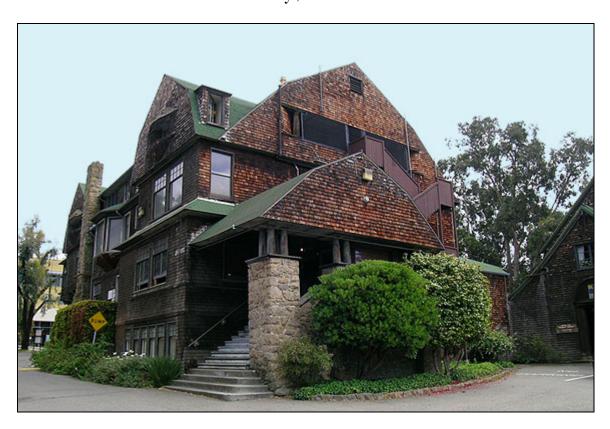
HISTORIC STRUCTURE REPORT

Anna Head School

University of California Berkeley, California



Prepared by Knapp Architects San Francisco, California

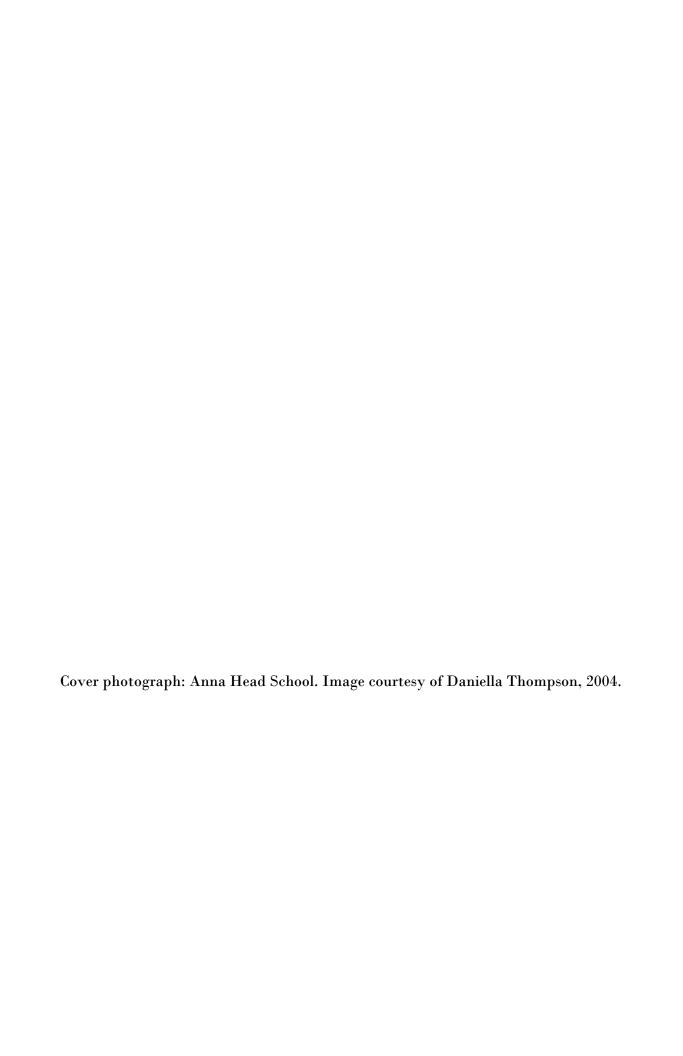


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Historic Structure Report	Anna Head School, UC Berkeley
I. HISTORIC STRUCTURE REPORT	
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A. EXECUTIVE SUMMARY

Commissioned by the Physical and Environmental Planning unit of Capital Projects (PEP) in connection with the possible development of student housing by the Residential and Student Services Program at the University of California at Berkeley on the adjacent property to the west of the Anna Head School, (aka Anna Head West) this document summarizes historical information and observations of current conditions to provide a convenient reference.

