescent

Replacement

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:

unpainted redwood finishes, original hardware

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

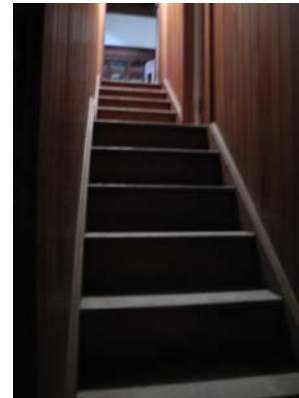
☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0804 Door to basement stair from north alcove, looking south



IMG\_0730 looking south from top of stair. Doorway to half bath on left.



IMG\_0803 looking northeast



IMG\_0801 looking north



BUILDING #: Smyth FLOOR # First RM # 102B DATE: 12/20/2010  
 HISTORIC ROOM USE: Stair (to second floor from north )  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Wood Original  
 FLOOR FINISH: Carpet Replacement  
 WALL FINISHES: Wood / panel Original  
 TRIM: Wood Original

WINDOWS:  
 TYPE: None ORIENTATION:  
 Tudor arch transom

DOORS:  
 TYPE: None # OF PANELS:  
 Tudor arch glazed panel

HARDWARE:  
 DOORS: None  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Fluorescent Replacement  
 LOCATION: ceiling

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 fire sprinklers and electrical conduit added.

CHARACTER DEFINING FEATURES:  
 Wood paneled and trim; wood newel post with contrasting inlay and flared top; wood rail and balusters

OVERALL SIGNIFICANCE:  
☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7266



IMG\_0727



IMG\_0726

BUILDING #: Smyth FLOOR # First RM # 102C DATE: 12/20/2010  
 HISTORIC ROOM USE: Stair (to second floor from south)  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Wood Original  
 coffered ceiling  
 FLOOR FINISH: Wood and carpet Original and Replacement  
 WALL FINISHES: Wood / panel Original  
 high wainscot with plaster above  
 TRIM: Wood Original

WINDOWS:  
 TYPE: None ORIENTATION:  
 Tudor arch transom

DOORS:  
 TYPE: None # OF PANELS:

HARDWARE:  
 DOORS: None  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Fluorescent Replacement  
 LOCATION: ceiling

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 fire sprinklers added.

#### CHARACTER DEFINING FEATURES:

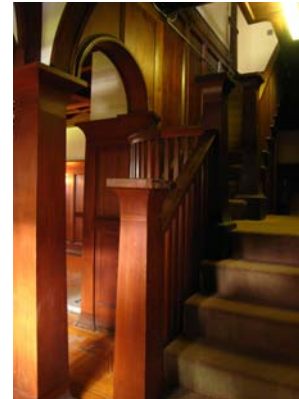
Wood paneled and trim; wood newel post with contrasting inlay and flared top; curved wood rail and balusters

#### OVERALL SIGNIFICANCE:

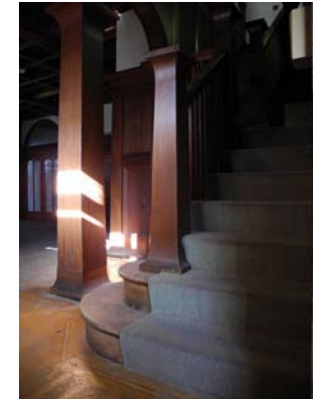
☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7250 looking northwest



IMG\_0707 looking northwest



IMG\_0708 curved steps and newel post, looking northeast

BUILDING #: Smyth FLOOR # First RM # 103 DATE: 5/19/2010  
 HISTORIC ROOM USE: North Porch  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Wood Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original  
 broom finish stucco typical for ground floor exterior finish.

TRIM: Wood Original  
 simple painted wood boards.

**WINDOWS:**

TYPE: fixed and sliding ORIENTATION: N&W Original and Replacement  
 small lights at window on west suggest intersecting tracery; new window added in large Tudor arched opening on north

**DOORS:**

TYPE: Wood and glass # OF PANELS: Original  
 paired glazed doors with divided lights suggesting simple tracery at south and east

**HARDWARE:**

DOORS: interior door hardware Original  
 OTHER: some original hardware missing

**ELECTRICAL / LIGHTING:**

TYPE: Incandescent Replacement  
 LOCATION: ceiling

**HVAC / MECHANICAL:**

TYPE: None  
 LOCATION:

**ALTERATIONS:**

Original Tudor arch opening on north has been filled with plywood panel and aluminum sash window. Fire sprinkler added.

**CHARACTER DEFINING FEATURES:**

Tudor arched window on west with small lights at top of window suggesting intersecting tracery; large Tudor arched opening on north; broom finish stucco walls; paired glazed doors with divided lights suggesting simple tracery; original bronze knobs and shaped escutcheon

**OVERALL SIGNIFICANCE:**

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

**OVERALL CONDITION:**

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7263 small lights at top of window suggest intersecting tracery; new window added in original opening at right



IMG\_0718 paired glazed doors with divided lights suggesting simple tracery



BUILDING #: Smyth FLOOR # First RM # 104 DATE: 5/19/2010

HISTORIC ROOM USE: North Living Room Alcove

EXPOSED STRUCTURAL ELEMENTS: Wood Original

beams at ceiling, post and brackets

CEILING or SOFFIT FINISH: Wood Original

coffered ceiling

FLOOR FINISH: Wood Original

oak with contrasting border

WALL FINISHES: Wood / panel Original

High wood wainscot with plaster above.

TRIM: Wood Original

coved base and top of wainscot

#### WINDOWS:

TYPE: Casement ORIENTATION: North Original

6 grouped casement windows with small, fixed 9-light leaded-glass transoms.

#### DOORS:

TYPE: Wood and glass # OF PANELS: 1 Original

Tudor arch single panel redwood door with small view window to pantry. Glazed double wood doors to porch. Tudor arch glazed panel. Door to basement.

#### HARDWARE:

DOORS: crystal knobs Original

OTHER:

#### ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: north wall  
wall sconce

#### HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original

LOCATION: northeast corner  
high 6-cell radiator

#### ALTERATIONS:

Decorative Japanese panel on north end of fireplace was removed during this project, assumed to be stolen. Door at top of basement stairs removed during this project.

#### CHARACTER DEFINING FEATURES:

Ceiling, high wood wainscot, wood trim, floor, windows, doors, side of fireplace, inlaid Japanese panel, stair and newel post.

#### OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0719 looking northeast to north living room alcove from enclosed porch



IMG\_7256 Decorative Japanese panel on north end of fireplace



IMG\_0721 north wall and door to dining room



IMG\_0718 looking west to glazed doors and north porch

BUILDING #: Smyth FLOOR # First RM # 105 DATE: 5/19/2010

HISTORIC ROOM USE: South Living Room Alcove

EXPOSED STRUCTURAL ELEMENTS: Wood Original

ceiling beams, post, brackets

CEILING or SOFFIT FINISH: Wood Original

coffered

FLOOR FINISH: Wood Original

oak with contrasting border

WALL FINISHES: Wood / panel Original

High wood wainscot with plaster above.

TRIM: Wood Original

coved base and top of wainscot

WINDOWS:

TYPE: Casement ORIENTATION: South Original

5 grouped casement windows with small, fixed 9-light leaded-glass transoms.

DOORS:

TYPE: Wood # OF PANELS: 1 Original

single panel in Tudor arch opening

HARDWARE:

DOORS: bronze knobs, shield escutcheon Original

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

fire sprinkler and electrical conduit added

CHARACTER DEFINING FEATURES:

Ceiling, high wood wainscot, wood trim, floor, windows, doors, side of fireplace, stair and newel post.



IMG\_0709 looking northeast to free-standing redwood post and stair

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: Smyth FLOOR # First RM # 106 DATE: 5/19/2010  
 HISTORIC ROOM USE: Dining Room north window bay  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Wood Original

WALL FINISHES: Plaster Original

TRIM: Wood Original

#### WINDOWS:

TYPE: pivot, casement & fixed ORIENTATION: N&W Original

large pivot windows with casement side lights. Fixed multi-light wood transoms.

#### DOORS:

TYPE: Wood # OF PANELS: 1 Original

#### HARDWARE:

DOORS:

OTHER:

#### ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: north wall

#### HVAC / MECHANICAL:

TYPE:

LOCATION:

#### ALTERATIONS:

#### CHARACTER DEFINING FEATURES:

Tudor arched opening to main dining space with wood trim and columns, windows, doors, window seat, plaster walls and ceiling, wood trim, wood floor.

#### OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0700 window seat, looking northwest



IMG\_0699 windows on north wall



BUILDING #: Smyth FLOOR # First RM # 107 DATE: 5/19/2010

HISTORIC ROOM USE: Dining Room

EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original  
coved corners

FLOOR FINISH: Wood Original

WALL FINISHES: plaster and wood Original  
high wood panel wainscot with plaster above; wood paneling probably from original Batchelder house

TRIM: Wood Original  
base, top of wainscot

**WINDOWS:**

TYPE: None

**ORIENTATION:**

large awning windows with casement side lights. Fixed multi-light wood transoms in north window bay (room #103A).

**DOORS:**

TYPE: Wood # OF PANELS: 1 Original

Original glazed exterior door on east wall replaced with solid door.

**HARDWARE:**

DOORS:

OTHER:

**ELECTRICAL / LIGHTING:**

TYPE: Incandescent Replacement

LOCATION: wall and ceiling

**HVAC / MECHANICAL:**

TYPE:

LOCATION:

**ALTERATIONS:**

Room converted to a kitchen ca. 1970; wainscot removed from east wall; counter and cabinets added. Original glazed exterior door replaced with solid door, which removed visual connection to terrace.

**CHARACTER DEFINING FEATURES:**

Corbeled brick fireplace with round arch keyhole hearth probably from original Batchelder house (rebuilt in 1911 remodel). Wood window seat on north. Tudor arched opening with wood trim and columns between main dining space and north window bay.

**OVERALL SIGNIFICANCE:**

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

**OVERALL CONDITION:**

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0664 south wall



IMG\_0701 west wall. wood paneling probably from original Batchelder house



IMG\_0666 fireplace with keyhole hearth probably from original Batchelder house (rebuilt during 1911 remodel)

BUILDING #: Smyth FLOOR # First RM # 108 DATE: 5/19/2010

HISTORIC ROOM USE: Study / Office

EXPOSED STRUCTURAL ELEMENTS: Wood Original

beams and floor joists exposed at ceiling

CEILING or SOFFIT FINISH: Wood Original

redwood ceiling with exposed beams and floor joists; similar to living room

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Wood / panel Original

plaster above high redwood wainscot. Built-in wood shelves and cabinet on east wall.

TRIM: Wood Original

redwood door surrounds, molding at top of wainscot, simple redwood baseboard

## WINDOWS:

TYPE: fixed and casement ORIENTATION: South Original

Tudor arch openings at casement windows on sides of window bay.

## DOORS:

TYPE: Wood # OF PANELS: 1 Original

Tudor arched openings at interior doors to Living Room (west wall) and Dining Room (north wall).

Original glazed exterior door (east wall ) has been replaced.

## HARDWARE:

DOORS: interior door hardware Original

OTHER: exterior door hardware Replacement

## ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: west wall

## HVAC / MECHANICAL:

TYPE: None

LOCATION:

## ALTERATIONS:

fire sprinkler added. Original glazed exterior door replaced, diminishing natural light in room and removing visual connection between room and terrace.

## CHARACTER DEFINING FEATURES:

wood ceiling and beams. Redwood wainscot, trim, bookcases, single panel doors in Tudor arch openings; bronze door hardware with shaped escutcheons.

Window bay, wood windows with divided lights.

Sandstone fireplace with Tudor arch opening and curbed hearth, redwood mantel, and beveled mirror.

## OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

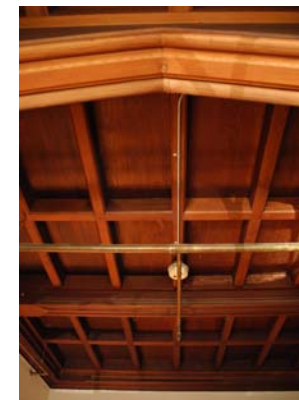
IMG\_7271 North wall with fireplace and door to dining room



IMG\_7272 east wall with built-in book cases and door to terrace



IMG\_0704 window bay at south



IMG\_0669 wood ceilings and beams with added fire sprinkler

BUILDING #: Smyth FLOOR # First RM # 109 DATE: 9/20/2010  
 HISTORIC ROOM USE: Butler's Pantry  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Unknown

FLOOR FINISH: Vinyl Tile Replacement

WALL FINISHES: plaster and wood Original  
 vertical board wainscot with plaster above

TRIM: Wood Replacement  
 vinyl base

WINDOWS:  
 TYPE: sliding ORIENTATION: N&S Original

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original  
 One panel door to basement.

HARDWARE:  
 DOORS: bronze knobs Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: ceiling

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:  
 Original counter and cabinets removed from west wall and electrical panel and chase added.  
 fire sprinkler added.

CHARACTER DEFINING FEATURES:  
 Multi-light windows. Space probably part of original Batchelder house.

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7274 looking south. original cabinets removed from west wall



IMG\_7273 door at northeast corner to basement stair



IMG\_0698 looking north



BUILDING #: Smyth FLOOR # First RM # 110 DATE: 5/19/2010

HISTORIC ROOM USE: Kitchen

EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Unknown

FLOOR FINISH: Vinyl Tile Replacement

WALL FINISHES: wood  
vertical board wainscot OriginalTRIM: vinyl  
vinyl base. ReplacementWINDOWS:  
TYPE: sliding ORIENTATION: S&E Original

Multi-light wood sliding windows with tudor arched head.

DOORS:  
TYPE: Wood # OF PANELS: ReplacementHARDWARE:  
DOORS: Replacement  
OTHER:ELECTRICAL / LIGHTING:  
TYPE: Incandescent Replacement  
LOCATION: ceilingHVAC / MECHANICAL:  
TYPE:  
LOCATION:  
exposed brick chimney flue at south wall.ALTERATIONS:  
counter, sink, and cabinets replaced. fire sprinkler added.

## CHARACTER DEFINING FEATURES:

multi-light windows, painted wood wainscot, painted brick flue on north wall. Space probably part of original Batchelder house.

## OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

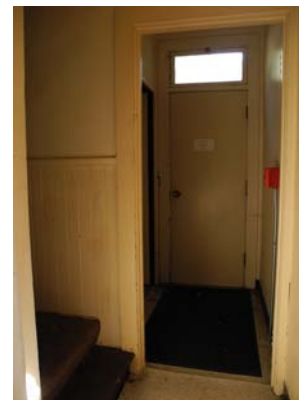
## OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

IMG\_7275 looking southeast



IMG\_7276 brick flue at north wall



IMG\_0787 looking east to exterior door beyond



IMG\_0670 window at south wall

BUILDING #: Smyth FLOOR # First RM # 111 DATE: 5/19/2010  
 HISTORIC ROOM USE: Kitchen - Cooler  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Vinyl Replacement

WALL FINISHES: wood Original  
 vertical tongue and groove

TRIM: Wood Original  
 wood counter and shelves  
 vinyl base replacement

WINDOWS:  
 TYPE: Casement ORIENTATION: West Original  
 Tudor arch head

DOORS:  
 TYPE: # OF PANELS:

HARDWARE:  
 DOORS:  
 OTHER: window hardware Original

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:

#### CHARACTER DEFINING FEATURES:

Tudor arch window, vertical tongue and groove board wall finish, wood counter and shelves,

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0691 window at south wall, shelving on north wall



IMG\_0690 looking north into cooler

BUILDING #: Smyth FLOOR # First RM # 112 DATE: 9/20/2010  
 HISTORIC ROOM USE: Half Bath  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Wood Original  
 unpainted redwood  
 FLOOR FINISH: Vinyl Replacement

WALL FINISHES: Wood Original  
 vertical unpainted redwood boards

TRIM: Wood Original  
 unpainted redwood

WINDOWS:  
 TYPE: Casement ORIENTATION: North Original

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original

HARDWARE:  
 DOORS: bronze knobs Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:  
 unpainted redwood ceiling, walls, and trim

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0693 window at north wall



IMG\_0692 looking northwest



BUILDING #: Smyth FLOOR # First RM # 113 DATE: 9/20/2010

HISTORIC ROOM USE: Terrace

EXPOSED STRUCTURAL ELEMENTS: Wood Original

Wood beams and trellis supported on battered plastered posts

CEILING or SOFFIT FINISH: Wood Replacement

open trellis supports large wisteria, wood boards of alternating widths at eaves

FLOOR FINISH: Concrete Original

scored concrete slab, round cornered platforms at doors to dining room and study

WALL FINISHES: Plaster Original

rough "broom" finish

TRIM: plaster molding Original

water table of house carries through as coping at low walls

WINDOWS:

TYPE: sliding ORIENTATION: North Original

kitchen and basement windows on north wall

DOORS:

TYPE: Wood # OF PANELS: 0 Replacement

Original glazed doors to Library and Dining Room placed with solid doors.

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

Wood beams replaced, mailboxes and lock box mounted on west wall, original glazed doors to Library and Dining Room placed with solid doors

CHARACTER DEFINING FEATURES:

low walls, built-in seats, battered posts, wood beams and trellis, rough plaster finish, water table, kitchen windows, light wells for basement windows, scored concrete slab and round cornered landings, wisteria vine

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0070 looking west



DSC\_0072 southeast corner with built-in seat



DSC\_0075 looking northwest with doors to study at left and dining room at right



DSC\_0074 looking north to butler's pantry window at left and kitchen window at right

BUILDING #: Smyth FLOOR # Second RM # 200 DATE: 9/20/2010  
 HISTORIC ROOM USE: Hall  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

TRIM: Wood Original  
 unpainted redwood rail, high baseboard, and door frames

WINDOWS:  
 TYPE: None ORIENTATION:

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original  
 unpainted redwood

HARDWARE:  
 DOORS: bronze knobs Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Fluorescent Replacement  
 LOCATION: ceiling  
 electrical fuse box on east wall near exterior door, wall mounted electrical conduit and switch added

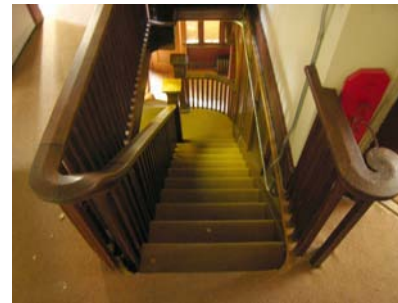
HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 wall mounted electrical conduit, fire sprinkler

CHARACTER DEFINING FEATURES:  
 unpainted redwood rail, doors and trim, fuse box

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

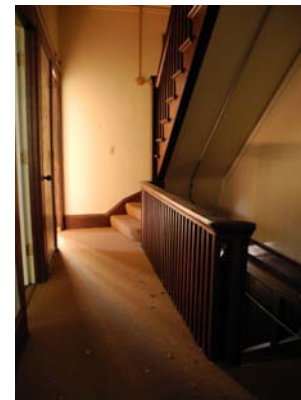
OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



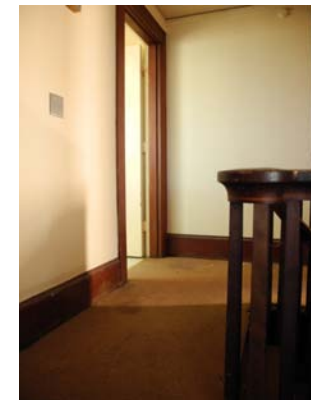
IMG\_7249 looking south to bottom of stair



IMG\_7854 electrical fuse box on east wall near exterior door



IMG\_0738 looking south



IMG\_0736 looking east

BUILDING #: Smyth FLOOR # Second RM # 200A DATE: 12/20/2010

HISTORIC ROOM USE: Stair (ground to second floor, from south )

EXPOSED STRUCTURAL ELEMENTS: Wood Original

redwood beams at ceiling

CEILING or SOFFIT FINISH: Wood Original

unpainted redwood

FLOOR FINISH: Carpet Replacement

WALL FINISHES: plaster and wood Original

unpainted redwood panel wainscot at bottom of stair

TRIM: Wood Original

unpainted redwood rail and balustrade

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: None

# OF PANELS:

HARDWARE:

DOORS: None

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent

LOCATION: ceiling

wall mounted electrical conduit and switch added

Replacement

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

fire sprinkler and surface mounted electrical conduit

CHARACTER DEFINING FEATURES:

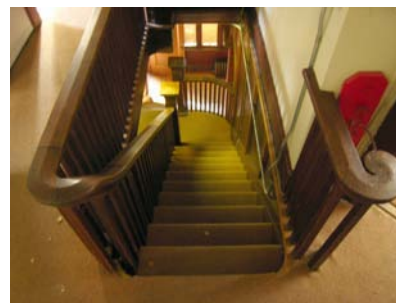
redwood ceiling beams and arched opening at bottom of stair; redwood paneled wainscot and trim; curved rail, balustrade, and newel posts with contrasting inlay and coved top

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7249 looking south from second floor toward bottom of stair



IMG\_0737 at second floor, looking southeast



IMG\_0786 redwood arched opening at bottom of stair, looking south



IMG\_7250 bottom of stair showing redwood wainscot, curved rail, balustrade, and newel post



BUILDING #: Smyth FLOOR # Second RM # 200C DATE: 9/20/2010  
 HISTORIC ROOM USE: Closet (with laundry chute)  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Wood Original  
 unpainted redwood  
 FLOOR FINISH: Wood

WALL FINISHES: wood Original  
 unpainted redwood

TRIM: Wood Original  
 unpainted redwood

WINDOWS:  
 TYPE: None ORIENTATION:

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original  
 unpainted redwood

HARDWARE:  
 DOORS: bronze knobs Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: None  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:  
 unpainted redwood finish, shelves, laundry chute and hopper door, hardware

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0741 looking southwest to closet from top of stair



IMG\_0742 laundry chute closed



IMG\_0743 laundry chute open

BUILDING #: Smyth FLOOR # Second RM # 201 DATE: 9/20/2010

HISTORIC ROOM USE: West Bedroom / Master Bedroom

EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

TRIM: Wood Original  
painted wood baseboard, picture rail, coved crown molding, door and window surrounds

## WINDOWS:

TYPE: Double Hung ORIENTATION: West Original  
three-light upper sash with Tudor arch head.

## DOORS:

TYPE: Wood # OF PANELS: 1 Original

## HARDWARE:

DOORS: crystal knobs, bronze shield escutcheon Original

## OTHER:

## ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement  
LOCATION: walls  
wall sconces

## HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original  
LOCATION: west wall  
low radiator

## ALTERATIONS:

surface mounted electrical conduit, fire sprinkler

## CHARACTER DEFINING FEATURES:

Fireplace, wood mantel with brackets and paneled wood above mantel. Wood cabinets and shelves flanking fireplace. Windows, doors, hardware. Fire sprinkler added

## OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

IMG\_7283 east wall



IMG\_7240 south wall with door to bath



IMG\_7241 west wall



IMG\_7245 crystal knob and bronze shield escutcheon

BUILDING #: Smyth FLOOR # Second RM # 201A DATE: 9/20/2010

HISTORIC ROOM USE: Bath (west bedroom)

EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Plaster Unknown

FLOOR FINISH: Vinyl Replacement

WALL FINISHES: Plaster Original

TRIM: Wood  
base and picture molding; mirror, window, and door frames

## WINDOWS:

TYPE: Casement  
textured glass  
ORIENTATION: South  
Unknown

## DOORS:

TYPE: Wood  
# OF PANELS: 1  
Original

## HARDWARE:

DOORS: crystal knobs  
Unknown

OTHER:

## ELECTRICAL / LIGHTING:

TYPE:  
LOCATION:  
Replacement

## HVAC / MECHANICAL:

TYPE: Hot Water / Steam  
Unknown

LOCATION: west wall

wall mounted radiator

## ALTERATIONS:

fire sprinkler, wall mounted electrical conduit

## CHARACTER DEFINING FEATURES:

radiator, sink, mirror, trim, windows

## OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

IMG\_0766 textured glass in casement windows on west wall



IMG\_0764 wall mounted radiator, mirror and sink at west wall



IMG\_0765 replacement bathtub



IMG\_0763 looking southeast



BUILDING #: Smyth FLOOR # Second RM # 201B DATE: 5/19/2010

HISTORIC ROOM USE: North Enclosed Porch

EXPOSED STRUCTURAL ELEMENTS: Wood Original

alternating board width roof sheathing

CEILING or SOFFIT FINISH: Wood Original

alternating board width roof sheathing as at eaves

FLOOR FINISH: Carpet Replacement

WALL FINISHES: plaster and wood Original

half timber at exterior walls

TRIM: Wood Original

#### WINDOWS:

TYPE: fixed and sliding ORIENTATION: N&W Replacement

aluminum replacement windows.

#### DOORS:

TYPE: Wood # OF PANELS: 1 Original and Replacement

interior door original, exterior door replacement

#### HARDWARE:

DOORS: Replacement

OTHER:

#### ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

#### HVAC / MECHANICAL:

TYPE: None

LOCATION:

#### ALTERATIONS:

replacement windows, fire sprinkler

#### CHARACTER DEFINING FEATURES:

exposed roof sheathing at ceiling, half timbered exterior walls

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7242 looking north



IMG\_7239 looking north to enclosed porch from west bedroom



IMG\_0772 looking north



IMG\_0773 looking northwest

BUILDING #: Smyth FLOOR # Second RM # 201C DATE: 5/19/2010  
 HISTORIC ROOM USE: Wardrobe  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Wood Original

WALL FINISHES: plaster and wood Original  
 unpainted redwood closets along west wall

TRIM: Wood Original  
 unpainted redwood at west wall closets

WINDOWS:  
 TYPE: Unknown ORIENTATION: North Unknown

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original

HARDWARE:  
 DOORS: crystal knobs Original  
 OTHER: bronze hooks Original

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:

#### CHARACTER DEFINING FEATURES:

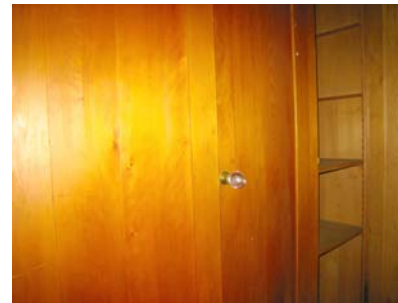
unpainted redwood finishes, round crystal knobs at closets

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7244 looking northwest to shelving with a closet door open



IMG\_0770 closet interior



IMG\_0767 looking northwest with all closet doors closed



IMG\_0769 round crystal knobs at closet

BUILDING #: Smyth FLOOR # Second RM # 202 DATE: 5/18/2010

HISTORIC ROOM USE: North Bedrom

EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original  
painted thick paper finish below picture rail.TRIM: Wood Original  
painted base and picture rail, coved crown molding, raised diamond pattern at mantel and frieze above door height.

## WINDOWS:

TYPE: fixed and casement ORIENTATION: N&E Original  
fixed, diamond pattern leaded glass at transoms on the north and casement windows on the east.

## DOORS:

TYPE: Wood # OF PANELS: 1 and 2 Original and Replacement  
replacement doors at hall and exterior

## HARDWARE:

DOORS: closet door knobs Original and Replacement

OTHER:

## ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement  
LOCATION: east and west walls  
wall sconces

## HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original  
LOCATION: north wall  
low 8-cell radiator below window on north wall.

## ALTERATIONS:

metal hood missing from hearth, wall mounted electrical conduit, fire sprinklers

## CHARACTER DEFINING FEATURES:

Fireplace, tile-faced hearth. beveled corners at northeast and northwest, wood trim and frieze, windows, leaded glass, hardware.

## OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

IMG\_7233 south wall



IMG\_7234 west wall, door to hall at left



IMG\_7235 north wall, exterior door at left



IMG\_7236 east wall



BUILDING #: Smyth FLOOR # Second RM # 202A DATE: 4/13/2011  
 HISTORIC ROOM USE: Bath off north bedroom and hall  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING or SOFFIT FINISH: Plaster Unknown

FLOOR FINISH: Vinyl Tile Replacement

WALL FINISHES: Plaster and tile Unknown

TRIM: Wood Original

WINDOWS:  
 TYPE: sliding ORIENTATION: North Replacement

DOORS:  
 TYPE: # OF PANELS:

HARDWARE:  
 DOORS:  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:  
 shower and new tub, fire sprinkler added

CHARACTER DEFINING FEATURES:  
 sink and faucets

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0746 looking northwest

BUILDING #: Smyth FLOOR # Second RM # 202B DATE: 9/20/2010  
 HISTORIC ROOM USE: Closet  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Wood Original

WALL FINISHES: plaster and wood and paper Original  
 thick unpainted paper below redwood chair rail

TRIM: Wood Original  
 unpainted redwood board picture rail and baseboard

WINDOWS:  
 TYPE: None ORIENTATION:

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original

HARDWARE:  
 DOORS: bronze knobs, shield escutcheon Original  
 OTHER: brass hooks at closet

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:

CHARACTER DEFINING FEATURES:  
 original unpainted paper finish, redwood trim, hooks

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7847 original unpainted paper wall finish



IMG\_7848 hooks at redwood board picture rail with plaster finish above and paper finish below

BUILDING #: Smyth FLOOR # Second RM # 203 DATE: 5/19/2010

HISTORIC ROOM USE: South Bedroom

EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

TRIM: Wood Original  
 unpainted redwood baseboard and window and door surrounds; painted wood picture rail and coved crown molding.