While intended primarily as a resource for understanding what makes this property historically important, this document also addresses historical considerations related to management of the existing resources, and development. While the site is considered, especially in relation to the original design of the building, this report emphasizes architecture.

In addition, since this site was acquired by the state for UC Berkeley from the Anna Head School in 1963, this report will not focus on UC's involvement since it is more recent. It is possible that the site has accrued cultural significance in relation to some of the UC departmental and individual users over the past four and a half decades; that topic would properly be the subject of further study. Such a study would customarily be conducted after 2013, because evaluation of historical significance is simpler and more definitive after a 50 year passage of time.

This report traces the development of the school complex and its major architectural influences, and provides a capsule account of the formation of the school. It includes a description of the buildings and landscape today, a statement of historical significance and integrity, evaluation of the significance of major spaces and architectural features and materials, and recommendations for treatment.

The Anna Head School for Girls was listed in the National Register of Historic Places in 1980 as site #80000795. It is also listed in the State Historic Resources Inventory and is a City of Berkeley Landmark, map item no. 41, listed in 1981.

The school is a remarkable example of the Bay Region Tradition, a regional expression of the Arts and Crafts movement, and "is one of the first uses of the Brown Shingle mode in the Bay Area."

The site includes six distinct historic buildings and one recent-vintage utility building. The exterior character of the compound embodies design elements which characterize the Shingle Style, a subgroup of the Arts and Crafts movement. The organic massing and asymmetric exterior composition of Channing Hall, the first structure built, suggests a number of additions and afterthoughts, while the actual later separate additions of various buildings extend the notion as a reality. The buildings of the complex have seen relatively few exterior modifications since their construction; conversely, the grounds have been extensively altered. Built over a period of 35 years starting with the first building in 1892, the complex traces the development of a more decorative style, and progresses to a more pragmatic approach in the later buildings, the last one built in 1927.

The interiors, on the other hand, are quite the opposite. The earlier designs are restrained to a basically simplified Arts and Crafts idiom, with touches of Classicism, while the last building demonstrates a vibrant use of design and decorative expression. Decades of deferred maintenance have left much of the building's exterior fabric in poor repair. The interiors have undergone some physical alterations such as changes to light fixtures, new partitions, etc., but most can be reversed.

During the years the school was in operation, the open space to the north of the buildings included a variety of outdoor spaces and landscaped areas that were used to carry out the school's curriculum and contributed to the image of the Anna Head School. When the University purchased the property in 1963, many of the character-defining landscape features and plant materials were removed or altered to accommodate the use of the property by the University.

The most drastic change was the creation of a paved parking lot that covered virtually all of the open space in the western portion of the property. At the same time, the former residential lots west of the school property known as Anna Head West today, which had been purchased by the University in 1948, were also paved for parking. The resulting large parking lot then functioned and appeared to be one property, blurring the separate historic identities of the parcels before the 1960s.

This parking lot was the major alteration to the Anna Head School site and resulted in the removal or substantial alteration of most of the significant features in the

¹Wilson, East Bay Heritage, p 101.

landscape. However, the original spatial organization of the school site and the open space surrounding the buildings remains.

Other remaining key features of the landscape design include a part of the main entry drive in front of Channing Hall, a secondary entry drive along the east side of the property, a portion of the front lawn area with its two iconic Canary Island date palms, isolated large trees in the parking lot, a group of eucalyptus trees and a palm in the southeast corner of the site, and the wisteria vines in the Quad.

B. INTRODUCTION

This Historic Structure Report (HSR) follows a general format used for decades in the United States to compile and evaluate information relating to the significance of historic properties. The purpose of a historic structure report is to research and analyze information about a historic property to convey what it is, explain why it is historically significant, and facilitate informed decisions on how to manage the property. While an HSR is not encyclopedic and does not answer every question about a property, it does strive to identify relevant resources and suggest where additional study, investigation, or testing is needed. Ideally, it therefore functions as the historic baseline document and should be useful for decades.