## WINDOWS:

TYPE: awn., csmt. & fixed ORIENTATION: S&E Original  
 Tudor arched head at window on south

## DOORS:

TYPE: Wood # OF PANELS: 1 Original  
 Original unpainted redwood interior doors; exterior door replaced.

## HARDWARE:

DOORS: bronze knobs, shield escutcheon Original  
 OTHER: exterior door knob Replacement

## ELECTRICAL / LIGHTING:

TYPE: Incandescent Original and Replacement  
 LOCATION: west, east, and south walls  
 original porcelain socket at south, replacement wall sconces at east and west

## HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original  
 LOCATION: south end of east wall

## ALTERATIONS:

fire sprinkler, wall mounted electrical conduit and outlets

## CHARACTER DEFINING FEATURES:

Brick fireplace with round arch keyhole hearth, may date from original Batchelder house and rebuilt during 1911 remodel. Wood trim, windows, doors, hardware. Tudor arched head at window on south.

## OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED:



IMG\_7226 Brick fireplace with round arch keyhole hearth, may date from original Batchelder house, rebuilt in 1911



IMG\_0751 looking southeast



IMG\_7231 west wall



IMG\_7229 bronze knobs and shield escutcheon



BUILDING #: Smyth FLOOR # Second RM # 203A DATE: 5/19/2010  
 HISTORIC ROOM USE: Bath (south bedroom)  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Unknown  
 failed plaster at ceiling due to water damage.  
 FLOOR FINISH: Vinyl Replacement  
 WALL FINISHES: Plaster Replacement

TRIM: Wood Original  
 wood base; picture molding; mirror, widow and door frames.

WINDOWS:  
 TYPE: Casement ORIENTATION: South Original  
 diamond pattern leaded glass

DOORS:  
 TYPE: # OF PANELS:

HARDWARE:  
 DOORS: crystal knobs Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:  
 some new fixtures, water damage at ceiling

CHARACTER DEFINING FEATURES:  
 windows with diamond pattern leaded glass, trim, sink, mirror

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7227 looking northwest



IMG\_0755 south wall



IMG\_0756 looking west

BUILDING #: Smyth FLOOR # Second RM # 204 DATE: 9/20/2010  
 HISTORIC ROOM USE: Servants Bedroom (south)  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING or SOFFIT FINISH: Plaster Original  
 ceiling slopes to south  
 FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original  
 unpainted vertical tongue and groove redwood at closet

TRIM: Wood Original  
 high wood base, picture molding, and window frames

WINDOWS:  
 TYPE: Double-hung & casement ORIENTATION: South Original  
 double-hung with three-lite upper sash.

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original

HARDWARE:  
 DOORS: Original and Replacement  
 OTHER: original door knob at closet

ELECTRICAL / LIGHTING:  
 TYPE:  
 LOCATION:  
 electrical conduit and outlets surface mounted at baseboard

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Unknown  
 LOCATION: northwall  
 radiator

ALTERATIONS:  
 surface mounted electrical conduit

CHARACTER DEFINING FEATURES:  
 sloped ceiling, windows, paneled doors, wood trim, radiator

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0684 sloped ceiling looking southeast



IMG\_0686 closet at northwest corner with unpainted redwood finishes



IMG\_0685 south wall



IMG\_0688 radiator at northeast corner

BUILDING #: Smyth FLOOR # Second RM # 205 DATE: 9/20/2010  
 HISTORIC ROOM USE: Servants Wing Hall and Stair  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original  
 water damage  
 FLOOR FINISH: Carpet Replacement  
 WALL FINISHES: Plaster Original  
 water damage  
 TRIM: Wood Original  
 unpainted redwood rails, base, window and door trim. painted picture molding

WINDOWS:  
 TYPE: Double Hung ORIENTATION: North Original  
 unpainted redwood sash. three-lite upper sash.

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: ceiling

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Original  
 LOCATION: south wall  
 radiator

ALTERATIONS:  
 fire sprinklers; water damage at walls and ceiling

#### CHARACTER DEFINING FEATURES:

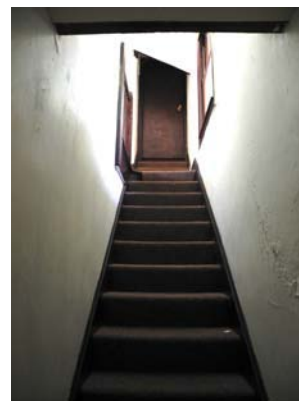
unpainted redwood rail, base, window and door trim; painted brick flue, Tudor arch opening at balcony

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0671 exterior door at top of stairs, looking west



IMG\_0676 looking west from balcony, looking west



IMG\_0674 Tudor arch opening at balcony, looking east



IMG\_0683 radiator at south wall



BUILDING #: Smyth FLOOR # Second RM # 206 DATE: 9/20/2010  
 HISTORIC ROOM USE: Bath (servants wing)  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original  
 sloping ceiling  
 FLOOR FINISH: Vinyl Replacement  
 WALL FINISHES: Plaster Unknown

TRIM: Wood & vinyl Original  
 wood picture molding and window frame. vinyl replacement at base.

WINDOWS:  
 TYPE: Casement ORIENTATION: North Unknown

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original  
 unpainted redwood single-panel door

HARDWARE:  
 DOORS: bronze knob Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: north wall over sink

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:  
 plumbing fixtures replaced

CHARACTER DEFINING FEATURES:  
 sloped ceiling  
 window and door

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0678 looking south



IMG\_0677 looking northeast



IMG\_0675 looking north

BUILDING #: Smyth FLOOR # Second RM # 207 DATE: 9/20/2010

HISTORIC ROOM USE: Servants Bedroom (east)

EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

sloping ceiling

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

TRIM: Wood Original

wood base, picture molding, window and door frames.

WINDOWS:

TYPE: Casement ORIENTATION: S&amp;E Original

DOORS:

TYPE: Wood # OF PANELS: 1 Unknown

damaged door

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: ceiling

surface mounted electrical conduit and outlet

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

fire sprinkler, surface mounted electrical conduit and outlet

CHARACTER DEFINING FEATURES:

sloped ceiling, wood trim, windows



IMG\_0682 looking south



IMG\_0681 looking northeast



IMG\_0680 looking northwest

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) 
 ☐ S (Signif.) 
 ☒ C (Contrib.) 
 ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent 
 ☐ Good 
 ☒ Fair 
 ☐ Poor 
 SURVEYORS: BPE / 
 CHECKED: MKH

BUILDING #: Smyth FLOOR # Second RM # 208 DATE: 5/19/2010  
 HISTORIC ROOM USE: Aviary  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING or SOFFIT FINISH:

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster Original

TRIM: Wood Original

WINDOWS:

TYPE: Other ORIENTATION: S&W Original  
 original opening were screened, now glazed.

DOORS:

TYPE: Wood # OF PANELS: Replacement  
 original doors were wood screen doors.

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

original screened openings and screen doors at south and west are now glazed and solid.

CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0771 Similar door and window openings at the aviary were originally screened only

BUILDING #: Smyth FLOOR # Second RM # 209 DATE: 5/19/2010

HISTORIC ROOM USE: Balcony (exterior)

EXPOSED STRUCTURAL ELEMENTS: Plaster / Stucco Original

brackets below balcony

CEILING or SOFFIT FINISH: Wood Original

alternating width roof sheathing exposed at eaves

FLOOR FINISH: Replacement

original canvas floor

WALL FINISHES: wood & plaster half timber rails Original

replaced on west elevation

TRIM: Wood Original

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood

# OF PANELS: 1 Original

HARDWARE:

DOORS: some

Original

OTHER: some

Replacement

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

footprint and rail altered on west.

CHARACTER DEFINING FEATURES:

half timber rails.

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0091 original half-timber balcony rail replaced in plywood and curved plaster brackets were removed on the west



DSC\_0090 curved plaster brackets below balcony



IMG\_0771 detail of half timbering seen from balcony



BUILDING #: Smyth FLOOR # Third RM # 300 DATE: 9/22/2010  
 HISTORIC ROOM USE: Stair to third floor  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

TRIM: Wood Original  
 unpainted redwood

WINDOWS:  
 TYPE: Unknown ORIENTATION: North Unknown

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original and Replacement  
 original unpainted redwood at closets. replacement doors at deck and belvedere.

HARDWARE:  
 DOORS: Original and Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Fluorescent Replacement  
 LOCATION: ceiling  
 wall mounted electrical conduit added

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 fire sprinkler, electrical conduit

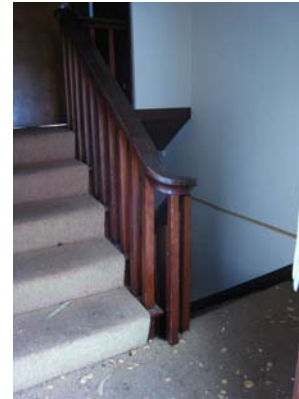
CHARACTER DEFINING FEATURES:  
 unpainted redwood trim, curving rail, balustrade, newel post, closet doors; cast metal water tank in closet

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7222 looking southwest from landing



IMG\_0740 looking northwest from second floor hall



IMG\_0777 closet at landing

BUILDING #: Smyth FLOOR # Second RM # 300 DATE: 12/20/2010  
 HISTORIC ROOM USE: Stair (second to third floor) continued  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

TRIM: Wood Original  
 unpainted redwood

WINDOWS:  
 TYPE: Unknown ORIENTATION: North Unknown

DOORS:  
 TYPE: Wood # OF PANELS: 1 Original and Replacement  
 original redwood doors intact at closets

HARDWARE:  
 DOORS: Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Fluorescent Replacement  
 LOCATION: ceiling  
 wall mounted electrical conduit added

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 fire sprinkler, wall mounted electrical conduit

#### CHARACTER DEFINING FEATURES:

unpainted redwood trim, curving rail, balustrade, newel post, closet doors; cast metal water tank in closet

#### OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



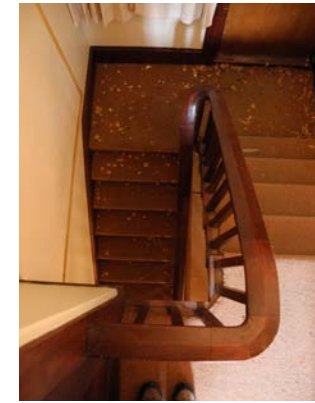
IMG\_0778 top of stair looking southwest into belvedere



IMG\_7220 metal water tank in closet at top of stair



IMG\_0745 looking north to landing



IMG\_0784 looking north from top of stair to landing and door to third floor deck

BUILDING #: Smyth FLOOR # Third RM # 301 DATE: 9/20/2010

HISTORIC ROOM USE: Belvedere

EXPOSED STRUCTURAL ELEMENTS: Wood Original

exposed roof structure

CEILING or SOFFIT FINISH: Wood Original

unpainted redwood board sheathing of alternating widths

FLOOR FINISH: Carpet Replacement

WALL FINISHES: wood Original

unpainted redwood, alternating width, vertical board sheathing

TRIM: Wood

unpainted redwood, alternating width, vertical board sheathing

WINDOWS:

TYPE: sliding ORIENTATION: S, E & W Replacement

aluminum sash

DOORS:

TYPE: Wood # OF PANELS: Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: None

LOCATION:

surface mounted electrical conduit

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Unknown

LOCATION: west wall

radiator

ALTERATIONS:

aluminum sash windows, fire sprinklers, surface mounted electrical conduit; water stains at ceiling and walls

CHARACTER DEFINING FEATURES:

corbeled buff brick fire place and chimney, wood window seats, exposed wood roof structure, unpainted redwood sheathing at ceiling and walls, diamond patterned trim at top of walls

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6714 corbeled brick chimney at north wall



IMG\_7827 detail of diamond trim at top of walls



IMG\_7830 looking southeast



IMG\_7216 looking west

BUILDING #: Smyth FLOOR # Third RM # 302 DATE: 9/20/2010

HISTORIC ROOM USE: Deck

EXPOSED STRUCTURAL ELEMENTS: Wood Original

wood posts, beams, and open trellis

CEILING or SOFFIT FINISH: open wood trellis Unknown

FLOOR FINISH: Replacement

WALL FINISHES: wood Replacement

TRIM: Wood Unknown

WINDOWS:

TYPE: Unknown ORIENTATION: South Unknown

window boarded over

DOORS:

TYPE: Wood # OF PANELS: Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: None

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

panels added at walls, fire escape added at north

CHARACTER DEFINING FEATURES:

trellis with shaped beam ends, view to Golden Gate



IMG\_7211 looking west to the Golden Gate



IMG\_7841 looking southeast



IMG\_7212 detail of shaped beam ends

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



BUILDING #: Smyth FLOOR # Basement RM # B-000 DATE: 9/11/2010  
 HISTORIC ROOM USE: Ramp and entry to basement  
 EXPOSED STRUCTURAL ELEMENTS: Wood Unknown  
 posts at walls, beams at ceiling  
 CEILING or SOFFIT FINISH: Wood

FLOOR FINISH: Brick

WALL FINISHES: Wood and stucco

TRIM: None

WINDOWS:

TYPE: arched openings ORIENTATION: S&E  
 arched opening on south altered

DOORS:

TYPE: # OF PANELS: Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE:  
 LOCATION:

HVAC / MECHANICAL:

TYPE: None  
 LOCATION:

ALTERATIONS:

arched opening altered on south

CHARACTER DEFINING FEATURES:

brick ramp, arched opening

OVERALL SIGNIFICANCE:

☒ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☒ Good ☐ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0057 entry below entry porch to basement



DSC\_0058 brick ramp and round arched opening below porch, looking west



DSC\_0059 brick ramp and round arched opening below porch, looking east



IMG\_7902 replacement door to basement

BUILDING #: Smyth FLOOR # Basement RM # B-001 DATE: 1/5/2011

HISTORIC ROOM USE: 1911 Addition Basement

EXPOSED STRUCTURAL ELEMENTS: Wood and concrete Original and Replacement  
wood beams and posts on concrete footings, concrete perimeter foundation

CEILING or SOFFIT FINISH: Gypsum Board Replacement

FLOOR FINISH: Concrete Unknown

WALL FINISHES: Gypsum Board Replacement

TRIM: None

#### WINDOWS:

TYPE: arched openings ORIENTATION: S&W  
arched openings infilled

#### DOORS:

TYPE: # OF PANELS: Replacement

#### HARDWARE:

DOORS: Replacement

OTHER:

#### ELECTRICAL / LIGHTING:

TYPE: Fluorescent Replacement  
LOCATION: ceiling

#### HVAC / MECHANICAL:

TYPE:

LOCATION:

exposed mechanical and plumbing lines

#### ALTERATIONS:

arched openings filled at exterior walls, gypsum board added at walls and ceiling

#### CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

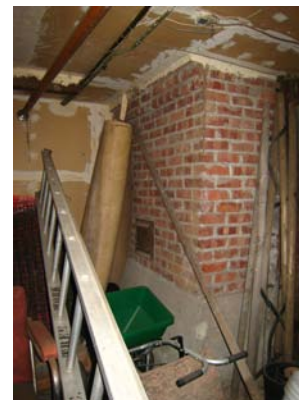
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0055 looking east



IMG\_7898 Infilled arched openings at exterior walls



IMG\_7899 brick chimney below living room, looking northeast



IMG\_7901 wood beams and posts on concrete footings, looking north

BUILDING #: Smyth FLOOR # Basement RM # B-002 DATE: 9/22/2010

HISTORIC ROOM USE: Basement

EXPOSED STRUCTURAL ELEMENTS: Wood Unknown

posts and beams, brick foundation wall

CEILING or SOFFIT FINISH: Gypsum Board

FLOOR FINISH: Concrete Unknown

WALL FINISHES: Gypsum Board Replacement

TRIM: None

WINDOWS:

TYPE: arched openings ORIENTATION: N&W  
infilled

DOORS:

TYPE: # OF PANELS: Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent Replacement  
LOCATION: ceiling

HVAC / MECHANICAL:

TYPE:

LOCATION:

exposed mechanical and plumbing lines

ALTERATIONS:

arched openings at exterior walls infilled

CHARACTER DEFINING FEATURES:

exposed structural elements



DSC\_0062



IMG\_7890

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: Smyth FLOOR # Basement RM # B-003 DATE: 9/22/2010

HISTORIC ROOM USE: Basement

EXPOSED STRUCTURAL ELEMENTS:

brick foundation wall

CEILING or SOFFIT FINISH: Wood

FLOOR FINISH: Concrete

Unknown

WALL FINISHES: brick and gypsum board

TRIM: None

WINDOWS:

TYPE: infilled

ORIENTATION: North

DOORS:

TYPE: None

# OF PANELS:

HARDWARE:

DOORS: None

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE:

LOCATION:

exposed mechanical and plumbing pipes at ceiling

ALTERATIONS:

exterior openings infilled, gypsum board partitions added

CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

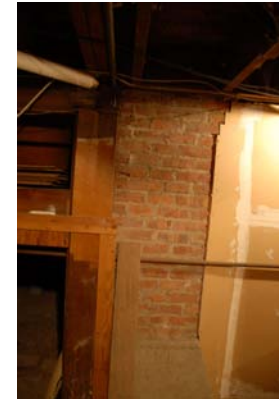
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0064



DSC\_0065



IMG\_7893



BUILDING #: Smyth FLOOR # Basement RM # B-004 DATE: 9/11/2010

HISTORIC ROOM USE: Service Wing Basement

EXPOSED STRUCTURAL ELEMENTS: Concrete & brick

brick and concrete foundation wall

CEILING or SOFFIT FINISH: Plaster

Original

Replacement

FLOOR FINISH: Concrete

Unknown

WALL FINISHES: Brick, concrete and gypsum board

TRIM: None

WINDOWS:

TYPE: unglazed opening

ORIENTATION: South

Original

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent

LOCATION: ceiling

porcelain socket

Unknown

HVAC / MECHANICAL:

TYPE:

LOCATION:

multiple hot water heaters, exposed mechanical pipers at ceiling

ALTERATIONS:

CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7900



IMG\_0796



IMG\_0795

BUILDING #: Smyth FLOOR # Basement RM # B-005 DATE: 12/20/2010

HISTORIC ROOM USE: Basement

EXPOSED STRUCTURAL ELEMENTS: Wood, concrete & brick Original

exposed foundation walls and wood first-floor framing at ceiling

CEILING or SOFFIT FINISH: Wood Original

FLOOR FINISH: Concrete and wood Unknown and original

WALL FINISHES: concrete, brick, and gypsum board

TRIM: Wood Original  
door frame

WINDOWS:

TYPE: unglazed opening ORIENTATION: South Original

DOORS:

TYPE: Wood # OF PANELS: Unknown and Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Unknown

LOCATION: at ceiling

porcelain socket, surface mounted electrical conduit at wall and ceiling

HVAC / MECHANICAL:

TYPE:

LOCATION: ceiling and walls

exposed plumbing and mechanical pipes

ALTERATIONS:

fire sprinkler added

CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE CHECKED: MKH



IMG\_0797 looking east



IMG\_0798 looking north



IMG\_0800 screened opening at south wall



IMG\_0799 redwood wainscot at back basement stair that leads to butler's pantry and exterior

BUILDING #: Smyth FLOOR # Basement RM # B-006 DATE: 9/11/2010

HISTORIC ROOM USE: Original House Basement

EXPOSED STRUCTURAL ELEMENTS: Concrete & brick

Concrete & brick foundation

CEILING or SOFFIT FINISH: Gypsum Board

Original

Replacement

FLOOR FINISH: Concrete

WALL FINISHES: Concrete, brick, and gypsum board

TRIM: None

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: None

# OF PANELS:

HARDWARE:

DOORS: None

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE:

Replacement

LOCATION: upper wall and ceiling

exposed mechanical pipes at upper wall and ceiling

ALTERATIONS:

Gypsum board partitions and ceiling added as fireproofing measure

CHARACTER DEFINING FEATURES:

brick and concrete foundation



IMG\_0791 gypsum board partitions and ceiling added as fireproofing measure



IMG\_0793 brick and concrete foundation at right.



IMG\_0792 brick and concrete foundation

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: Smyth FLOOR # Basement RM # B-008 DATE: 9/20/2010  
 HISTORIC ROOM USE: Half Bath  
 EXPOSED STRUCTURAL ELEMENTS: None Exposed

CEILING or SOFFIT FINISH: Wood Original

FLOOR FINISH:

WALL FINISHES: wood Original  
 vertical tongue and groove

TRIM:

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood

# OF PANELS:

Original

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent

LOCATION: south wall  
 porcelain socket

Original

HVAC / MECHANICAL:

TYPE: None

LOCATION:

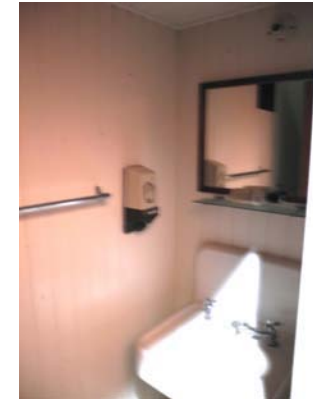
ALTERATIONS:

CHARACTER DEFINING FEATURES:

vertical tongue and groove wood walls, sink and faucets



IMG\_0733 looking southeast



IMG\_0732 looking southeast

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☒ S (Signif.) ☐ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



BUILDING #: 2415 (E) Richards FLOOR Exteri UNIT# Exteri DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / Apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original & Replacement

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: 3 Original & Replacement

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Unknown  
 LOCATION: soffit

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 converted to apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:  
 original doors and windows

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6887 entry on north with original paired three-panel doors



IMB\_6880 detail of light fixture above entry



IMG\_6865 detail of door with wireglass upper panels

BUILDING #: 2415 (E) Richards FLOOR Exteri UNIT# Exteri DATE: 12/27/2010  
 HISTORIC / CURRENT USE: Dormitory / Apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original & Replacement

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Original & Replacement  
 Exterior doors to apartments added ca. 1970

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Original & Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 some openings altered when dormitory was converted to apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:  
 original doors and windows

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0027 looking east from Fernwald Road with annex at left, dormitory on right



DSC\_0037 covered passage between F/E Annex and Richards Hall (Dormitory E) at right



DSC\_0048 concrete site stairs south of the dormitories, climbing uphill to the east from Fernwald Road



DSC\_0046 south elevation Richards Hall (Dormitory E)

BUILDING #: 2415 (E) Richards FLOOR Exteri UNIT# Exteri DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / Apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original & Replacement

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Original & Replacement

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Original & Replacement  
 LOCATION: walls and soffits

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 Wood deck and stairs added and some openings altered when dormitory was converted to apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:  
 original doors and windows

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0041 wood deck and stairs added when dormitories were converted to apartments



DSC\_0043 individual entries added when dormitories were converted to apartments

BUILDING #: 2415 (E) Richards int. FLOOR 1 UNIT# 10 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 2-Bedroom Apartment  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board at bath & kitchen Original & Replacement  
 acoustic tile at living room & bedrooms

FLOOR FINISH: Carpet - living room, bedrooms, & hall Replacement  
 Vinyl - kitchen & bath

WALL FINISHES: Gypsum Board - living room, bedrooms, & hall Original & Replacement  
 tile - bath

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: 0 Replacement  
 Sliding closet doors in bedrooms

HARDWARE:  
 DOORS: spun aluminum Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: baseboard radiator Original & Replacement  
 LOCATION: under windows

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

Bedroom closet (sloped shoe rack, bookshelves in door) dates from original dorm room

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6866 interior entries altered when dormitories converted to apartments



IMG\_6870 typical kitchen layout



IMG\_6869 typical bath and fixtures



IMG\_6872 typical light fixture



BUILDING #: 2415 (E) Richards int. FLOOR 2 UNIT# 20 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 2-Bedroom Apartment  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board at bath & kitchen Original & Replacement  
 acoustic tile at living room & bedrooms

FLOOR FINISH: Carpet - living room, bedrooms, & hall Replacement  
 Vinyl - kitchen & bath

WALL FINISHES: Gypsum Board - living room, bedrooms, & hall Original & Replacement  
 tile - bath

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: 0 Replacement  
 Sliding closet doors in bedrooms

HARDWARE:  
 DOORS: spun aluminum Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: spun aluminum Replacement  
 LOCATION: bath & bedrooms

HVAC / MECHANICAL:  
 TYPE: baseboard radiator Original & Replacement  
 LOCATION: under windows

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

Bedroom closet (sloped shoe rack, bookshelves in door) dates from original dorm room.

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6869 typical bath and fixtures



IMG\_6872 typical light fixture

BUILDING #: 3002 (F/E Annex ) int. FLOOR I UNIT# B DATE: 01/19/2010

HISTORIC / CURRENT USE: Lounge / 2-Bedroom

EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster, gypsum board Original & Replacement

FLOOR FINISH: Carpet Replacement

Vinyl at kitchen & bath

WALL FINISHES: Plaster, gypsum board Original & Replacement

TRIM: Wood Original & Replacement

vinyl at kitchen, tile at bath

WINDOWS:

TYPE: casement & double hung ORIENTATION: Original & Replacement

DOORS:

TYPE: wood # OF PANELS: 0 Replacement

HARDWARE:

DOORS: aluminum Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: wall mounted fixtures

spun aluminum at kitchen & bath

HVAC / MECHANICAL:

TYPE: baseboard radiator Original

LOCATION:

ALTERATIONS:

lounge converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6908 living room with casement windows on south wall



IMG\_6910 living room north wall



IMG\_6912 kitchen



IMG\_6914 bath

BUILDING #: 3002 (F/E Annex) FLOOR I UNIT# A DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Lounge / 2-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster, gypsum board Original & Replacement

FLOOR FINISH: Carpet Replacement

Vinyl in Kitchen, Yellow linoleum Bath (original), Wood at Hall  
 WALL FINISHES: Gypsum Board Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement  
 Wood

DOORS:  
 TYPE: Wood # OF PANELS: 0 Replacement  
 Sliding at closets

HARDWARE:  
 DOORS: Aluminum Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: baseboard radiator Original  
 LOCATION: Living room, bedrooms

ALTERATIONS:  
 lounge converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6889 kitchen



IMG\_6890 bedroom



IMG\_6892 bath



IMG\_6893 typical light fixture with replacement globe

BUILDING #: 3002 (F/E Annex) FLOOR: exteri UNIT#: exteri DATE: 01/19/2010  
 HISTORIC / CURRENT USE: passage from lounge to dorms / exterior passage  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Unknown  
 FLOOR FINISH: Concrete Unknown  
 WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement  
 steel pipe rail

WINDOWS: TYPE: None ORIENTATION: Original & Replacement

DOORS: TYPE: Wood # OF PANELS: 3 Original & Replacement  
 Upper panels are wireglass, lower panel is solid. Lettering on lower wireglass panel reads "Richards Hall Women Residents Only."

HARDWARE: DOORS: White metal Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING: TYPE: Incandescent Original & Replacement  
 LOCATION:

HVAC / MECHANICAL: TYPE: None  
 LOCATION:

ALTERATIONS: floor infilled above stair, mailboxes mounted to wall

NOTES / CHARACTER DEFINING FEATURES:  
 original doors

## OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



2010-01-12 Marietta, SF tour 1.19 024  
 Lettering on lower wireglass panel reads  
 "Richards Hall Women Residents Only."



IMG\_6904 wall mounted mailboxes



IMG\_6875 interior stair to dormitory  
 abandoned and upper floor infilled when  
 dormitories were converted to apartments.



IMG\_6905 steel pipe rail and steps



BUILDING #: 3002 (F/E Annex) FLOOR: exteri UNIT#: A DATE: 01/19/2010

HISTORIC / CURRENT USE: lounge , offices/ duplex housing

EXPOSED STRUCTURAL ELEMENTS: Metal Original

steel pipe posts at porch

CEILING OR SOFFIT FINISH: Stucco Original

FLOOR FINISH: Concrete Original

integrally colored concrete at porch

WALL FINISHES: Stucco Original & Replacement

original facade at porch was modified when building became housing units.

TRIM: Wood Original & Replacement

replaced at porch windows and doors

WINDOWS:

TYPE: fixed and double-hung ORIENTATION: N&E&S Original & Replacement

DOORS:

TYPE: Wood # OF PANELS: Replacement

original entry door was glazed

HARDWARE:

DOORS: White metal Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Unknown

LOCATION: wall mounted, east of porch

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

original facade at porch was modified when building became duplex housing. Large areas of glazing were infilled with stucco walls, and glazed double entry doors replaced with single solid wood door and window.

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

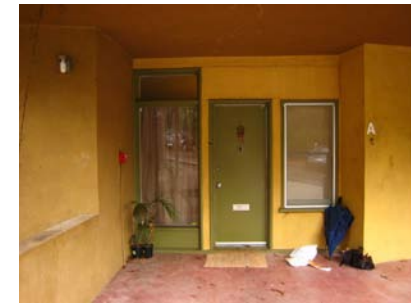
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6899 looking southwest



IMG\_6895 original glazed double doors replaced with solid door and double hung window at right



IMG\_6897



IMG\_6898 east elevation

BUILDING #: 3002 (F/E Annex) FLOOR: exteri UNIT# B DATE: 01/19/2010

HISTORIC / CURRENT USE: lounge , offices/ duplex housing

EXPOSED STRUCTURAL ELEMENTS: Metal Original

CEILING OR SOFFIT FINISH: Stucco Original

FLOOR FINISH: Concrete Original

integrally colored concrete at porch

WALL FINISHES: Stucco Original & Replacement

original facade at porch was modified when building became housing units. Large areas of glazing were infilled with stucco walls.

TRIM: Wood Original & Replacement

**WINDOWS:**

TYPE: Double Hung ORIENTATION: Original & Replacement  
replaced at porch

**DOORS:**

TYPE: Wood # OF PANELS: Replacement  
original entry doors were glazed

**HARDWARE:**

DOORS: White metal Replacement

OTHER:

**ELECTRICAL / LIGHTING:**

TYPE: Incandescent Unknown  
LOCATION: wall mounted at porch

**HVAC / MECHANICAL:**

TYPE: None

LOCATION:

**ALTERATIONS:**

original facade at porch was modified when building became duplex housing. Large areas of glazing were infilled with stucco walls; glazed double doors were replaced with single solid wood door and double hung windows.

**NOTES / CHARACTER DEFINING FEATURES:**

**OVERALL SIGNIFICANCE:**

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

**OVERALL CONDITION:**

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6903 looking south



IMG\_6896 Steel pipe post and rail, integrally colored concrete slab



IMG\_6916 original glazed openings infilled at entry area; solid door and double hung windows added



IMG\_6906

BUILDING #: 3002 (F/E) Annex FLOOR Exteri UNIT# Exteri DATE: 1/7/2011  
 HISTORIC / CURRENT USE: lounge , offices / duplex housing  
 EXPOSED STRUCTURAL ELEMENTS: Metal Original

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: casement, fixed, dbl. hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0031 north elevation



DSC\_0028 west elevation



DSC\_6899 east and north elevation, looking southwest



DSC\_0032 north elevation

BUILDING #: 3010 (F) Oldenberg FLOOR Exteri UNIT# Exteri DATE: 01/19/2010  
 HISTORIC / CURRENT USE: dormitory / family apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original  
 FLOOR FINISH: Concrete Original  
 WALL FINISHES: Stucco Original & Replacement  
 TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement  
 window openings modified when dormitory building was converted to family apartments ca. 1970

DOORS:  
 TYPE: Wood # OF PANELS: Replacement  
 doors added when dormitory building was converted to family apartments ca. 1970

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 door and window openings modified when dormitory building was converted to family apartments ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6900 north elevation with F/E Annex at right



DSC\_0095 detail of north elevation and roof



IMG\_7067 fire escape on east elevation. Window openings were modified when dorm was converted to apartments.



DSC\_0051 south elevation



BUILDING #: 3010 (F) Oldenberg FLOOR 1 UNIT# 12 DATE: 01/20/2010  
 HISTORIC / CURRENT USE: Toilet Room / 2-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster, acoustical tile Original & Replacement  
 acoustical tile added in the 1970's

FLOOR FINISH: Vinyl Tile, carpet Original & Replacement

WALL FINISHES: Plaster, tile  
 Tile at bath is 4" squarer, yellow, & likely original

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement  
 Louvers added to upper sash in bath

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: spun aluminum Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Original & Replacement  
 LOCATION:

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:  
 Bedroom closet (sloped shoe rack, bookshelves in door)

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7162 wood door at entry from central corridor



IMG\_7165 modified window at bath



IMG\_7166 bath

BUILDING #: 3010 (F) Oldenberg FLOOR 2 UNIT# 20 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 1-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster and acoustical tile Original & Replacement

FLOOR FINISH: Carpet, vinyl Replacement  
 Vinyl at kitchen & bath

WALL FINISHES: Plaster, gypsum Board and tile Original & Replacement  
 Tile at kitchen & bath

TRIM: Wood base at living room, bedroom & hall Original & Replacement  
 Vinyl base at kitchen & bath

WINDOWS:  
 TYPE: Wood Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: 0 Replacement

HARDWARE:  
 DOORS: Spun Aluminum Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: wall mounted spun aluminum fixtures  
 Kitchen fixture is ceiling mount

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Unknown  
 LOCATION: baseboard radiators

ALTERATIONS:  
 Double occupancy dormitory rooms and community kitchenette converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

Kitchen incorporates counter and cabinets from original dormitory community kitchenette.

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6953 baseboard radiator at living room



IMG\_6940 small shared kitchen in original dorm was modified into single apartment's kitchen



IMG\_6950 bath



IMG\_6954 bedroom

BUILDING #: 3010 (F) Oldenberg FLOOR 2 UNIT# 21 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 1-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster and acoustical tile Original & Replacement

FLOOR FINISH: Carpet at living room, bedroom, hall Replacement  
 Vinyl at kitchen & bath

WALL FINISHES: Gypsum Board at living room, bedroom, hall  
 Vinyl at kitchen & bath

TRIM: Wood base at living room, bedroom, hall  
 Vinyl base at kitchen & bath

WINDOWS:  
 TYPE: Double Hung ORIENTATION: West Original

DOORS:  
 TYPE: Wood # OF PANELS: 0  
 Sliding closet doors in bedrooms

HARDWARE:  
 DOORS: Spun aluminum 1970's  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Spun aluminum  
 LOCATION: hall, bedroom, bath

HVAC / MECHANICAL:  
 TYPE: baseboard radiator  
 LOCATION:

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

Views: To West over roofs.  
 Bedroom closet (sloped shoe rack, bookshelves in door)

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

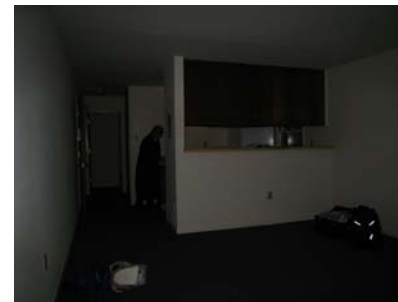
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6932 living room



IMG\_6929 kitchen



IMG\_6926 looking toward partition between living room and kitchen



IMG\_6933

**BUILDING #:** 3010 (F) Oldenberg    **FLOOR** 2    **UNIT#** 25    **DATE:** 01/19/2010  
**HISTORIC / CURRENT USE:** Dormitory / 2-Bedroom Apartment  
**EXPOSED STRUCTURAL ELEMENTS:** None

**CEILING OR SOFFIT FINISH:** Plaster upstairs    Original & Replacement  
 Acoustic ceiling tile downstairs

**FLOOR FINISH:** Carpet in living room, bedrooms, hall  
 Vinyl in kitchen & bath

**WALL FINISHES:** Gypsum Board in living room, bedrooms, hall

**TRIM:** Wood base at living room  
 Tile at bath  
 Vinyl at kitchen

**WINDOWS:**  
**TYPE:** Wood Double Hung    **ORIENTATION:** West    Original & Replacement  
 Downstairs bedroom there is an altered window opening from the 1970's.

**DOORS:**  
**TYPE:** Wood    **# OF PANELS:** 0    Original & Replacement  
 Sliding closet doors in bedrooms

**HARDWARE:**  
**DOORS:** Spun aluminum    Replacement  
**OTHER:**

**ELECTRICAL / LIGHTING:**  
**TYPE:** Spun aluminum    Replacement  
**LOCATION:** kitchen, stair, bedrooms, bath, hall downstairs

**HVAC / MECHANICAL:**  
**TYPE:** baseboard radiators  
**LOCATION:**

**ALTERATIONS:**  
 double occupancy dormitory rooms converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

Views: To west over roofs.  
 Two story unit with interior stair (30" wide). Double loaded corridor.  
 Corridor entry from each floor.  
 Bedroom bookshelves in door.

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.)    ☐ S (Signif.)    ☐ C (Contrib.)    ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

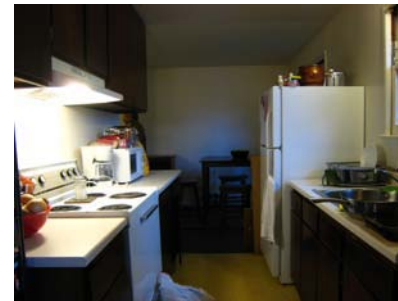
☐ Excellent    ☐ Good    ☒ Fair    ☐ Poor    **SURVEYORS:** BPE /    **CHECKED:** MKH



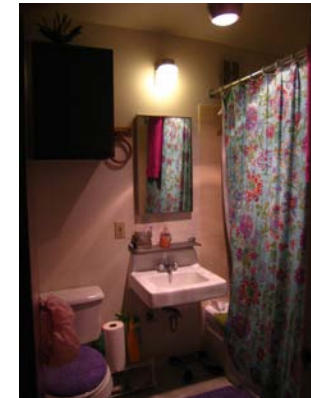
IMG\_6972 interior stair leads to lower floor bedrooms



IMG\_6970 living room looking toward kitchen and stair



IMG\_6971



IMG\_6975



BUILDING #: 3020 (G) Freeborn FLOOR Exteri UNIT# ext. DATE: 01/19/2010  
 HISTORIC / CURRENT USE:  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH: Stucco Unknown  
 soffit

FLOOR FINISH: Concrete Original & Replacement

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood and metal # OF PANELS: 3 Original & Replacement  
 paired three panel doors with glazed upper panels appear to be original

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Original & Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0060 east elevation



DSC\_0061 detail east elevation



IMG\_7063 north elevation



IMG\_7071 south elevation

BUILDING #: 3020 (G) Freeborn FLOOR 1 UNIT# 12 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 2-Bedroom Apartment  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH: Accoustical ceiling tile

FLOOR FINISH: Carpet at living room, bedrooms, hall  
 Vinyl at kitchen & bath

WALL FINISHES: Gypsum Board  
 Tile at bath

TRIM: Wood crown & base at living room.  
 Tile at bath  
 Vinyl base at bath & kitchen

WINDOWS:  
 TYPE: Wood Double Hung ORIENTATION:

DOORS:  
 TYPE: Wood # OF PANELS: 0  
 Sliding closet doors in bedrooms

HARDWARE:  
 DOORS: spun aluminum 1970's  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: spun aluminum 1970's  
 LOCATION: bath and hall at kitchen

HVAC / MECHANICAL:  
 TYPE: baseboard radiator  
 LOCATION: living room, bedrooms

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:  
 Double loaded corridor.

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7039 paired double hung windows with radiator below



IMG\_7038 kitchen



IMG\_7037 bath



IMG\_7036 wall mounted light fixtures

BUILDING #: 3020 (G) Freeborn FLOOR 2 UNIT# 20 DATE: 01/20/2010  
 HISTORIC / CURRENT USE: Dormitory / 1-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl Replacement

WALL FINISHES: Gypsum Board, plaster Original & Replacement  
 tile at bath

TRIM: Wood Original & Replacement

WINDOWS: ORIENTATION: Original & Replacement  
 TYPE: Double Hung

DOORS: # OF PANELS: Original & Replacement  
 TYPE: Wood

HARDWARE: Replacement  
 DOORS:  
 OTHER:

ELECTRICAL / LIGHTING: Replacement  
 TYPE: Incandescent  
 LOCATION:

HVAC / MECHANICAL: Original & Replacement  
 TYPE: Hot Water / Steam  
 LOCATION:

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7177 living room



IMG\_7179 kitchen



IMG\_7181 bedroom



IMG\_7182 bath

BUILDING #: 3020 (G) Freeborn FLOOR 2 UNIT# 21 DATE: 01/20/2010

HISTORIC / CURRENT USE: Dormitory / 2-Bedroom

EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board Original & Replacement

Accoustical ceiling tile, anomaly for 2nd floor.

FLOOR FINISH: Carpet in living room, bedrooms, hall Replacement

Vinyl in kitchen & bath

WALL FINISHES: Gypsum Board, plaster Original & Replacement  
tile at bath

TRIM: Wood Original & Replacement

Tile trim at bath, original yellow.

Vinyl base at kitchen & bath

WINDOWS:

TYPE: Wood Double Hung ORIENTATION: Original & Replacement

DOORS:

TYPE: Wood # OF PANELS: 0 Replacement

Sliding closet doors in bedrooms

HARDWARE:

DOORS: Spun aluminum Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION:

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original & Replacement

LOCATION:

ALTERATIONS:

double occupancy dormitory rooms converted to family apartment

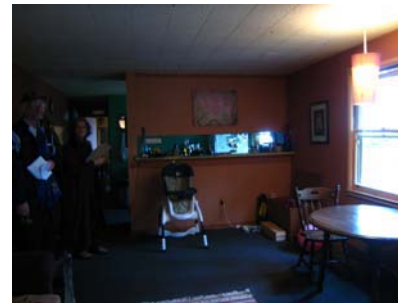
NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

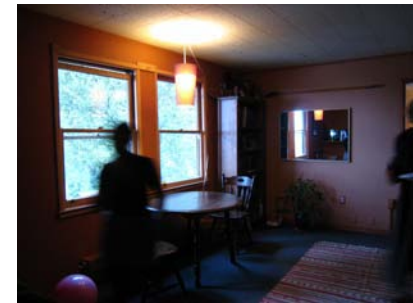
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7173 looking toward partition between living room and kitchen



IMG\_7171 living room



IMG\_7174 kitchen



IMG\_7175 bath



BUILDING #: 3020 (G) Freeborn FLOOR UNIT# INT DATE: 12/27/2010  
 HISTORIC / CURRENT USE: Common corridors and stairs  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original & Replacement

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster, gypsum board Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7018



IMG\_7019



IMG\_7023



IMG\_7022

BUILDING #: 3020 (G) Freeborn FLOOR EXT UNIT# DATE: 5/17/2011  
 HISTORIC / CURRENT USE: exterior details  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco at soffits Original

FLOOR FINISH: Concrete

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood and glass, metal # OF PANELS: 3 Original & Replacement

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Original & Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:  
 some original door hardware

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7028 access to crawl space



IMG\_7030 original exterior door hardware



IMG\_7032 original three panel door

BUILDING #: 3020 (G) Freeborn FLOOR: Basem UNIT#: DATE: 5/17/2011

HISTORIC / CURRENT USE: Laundry room & storage

EXPOSED STRUCTURAL ELEMENTS: Wood Original & Replacement

CEILING OR SOFFIT FINISH: Plaster Unknown

FLOOR FINISH: Vinyl Tile Replacement

WALL FINISHES: Plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:

TYPE: Double Hung ORIENTATION: North Original

DOORS:

TYPE: Wood and glass, metal # OF PANELS: 3 Original & Replacement

HARDWARE:

DOORS: Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Original & Replacement

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE: Forced Air Replacement

LOCATION: ceiling

surface mounted conduit

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7042 laundry looking northeast



IMG\_7045 laundry looking southwest



IMG\_7049 storage area



IMG\_7055 original three panel door at storage room

BUILDING #: 3020 (G) Freeborn FLOOR Basem UNIT# DATE: 5/17/2011

HISTORIC / CURRENT USE: Mechanical Room

EXPOSED STRUCTURAL ELEMENTS: Concrete Original  
concrete foundation

CEILING OR SOFFIT FINISH: Plaster Unknown

FLOOR FINISH: Concrete Original

WALL FINISHES: exposed concrete Original

TRIM: None

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood and glass # OF PANELS: 3 Original

HARDWARE:

DOORS: White metal Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Original

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE: mechanical equipment Original & Replacement

LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7057 original three panel doors on north elevation at basement mechanical room



IMG\_7059



IMG\_7058



IMG\_7062



BUILDING #: 3024 (G/H Annex) FLOOR: exteri UNIT# A DATE: 01/19/2010  
 HISTORIC / CURRENT USE: lounge / apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

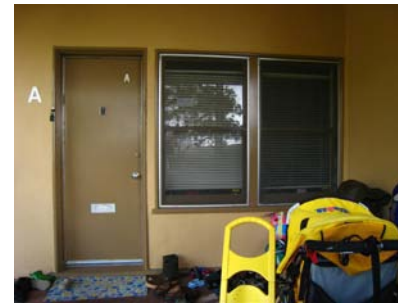
HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:



OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: 3024 (G/H Annex) FLOOR I UNIT# A DATE: 01/19/2010

HISTORIC / CURRENT USE: Lounge / 3-Bedroom Apartment

EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH: Plaster Original  
textured stucco finished plaster

FLOOR FINISH: Carpet at living room, hall, & bedrooms Replacement  
Vinyl at kitchen & bath

WALL FINISHES: Gypsum Board at living room & bedrooms Original & Replacement  
tile at bath

TRIM: Wood at living room, bedrooms, & hall Original & Replacement  
vinyl base at bath & kitchen

WINDOWS:  
TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
TYPE: Wood # OF PANELS: 0 Replacement

HARDWARE:  
DOORS: spun aluminum Replacement  
OTHER:

ELECTRICAL / LIGHTING:  
TYPE: Incandescent Original & Replacement  
LOCATION: wall mounted

HVAC / MECHANICAL:  
TYPE: Hot Water / Steam Unknown  
LOCATION: cabinet radiator at kitchen  
baseboard radiator at living room & bedrooms

ALTERATIONS:  
double occupancy dormitory rooms converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

Views: to west over porch & roofs.  
Bedroom closet (sloped shoe rack, bookshelves in door)

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



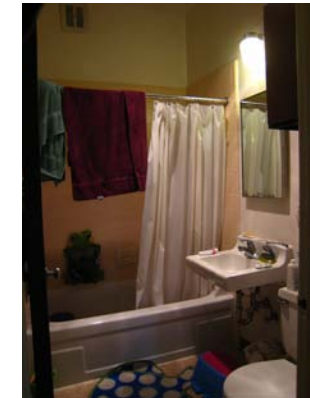
IMG\_7004



IMG\_7001



IMG\_7005 kitchen



IMG\_7011 bath

BUILDING #: 3024 (G/H Annex) FLOOR: exteri UNIT#: B DATE: 01/19/2010

HISTORIC / CURRENT USE: Lounge / 3-Bedroom Apartment

EXPOSED STRUCTURAL ELEMENTS: Metal Original

steel pipe posts support porch roof

CEILING OR SOFFIT FINISH: Stucco at soffits Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:

TYPE: fixed and double-hung ORIENTATION: Original & Replacement

DOORS:

TYPE: Wood and glass # OF PANELS: Original & Replacement

HARDWARE:

DOORS: White metal Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: wall mounted

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

large windows and glazed doors at porch altered when converted to family apartments ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



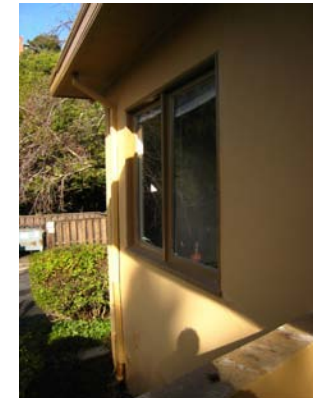
IMG\_6991 entry facade modified when annex was converted to apartments



IMG\_6993 pipe rail added



IMG\_6992 pipe rail added



IMG\_6994

BUILDING #: 3024 (G/H Annex) FLOOR I UNIT# B DATE: 01/19/2010

HISTORIC / CURRENT USE: Lounge / 3-Bedroom Apartment

EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original & Replacement

FLOOR FINISH: Carpet at living room, bedrooms, & hall Replacement  
Vinyl at kitchen & bath

WALL FINISHES: Gypsum Board at living room, bedrooms, & hall Original & Replacement  
tile at bath

TRIM: Wood base at living room Original & Replacement

#### WINDOWS:

TYPE: Casement, double hung ORIENTATION: Original & Replacement  
5 large casement windows at living room & 3 large casements at So.bedroom

#### DOORS:

TYPE: Wood # OF PANELS: 0 Replacement  
Glazed double doors from bedroom to entry porch

#### HARDWARE:

DOORS: spun aluminum Replacement  
OTHER:

#### ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement  
LOCATION:  
spun aluminum at bedrooms, hall, kitchen

#### HVAC / MECHANICAL:

TYPE: baseboard radiator Unknown  
LOCATION:  
cabinet radiator at north wall of Living room & east wall So.bedroom

#### ALTERATIONS:

lounge converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

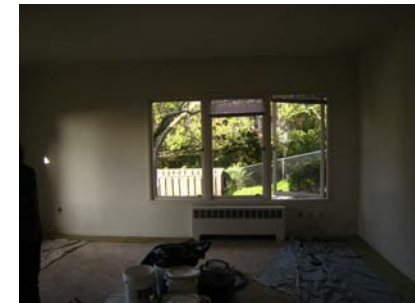
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_6987 living room, looking southwest



IMG\_6988 living room, looking north to creek



IMG\_6985 bedroom



IMG\_6986 bath



BUILDING #: 3024 (G/H) Annex FLOOR Exteri UNIT# DATE: 12/27/2010

## HISTORIC / CURRENT USE:

EXPOSED STRUCTURAL ELEMENTS: Metal Original

steel pipe columns at porch

CEILING OR SOFFIT FINISH: Stucco at soffits Original

FLOOR FINISH: Concrete Original

integrally colored concrete at porch

WALL FINISHES: Stucco Original &amp; Replacement

TRIM: Wood Original &amp; Replacement

## WINDOWS:

TYPE: fixed and double-hung ORIENTATION: E&amp;N&amp;W Original &amp; Replacement

## DOORS:

TYPE: Wood # OF PANELS: Replacement

## HARDWARE:

DOORS: White metal Replacement

OTHER:

## ELECTRICAL / LIGHTING:

TYPE: Incandescent Original &amp; Replacement

LOCATION: wall and soffit

## HVAC / MECHANICAL:

TYPE: None

LOCATION:

## ALTERATIONS:

converted to family apartment ca. 1970

## NOTES / CHARACTER DEFINING FEATURES:

porch, steel pipe columns at porch, roof overhang at porch

## OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

## OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

DSC\_0058 west elevation, looking south



IMG\_6980 west elevation, looking southeast



IMG\_7012 entry porch, looking south



IMG\_7015 steel pipe columns support porch roof

BUILDING #: 3030 (H) Cheney FLOOR 1 UNIT# 10 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / Apartment  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl Original & Replacement

WALL FINISHES: Gypsum Board, plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: White metal Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Unknown  
 LOCATION: baseboard radiators

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

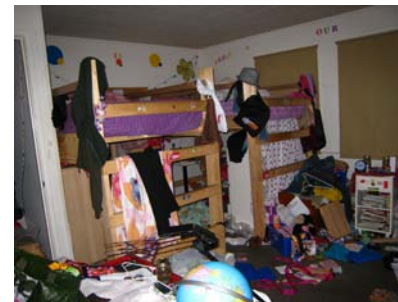
OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7193



IMG\_7195



IMG\_7196



IMG\_7194 bath

BUILDING #: 3030 (H) Cheney FLOOR: 1 UNIT#: 17 DATE: 01/19/2010

HISTORIC / CURRENT USE: Dormitory / Apartment

EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl Original & Replacement

WALL FINISHES: Gypsum Board, plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:

TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:

TYPE: Wood # OF PANELS: Replacement

HARDWARE:

DOORS: White metal Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION:

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original & Replacement

LOCATION: baseboard radiators

ALTERATIONS:

double occupancy dormitory rooms converted to family apartment ca. 1970

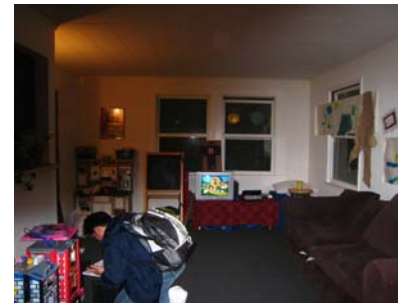
NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7105 living room



IMG\_7103 paired double hung windows date from original dormitory room



IMG\_7104 closet door with built-in bookshelf retained from original dormitory

BUILDING #: 3030 (H) Cheney FLOOR 2 UNIT# 20 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / Apartment  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl Original & Replacement

WALL FINISHES: Gypsum Board, plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Original & Replacement

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Original & Replacement  
 LOCATION: baseboard radiators

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7192



IMG\_7190 baseboard radiator below paired double hung windows



IMG\_7185 closet door with built-in bookshelf retained from original dormitory



IMG\_7188 original door hardware at closet



BUILDING #: 3030 (H) Cheney FLOOR 2 UNIT# 25 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 2-bedroom apartment  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl Original & Replacement

WALL FINISHES: Gypsum Board, plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Original & Replacement

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam Original & Replacement  
 LOCATION: baseboard radiators

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7093 kitchen



IMG\_7092 closet door with built-in bookshelf retained from original dormitory

**BUILDING #:** 3030 (H) Cheney      **FLOOR** 2      **UNIT#** 26      **DATE:** 01/19/2010  
**HISTORIC / CURRENT USE:** Dormitory / 2-bedroom  
**EXPOSED STRUCTURAL ELEMENTS:**

**CEILING OR SOFFIT FINISH:** Gypsum Board, plaster      Original & Replacement

**FLOOR FINISH:** Carpet to living room, bedrooms, hall      Replacement  
 Vinyl at kitchen & bath

**WALL FINISHES:** Gypsum Board, plaster      Original & Replacement  
 Tile at kitchen.

Fiberglass at shower wall.  
**TRIM:** Wood crown & base at living room, bedrooms,      Original & Replacement

**WINDOWS:**

**TYPE:** Wood Double Hung      **ORIENTATION:**      Original & Replacement  
 Skylight at kitchen

**DOORS:**

**TYPE:** Wood      **# OF PANELS:** 0      Replacement

**HARDWARE:**

**DOORS:** White metal      Replacement

**OTHER:**

**ELECTRICAL / LIGHTING:**

**TYPE:** Incandescent      Replacement  
**LOCATION:** wall mounted spun aluminum fixtures

**HVAC / MECHANICAL:**

**TYPE:** baseboard radiators      Original & Replacement  
**LOCATION:** Living room & bedrooms

**ALTERATIONS:**

double occupancy dormitory rooms converted to family apartment ca. 1970

**NOTES / CHARACTER DEFINING FEATURES:**

View to creek.

Skylight at kitchen.

Bedroom closet (sloped shoe rack, bookshelves in door)- 1 bedroom closet intact.

**OVERALL SIGNIFICANCE:**

☐ VS (Very Signif.)    ☐ S (Signif.)    ☐ C (Contrib.)    ☒ N-C (Non-Contrib.)

**OVERALL CONDITION:**

☐ Excellent    ☐ Good    ☒ Fair    ☐ Poor    **SURVEYORS:** BPE /      **CHECKED:** MKH



IMG\_7076 exterior entry from wood deck added ca. 1970



IMG\_7077 hallway



IMG\_7081 skylight at kitchen



IMG\_7078 bath

BUILDING #: 3030 (H) Cheney FLOOR 2 UNIT# 27 DATE: 01/19/2010

HISTORIC / CURRENT USE: Common room / Apartment

EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl Original & Replacement

WALL FINISHES: Gypsum Board, plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:

TYPE: casement and double- ORIENTATION: Original & Replacement

DOORS:

TYPE: Wood # OF PANELS: Original & Replacement

bedroom closet door with built-in bookshelves from original dormitory

HARDWARE:

DOORS: Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION:

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original & Replacement

LOCATION: baseboard radiators

ALTERATIONS:

converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

bank of windows along west and north walls of living room; panoramic view to north and west; closet door with built-in bookshelves

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7101 entry from interior stair



IMG\_7095 living room, looking west



IMG\_7097 bank of windows along west and north walls of living room provide panoramic view



IMG\_7096 closet door with built-in bookshelves from original dormitory

BUILDING #: 3030 (H) Cheney FLOOR Exteri UNIT# exteri DATE: 12/27/2010  
 HISTORIC / CURRENT USE: dormitory / apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original & Replacement

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 converted to family apartment ca. 1970; wood stairs and deck added; exterior openings altered; exterior doors to apartments added.

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0070



DSC\_0066



DSC\_0076 west and south elevations



DSC\_0078 wood stairs and deck added to provide exterior entries to apartments



BUILDING #: 3030 (H) Cheney FLOOR Exteri UNIT# DATE: 01/19/2010  
 HISTORIC / CURRENT USE: continued from previous form  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH:

FLOOR FINISH:

WALL FINISHES:

TRIM:

WINDOWS:

TYPE:

ORIENTATION:

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☐ Fair ☐ Poor

SURVEYORS:

CHECKED:



IMG\_7090 second floor wood deck



IMG\_7202 wood deck and stairs added ca. 1970 for exterior access to apartments



IMG\_7073 west elevation

BUILDING #: 3040 (J) Cunningham FLOOR UNIT# DATE: 01/19/2010

HISTORIC / CURRENT USE: interior stair linking dormitory to annex

EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original  
large portion of ceiling finish is missing

FLOOR FINISH: vinyl Unknown

WALL FINISHES: Plaster Original

TRIM: Wood Original

WINDOWS:  
TYPE: Double Hung ORIENTATION: Original

DOORS:  
TYPE: Wood # OF PANELS: 3 Original  
glazed upper panels

HARDWARE:  
DOORS: Original  
OTHER: original push plates and closers intact

ELECTRICAL / LIGHTING:  
TYPE: Incandescent Original  
LOCATION: ceiling mounted

HVAC / MECHANICAL:  
TYPE: Hot Water / Steam Original  
LOCATION: baseboard radiators  
some radiators missing

ALTERATIONS:  
converted to family apartment ca. 1970; interior stair abandoned

NOTES / CHARACTER DEFINING FEATURES:  
finishes heavily damaged

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

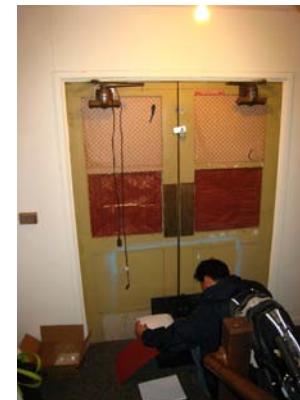
☐ Excellent ☐ Good ☐ Fair ☒ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0082 exterior of interior stair linking dormitory to annex, looking east



IMG\_7145 abandoned interior stair, looking south



IMG\_7146 original paired three panel doors with closers at top of abandoned interior stair



IMG\_7156 original light fixtures

BUILDING #: 3040 (J) Cunningham FLOOR 1 UNIT# 10 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 2-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH: plaster, gyp. board, acoustic tile Original & Replacement

FLOOR FINISH: Carpet at living room, bedrooms, hall Original & Replacement  
 Vinyl at kitchen & bath, Concrete floor at original bath

WALL FINISHES:

Tile at bath

TRIM: Wood crown & base at living room Original & Replacement  
 Tile at bath

WINDOWS:

TYPE: Wood Double Hung ORIENTATION: Original & Replacement

DOORS:

TYPE: Wood # OF PANELS: 0 Original & Replacement

Exception: Single panel doors at original bath & bedroom closet

HARDWARE:

DOORS: Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Original & Replacement

LOCATION: wall and ceiling

Original light fixture at original bath

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original & Replacement

LOCATION: baseboard radiators

ALTERATIONS:

double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

View to north over roofs.

OVERALL SIGNIFICANCE:

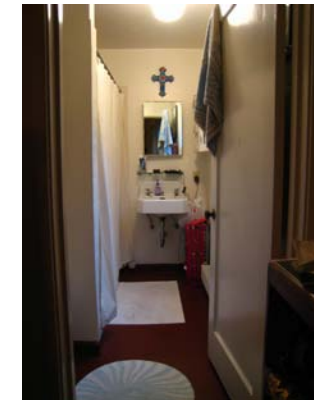
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



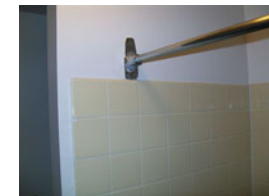
2010-01-12 bedroom



IMG\_7158 bath



2010-01-12 floor at bath



2010-01-12 tile at bath

BUILDING #: 3040 (J) Cunningham FLOOR 1 UNIT# 17 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / 2-Bedroom  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH: plaster, gyp. board, acoustic tile Original & Replacement

FLOOR FINISH: Carpet in living room, bedrooms, hall Replacement  
 Vinyl at kitchen & bath

WALL FINISHES: Gypsum Board, plaster Original & Replacement  
 Tile at bath

TRIM: Wood crown & base at living room, bedrooms, hall Original & Replacement  
 Tile at bath  
 Vinyl base at kitchen & bath

WINDOWS:  
 TYPE: Wood Double Hung ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: 0 Original & Replacement  
 3-panel closet door with original hardware at living room may be reused from elsewhere.  
 Bedroom closet door with built-in bookshelf is original

HARDWARE:  
 DOORS: Original & Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION: wall mounted

HVAC / MECHANICAL:  
 TYPE: baseboard radiator Original & Replacement  
 LOCATION: bedrooms

ALTERATIONS:  
 double occupancy dormitory rooms converted to family apartment ca. 1970

#### NOTES / CHARACTER DEFINING FEATURES:

3-panel closet door with original hardware at living room may be reused from elsewhere  
 Bedroom closet (sloped shoe rack, bookshelves in door)

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7109 baseboard radiator below paired double hung windows as in original dormitory rooms



IMG\_7118 exterior of closet door with built-in book shelves dates from original dormitory



IMG\_7115 interior side of closet door and back of built-in book shelves



IMG\_7125 original interior door hardware



BUILDING #: 3040 (J) Cunningham FLOOR 2 UNIT# 20 DATE: 01/19/2010

HISTORIC / CURRENT USE: Dormitory / 2-Bedroom

EXPOSED STRUCTURAL ELEMENTS: Plastered wood beam  
at living/dining room

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Roll carpet at living room & bedrooms Replacement

Roll vinyl at kitchen & bath

WALL FINISHES: Gypsum Board, plaster, tile Original & Replacement

Tile at shower

Plywood between windows

TRIM: Wood baseboard around doors - simple narrow boards Original & Replacement

Wood crown molding at living room & bedrooms

Vinyl base at kitchen

WINDOWS:

TYPE: Wood Double Hung ORIENTATION: Original

single light each sash

paired at original bedrooms

DOORS:

TYPE: Wood # OF PANELS: 0 Original

original closet door at bedroom

HARDWARE:

DOORS: majority Replacement

OTHER: knob at wardrobe Original

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original & Replacement

LOCATION: Baseboard radiators

ALTERATIONS:

double occupancy dormitory rooms converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

Kitchen cabinets - wood single panel, could be original

Sloped shoe rack at rear of closet

Framed bookshelves in closet doors

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

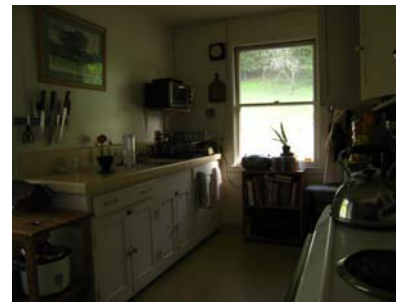
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: MKH CHECKED: MKH



IMG\_6837 interior stair to unit, looking east



IMG\_6835 living / dining room with exposed structural beam at ceiling, looking northwest



IMG\_6844 kitchen incorporates counter and cabinets from original dormitory communal kitchenette, looking south



IMG\_6859 baseboard radiator at north wall of living room

BUILDING #: 3040 (J) Cunningham FLOOR 2 UNIT# 27 DATE: 01/19/2010  
 HISTORIC / CURRENT USE: Dormitory / apartment  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Gypsum Board, plaster Original & Replacement

FLOOR FINISH: Carpet, vinyl

WALL FINISHES: Gypsum Board, plaster Original & Replacement  
 Tile at bath

TRIM: Wood Original & Replacement

WINDOWS:

TYPE: Double Hung & Casement ORIENTATION: Original & Replacement  
 six casement windows grouped at northwest corner

DOORS:

TYPE: Wood # OF PANELS: Original & Replacement

HARDWARE:

DOORS: Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION:

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Original & Replacement

LOCATION:

ALTERATIONS:

converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

Views: to West & North

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

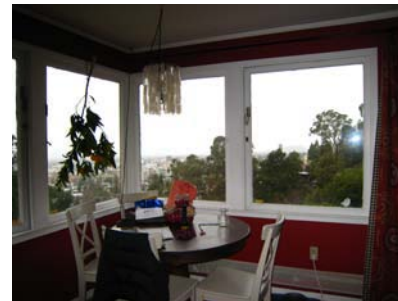
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_7132 entry from interior stair



IMG\_7133 living room, looking west



IMG\_7134 living room, looking northwest



IMG\_7135 detail, living room casement window

BUILDING #: 3040 (J) Cunningham FLOOR Exteri UNIT# DATE: 12/27/2010  
 HISTORIC / CURRENT USE: dormitory / apartments  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Stucco Original & Replacement

FLOOR FINISH: Concrete Original & Replacement

WALL FINISHES: Stucco Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:  
 TYPE: Double Hung & casement ORIENTATION: Original & Replacement

DOORS:  
 TYPE: Wood # OF PANELS: Replacement

HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 converted to family apartment ca. 1970

NOTES / CHARACTER DEFINING FEATURES:

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0088 north elevation



DSC\_0084 east elevation



DSC\_0091 south elevation



DSC\_0074 west elevation

BUILDING #: Dining Hall exterior FLOOR: exteri UNIT#: DATE: 12/27/2010

HISTORIC / CURRENT USE: Dining, kitchen, & recreation /stor & workshops

EXPOSED STRUCTURAL ELEMENTS: Concrete Original

concrete walls

CEILING OR SOFFIT FINISH: tile roof Unknown

red tile roof; stucco finish at soffits. Soffit painted terra cotta red

FLOOR FINISH: Concrete Original

concrete stairs and porch at south, scored concrete terrace at east

WALL FINISHES: Stucco Original

TRIM: Wood Original

steel pipe rail

WINDOWS:

TYPE: fixed, dbl-hung, casement ORIENTATION: N,E,S,W Original

DOORS:

TYPE: Wood and glass, metal # OF PANELS: 1 Original & Replacement

some metal replacement doors added

HARDWARE:

DOORS: White metal Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Original & Replacement

LOCATION: wall mounted

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

some metal replacement doors added, portions of copper downspouts missing, expanded metal screens added at lower portion of windows. Converted to daycare facility ca. 1970, closed ca. 1989.

NOTES / CHARACTER DEFINING FEATURES:

concrete walls, red tile roof, banked large windows, glazed doors, wood trellises, concrete stairs and porch, recessed entry, copper gutter and downspouts

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0013 main entrance on south



DSC\_0017 east elevation, south end of dining hall



DSC\_0010 west elevation of dining hall



DSC\_0023 east elevation, north end of dining hall



BUILDING #: Dining Hall exterior FLOOR: exteri UNIT#:   
 HISTORIC / CURRENT USE: (survey form continued from previous page)   
 EXPOSED STRUCTURAL ELEMENTS:

DATE: 12/27/2010

CEILING OR SOFFIT FINISH:

FLOOR FINISH:

WALL FINISHES:

TRIM:

WINDOWS:

TYPE:

ORIENTATION:

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

Converted to daycare facility ca. 1970, closed ca. 1989.

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0014 concrete stairs at Fernwald Road, looking south



DSC\_0024 wood trellis and copper gutter and downspout, east elevation



DSC\_0006 exterior steel stair at west



DSC\_0011 entry to recreation room, south end of west elevation

BUILDING #: Dining Hall exterior FLOOR: exterior UNIT#: DATE: 1/21/2011

HISTORIC / CURRENT USE: kitchen wing at north end of dining hall

EXPOSED STRUCTURAL ELEMENTS: Concrete Original

exterior bearing walls

CEILING OR SOFFIT FINISH: Stucco Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Stucco Original

TRIM: Wood Original

WINDOWS:

TYPE: Double Hung ORIENTATION: Original

DOORS:

TYPE: Wood and glass, metal # OF PANELS: Original & Replacement

HARDWARE:

DOORS: Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Replacement

LOCATION:

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

Converted to daycare facility ca. 1970, closed ca. 1989.

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



DSC\_0026 north elevation of kitchen wing with loading dock



DSC\_0003 exterior steel stair at northwest corner of dining hall, looking southeast

BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 1/27/2011

HISTORIC / CURRENT USE: Kitchen / workshop

EXPOSED STRUCTURAL ELEMENTS:

square columns

Original

CEILING OR SOFFIT FINISH: Plaster

Original

multiple skylights

FLOOR FINISH: Concrete and tile

integrally colored (red) concrete and tile with floor drains

WALL FINISHES: Plaster and sheet metal

Original

sheet metal wainscot (partial)

TRIM: wood and sheet metal

Original

WINDOWS:

TYPE: Double Hung

ORIENTATION: North

Original

fixed interior windows and framed openings

DOORS:

TYPE: Wood and metal

# OF PANELS:

Original & Replacement

wire-glass upper panels at paired exterior doors.

HARDWARE:

DOORS:

Original & Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent and fluorescent

Original

LOCATION: ceiling pendant

round metal shades on incandescent fixtures

HVAC / MECHANICAL:

TYPE:

Unknown

LOCATION: ceiling mounted heater

ALTERATIONS:

partition and door added at southwest. fire sprinkler added.

NOTES / CHARACTER DEFINING FEATURES:

Skylights

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



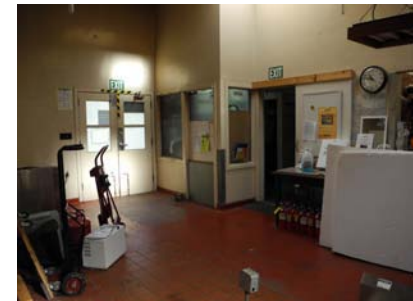
IMG\_0806 looking west with stair at right



IMG\_0807 looking south



IMG\_0808 east wall, looking south



IMG\_0809 looking north to loading dock doors

BUILDING #: Dining Hall interior FLOOR: I UNIT#: DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Kitchen Office  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original  
 FLOOR FINISH: Carpet Replacement  
 WALL FINISHES: Plaster Original  
 TRIM: Wood Original

WINDOWS:  
 TYPE: Double Hung ORIENTATION: North Original

DOORS:  
 TYPE: Wood # OF PANELS:

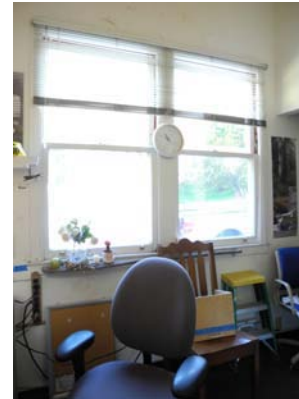
HARDWARE:  
 DOORS: Replacement  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: Hot Water / Steam  
 LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:



IMG\_0810 double-hung windows on north wall

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)  
 OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



BUILDING #: Dining Hall interior FLOOR: 1 UNIT#: DATE: 1/27/2011

HISTORIC / CURRENT USE: Serving Pantry

EXPOSED STRUCTURAL ELEMENTS: Concrete Original

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster and sheet metal  
sheet metal wainscot Original

TRIM: wood and sheet metal Original

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood

# OF PANELS: 0

Replacement

HARDWARE:

DOORS:

OTHER:

Replacement

ELECTRICAL / LIGHTING:

TYPE: Incandescent

LOCATION: ceiling

Original

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

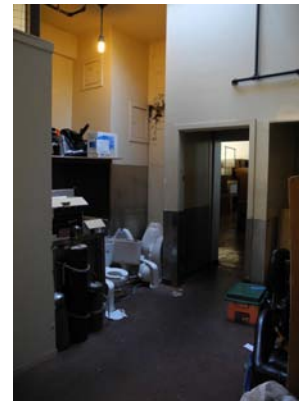
fire sprinklers added. Wire mesh added above partition.

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

IMG\_0826 looking southeast



IMG\_0827 looking north to kitchen



IMG\_0828 looking south to dining room

BUILDING #: Dining Hall interior FLOOR: I UNIT#: DATE: 1/27/2011

HISTORIC / CURRENT USE: Dishwashing / workshop

EXPOSED STRUCTURAL ELEMENTS: Concrete Original

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: plaster and tile Unknown

TRIM: sheet metal Original

WINDOWS:

TYPE: Double Hung interior window ORIENTATION: West Original

DOORS:

TYPE: None # OF PANELS:

HARDWARE:

DOORS: None

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent Replacement  
LOCATION: ceiling

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

tile wainscot, opening at east wall

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0822 looking north



IMG\_0824 opening and counter at east wall



IMG\_0820 looking southeast

BUILDING #: Dining Hall interior FLOOR Basem UNIT# DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Basement hall  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster & concrete Original

TRIM: Wood Original

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: Wood

# OF PANELS: 3

Original & Replacement

glazed upper panels

HARDWARE:

DOORS:

Original & Replacement

OTHER: some missing elements

ELECTRICAL / LIGHTING:

TYPE: Incandescent

Unknown

LOCATION: ceiling

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG0862 bottom of kitchen stair at north end of hall, looking northeast



IMG\_0865 looking south from north end of hall



IMG\_0875 board-form concrete walls at east-west leg of hall, looking west



IMG\_0877 looking east

BUILDING #: Dining Hall interior FLOOR Basem UNIT# DATE: 1/27/2011

HISTORIC / CURRENT USE: Employees break room

EXPOSED STRUCTURAL ELEMENTS: Concrete Original

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster Original

TRIM: Wood Original

WINDOWS:  
TYPE: Double Hung ORIENTATION: West Original

DOORS:  
TYPE: Wood # OF PANELS: 3 Original  
upper panels glazed

HARDWARE:  
DOORS:  
OTHER: missing

ELECTRICAL / LIGHTING:  
TYPE:  
LOCATION:

HVAC / MECHANICAL:  
TYPE: Hot Water / Steam Unknown  
LOCATION: base of west wall

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0863 paired double-hung windows on west wall



IMG\_0864 historic three-panel door with glazed upper panels, looking southeast



BUILDING #: Dining Hall interior FLOOR Basem UNIT# DATE: 1/27/2011

HISTORIC / CURRENT USE: Men's locker room / restroom & storage

EXPOSED STRUCTURAL ELEMENTS: Concrete Original  
post and beam

CEILING OR SOFFIT FINISH: Plaster

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster Original

TRIM: Wood Original

WINDOWS:

TYPE: Double Hung ORIENTATION: West Original

DOORS:

TYPE: Wood # OF PANELS: 3 Original  
upper panels textured glass

HARDWARE:

DOORS:  
OTHER: missing

ELECTRICAL / LIGHTING:

TYPE: Incandescent Unknown  
LOCATION: ceiling and north wall

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Unknown  
LOCATION: base of west wall

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

door, windows, sinks,

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0866 historic three-panel door with textured glass upper panels



IMG\_0867 paired double-hung windows on west wall



IMG\_0868 historic sinks mounted on north wall



IMG\_0869 wood toilet partitions, looking northeast

BUILDING #: Dining Hall interior FLOOR Basem UNIT# DATE: 1/27/2011

HISTORIC / CURRENT USE: Women's locker room / restroom

EXPOSED STRUCTURAL ELEMENTS: Concrete Original  
beam

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster Original

TRIM: Wood Original

WINDOWS:  
TYPE: Double Hung ORIENTATION: West Original

DOORS:  
TYPE: # OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent Original

LOCATION: ceiling  
school house fixture

HVAC / MECHANICAL:

TYPE: Hot Water / Steam Unknown

LOCATION: base of west wall

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

windows, sink, light fixture

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0872 south wall on left, looking west



IMG\_0873 historic sink mounted to south wall



IMG\_0874 looking west

BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Open stair from dining room to bsmnt. rec. rm.  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: None  
 Expanded metal grill cage and security door added at top of stair after original construction.  
 FLOOR FINISH: Concrete  
 concrete treads  
 WALL FINISHES: None

TRIM: metal Unknown  
 metal rail

WINDOWS:  
 TYPE: fixed and casement ORIENTATION: West Original

DOORS:  
 TYPE: Metal # OF PANELS: Replacement  
 metal mesh door added at top of stair.

HARDWARE:  
 DOORS: None  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: None  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE: None  
 LOCATION:

ALTERATIONS:  
 Floor cut and stair added after original construction. Expanded metal grill cage and security door added at top of stair.

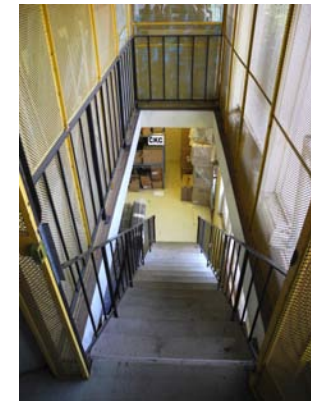
NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:  
☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:  
☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0857 Expanded metal grill cage and security door added at top of stair after original construction.



IMG\_0858 looking south to recreation room below dining room.



IMG\_0859 looking north

BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Stair from kitchen to basement  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Wood Unknown  
 wood treads and risers, vinyl added at center of treads

WALL FINISHES: Plaster Original

TRIM: Wood Original  
 wood rail

WINDOWS: TYPE: Double Hung ORIENTATION: North Original

DOORS: TYPE: None # OF PANELS:

HARDWARE: DOORS: None  
 OTHER:

ELECTRICAL / LIGHTING: TYPE:  
 LOCATION:

HVAC / MECHANICAL: TYPE: None  
 LOCATION:

ALTERATIONS: wall mounted round wood rail

NOTES / CHARACTER DEFINING FEATURES:  
 wood treads and risers, wood trim at top of rail

#### OVERALL SIGNIFICANCE:

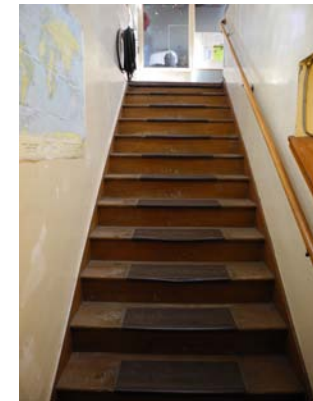
☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0862 looking northeast from bottom of stair



IMG\_0902 looking east toward kitchen



IMG\_0806 kitchen, looking west with stair at right



BUILDING #: Dining Hall interior FLOOR: I UNIT#: DATE: 1/27/2011

HISTORIC / CURRENT USE: Bakery / workshop

EXPOSED STRUCTURAL ELEMENTS: Concrete Original

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster Original

TRIM: None

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Incandescent & fluorescent

Original

LOCATION: ceiling

fluorescent lights added later

HVAC / MECHANICAL:

TYPE:

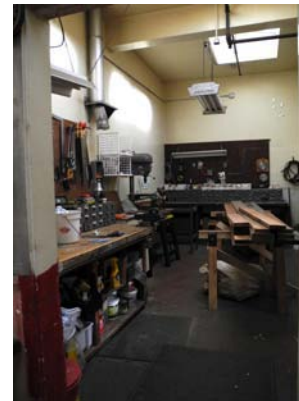
LOCATION:

ALTERATIONS:

fire sprinkler added

NOTES / CHARACTER DEFINING FEATURES:

skylights



IMG\_0812 looking east



IMG\_0813 skylights and exposed concrete beam

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Preparation Room / workshop  
 EXPOSED STRUCTURAL ELEMENTS: Concrete Original  
 CEILING OR SOFFIT FINISH: Plaster Original  
 FLOOR FINISH: Concrete Original  
 integrally colored concrete with floor drain  
 WALL FINISHES: Plaster Original

TRIM: sheet metal

WINDOWS:

TYPE: None

ORIENTATION:

DOORS:

TYPE: wood and metal # OF PANELS: Original  
 wide and thick doors to refrigerators on east

HARDWARE:

DOORS:

OTHER:

Original

ELECTRICAL / LIGHTING:

TYPE: Incandescent

LOCATION: ceiling pendant

Original

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

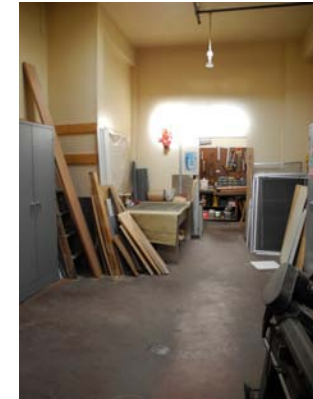
fire sprinkler added

NOTES / CHARACTER DEFINING FEATURES:

refrigerator doors, skylights



IMG\_0814 looking south



IMG\_0815 looking north



IMG\_0818 wide insulated refrigerator door  
at east wall



IMG\_0817 wide insulated refrigerator door  
at east wall

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

SURVEYORS: BPE /

CHECKED: MKH

BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Refrigerators / storage  
 EXPOSED STRUCTURAL ELEMENTS: None

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Concrete Original

WALL FINISHES: Plaster Original

TRIM: Wood Original

WINDOWS:  
 TYPE: None ORIENTATION:

DOORS:  
 TYPE: Wood and metal # OF PANELS: Original  
 thick insulated wide doors

HARDWARE:  
 DOORS: Original  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Fluorescent Replacement  
 LOCATION:

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0819 refrigerator door frame



IMG\_0818 refrigerator door



IMG\_0816 insulated refrigerator door



IMG\_0817 insulated refrigerator door

BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 1/27/2011  
 HISTORIC / CURRENT USE: Coat room / storage  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH: Plaster Original  
 ceiling slopes down at west  
 FLOOR FINISH: Carpet Replacement  
 WALL FINISHES: Plaster Original  
 TRIM: Wood Original

WINDOWS:  
 TYPE: Casement ORIENTATION: S&W Original

DOORS:  
 TYPE: Wood # OF PANELS: Original

HARDWARE:  
 DOORS:  
 OTHER:

ELECTRICAL / LIGHTING:  
 TYPE: Incandescent  
 LOCATION: ceiling

HVAC / MECHANICAL:  
 TYPE:  
 LOCATION:

ALTERATIONS:  
 fire sprinkler

NOTES / CHARACTER DEFINING FEATURES:

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0854 looking southwest



IMG\_0855 looking northwest



BUILDING #: Dining Hall interior FLOOR I UNIT# DATE: 5/16/2011  
 HISTORIC / CURRENT USE: Storage Room  
 EXPOSED STRUCTURAL ELEMENTS: Concrete Original

CEILING OR SOFFIT FINISH: Plaster Original

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original & Replacement

TRIM: Wood Original & Replacement

WINDOWS:

TYPE: None

ORIENTATION:



IMG\_0811 looking east

DOORS:

TYPE: Wood

# OF PANELS:

Replacement

partition and door added

HARDWARE:

DOORS:

Replacement

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent

Replacement

LOCATION: ceiling and wall

HVAC / MECHANICAL:

TYPE: None

LOCATION:

ALTERATIONS:

Partition and door added. No access during this survey to secured space east of locked door.

NOTES / CHARACTER DEFINING FEATURES:

ACCESS LIMITED. No access during this survey to secured space east of locked door.

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: Dining Hall interior FLOOR: I UNIT#: DATE: 1/27/2011

HISTORIC / CURRENT USE: Dining Room / Storage

EXPOSED STRUCTURAL ELEMENTS: Wood Original

exposed trusses and roof framing

CEILING OR SOFFIT FINISH: Wood Original

painted roof structure exposed

FLOOR FINISH: Carpet Replacement

WALL FINISHES: Plaster Original

rough plaster above smooth, integrally colored (terra cotta color) plaster wainscot. Wainscot now covered with carpet.

TRIM: Wood Original

simple wood base and window trim

WINDOWS:

TYPE: fixed and casement ORIENTATION: E & W Original

DOORS:

TYPE: Wood and glass # OF PANELS: 1

HARDWARE:

DOORS: Original

OTHER:

ELECTRICAL / LIGHTING:

TYPE: Fluorescent Unknown

LOCATION: bottom of trusses

HVAC / MECHANICAL:

TYPE: Forced Air Unknown

LOCATION: high on south wall

ALTERATIONS:

Full-height partition wall now divides original large Dining Room into two spaces. Low partitions divide space into five spaces with central circulation. Metal screens added at lower half of windows. Metal cage added at top of stairs to recreation room below. Water damage at ceiling near southeast corner.

NOTES / CHARACTER DEFINING FEATURES:

Exposed trusses and roof framing, windows, doors



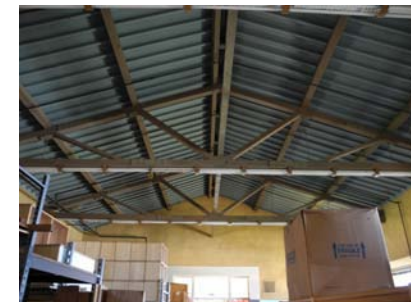
IMG\_0834 looking toward north wall



IMG\_0833 looking toward east wall



IMG\_0838 looking northeast



IMG\_0841 exposed trusses and roof structure at ceiling, looking south

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH

BUILDING #: Dining Hall interior FLOOR: 1 UNIT#: DATE: 1/27/2011

HISTORIC / CURRENT USE: Entry Hall / storage

EXPOSED STRUCTURAL ELEMENTS: Wood and concrete Original  
roof structure at ceiling

CEILING OR SOFFIT FINISH: Wood Original

painting exposed roof structure  
FLOOR FINISH: vinyl Unknown

WALL FINISHES: Plaster Original  
rough plaster with carpet wainscot

TRIM: Wood Original  
simple wood base

WINDOWS:  
TYPE: fixed ORIENTATION: S&E Original  
framed interior window on west wall.

DOORS:  
TYPE: Wood and glass # OF PANELS: 1 Original  
paired doors on east exterior, three paired doors on south exterior. interior doors two panel with glazed upper at SW closet. Replacement door at break room on west.

HARDWARE:  
DOORS: Original  
OTHER:

ELECTRICAL / LIGHTING:  
TYPE: Fluorescent Unknown  
LOCATION: ceiling pendant

HVAC / MECHANICAL:  
TYPE: Forced Air Unknown  
LOCATION: high on south wall

ALTERATIONS:  
Mezzanine added. Fire sprinklers added. Damaged ceiling at NW

NOTES / CHARACTER DEFINING FEATURES:  
Exterior doors and windows, exposed roof structure.

#### OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☒ C (Contrib.) ☐ N-C (Non-Contrib.)

#### OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH



IMG\_0847 looking south to added wood mezzanine with glazed main entry beyond.



IMG\_0849 east wall and entry from terrace



IMG\_0852 north wall and entrance to dining room



IMG\_0853 interior window at west wall

BUILDING #: Trailer FLOOR UNIT# DATE: 1/1/2011  
 HISTORIC / CURRENT USE: pre-fab, offices - NOT INCLUDED IN SURVEY  
 EXPOSED STRUCTURAL ELEMENTS:

CEILING OR SOFFIT FINISH:

FLOOR FINISH:

WALL FINISHES:

TRIM:

WINDOWS:

TYPE:

ORIENTATION:



DSC\_0105 north elevation



DSC\_0112 south elevation

DOORS:

TYPE:

# OF PANELS:

HARDWARE:

DOORS:

OTHER:

ELECTRICAL / LIGHTING:

TYPE:

LOCATION:

HVAC / MECHANICAL:

TYPE:

LOCATION:

ALTERATIONS:

NOTES / CHARACTER DEFINING FEATURES:

NON-CONTRIBUTING STRUCTURE, prefabricated wood building, not included in survey.

OVERALL SIGNIFICANCE:

☐ VS (Very Signif.) ☐ S (Signif.) ☐ C (Contrib.) ☒ N-C (Non-Contrib.)

OVERALL CONDITION:

☐ Excellent ☐ Good ☒ Fair ☐ Poor SURVEYORS: BPE / CHECKED: MKH





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