Organization and Media

This historic structure report begins by laying out the history and the context of the Anna Head School. Information about the individuals most important to the property rounds out this background. A description of the buildings follows. The exterior elevations and interior spaces, along with the primary materials and features, are classified according to their historical significance, with a list of features which should be preserved. Then the report traces the major alterations to help the reader understand the identity and role of different elements. A construction chronology provides a simple reference.

Following this history and evaluation is a discussion of the current condition. The report recommends where additional study is merited, and recommends the repairs and rehabilitation necessary to maintain or restore historical integrity. The report also provides planning, landscape, and architectural recommendations.

Methodology

This report was compiled from site observations conducted by the primary preparers, background documents and information provided by the University of California office of Physical and Environmental Planning (PEP), and archival research in many research facilities. The study team observed the buildings, using digital cameras and paper survey forms to record conditions. The survey did not include physical testing or use sensing instruments. The study team did not perform research about the condition and modes of deterioration of the materials. Where recommendations are offered for rehabilitation or further study, they are based on general experience in architecture. Testing, structural evaluations, and conservation assessments where recommended in this study would provide the information needed to identify specific causes of damage and materials and methods for correcting it. While this report

includes information which would be useful in devising a maintenance program, it is not a maintenance plan.

The UC Berkeley Capital Projects division provided schematic plans of the buildings from the plan room and archives. The study team obtained additional photographs, drawings, and written accounts from the following repositories:

Berkeley Architectural Heritage Association, Berkeley

Berkeley Historical Society, Berkeley

California Historical Society, Baker Library, San Francisco

City of Berkeley, Public Utilities Commission, Berkeley

City of Berkeley, Department of Building Inspection, Berkeley

Department of the Interior, National Park Service

East Bay Municipal Utility District, Oakland

The Head-Royce School, Oakland

Pacific Aerial Survey, Oakland

San Francisco Public Library, San Francisco

Sonoma State University, Rohnert Park, California: CHRIS Northwest Information Center

University of California: College of Environmental Design Archives and Library, Berkeley

University of California: Bancroft Library, Berkeley

The research included primary and secondary documents at the above repositories. While primary research conveyed in this documentation traces the original design and development of the building, this report relies on secondary sources. Readers should consult the primary sources for a full understanding of specific parts of the property or aspects of its development. The references cited in this report are not exhaustive; future study and design may require use of specialized information not consulted or not available for this report.

This study generally uses the National Register of Historic Places Criteria. The National Register is the official federal roster of historic properties worthy of preservation; the Keeper of the Register and the National Park Service (NPS) prepare the criteria under which potential resources are evaluated for inclusion in the Register. The NPS, state agencies, and other government and professionals in private practice have relied on the National Register Criteria for decades to determine whether properties are historically significant, and to identify the level of significance,

area(s) of significance, and historical context(s) of eligible properties. The criteria provide invaluable guidance and authoritative consistency in determining whether resources retain their historical integrity and what their character-defining features are. The National Register Criteria underlie the hierarchy of significance and the assessment of condition used in this HSR for components and elements.

When evaluating the significance and condition of buildings, architectural historians typically use a rating scale to rank the architectural and historic value of the building, its rooms or spaces, as well as individual features. The typical rating scale employs four categories: "Very Significant," "Significant," "Contributing," and "Non-Contributing." The use of the terms "Very Significant" or "Significant" here does not necessarily equate to the same meaning for those words as they are used in the context of the California Environmental Quality Act (CEQA). The fact a space or feature is called "Very Significant" or "Significant" in the Historic Structure Report does not of necessity mean that the alteration or removal of that space or the entire structure would meet the CEQA criteria for what is called a "Significant impact on the environment." For this HSR, the four categories are defined as follows:

Very Significant (VS)

The element was built during the period of significance.

It is architecturally significant.

It contributes significantly to the overall character.

It remains intact or with only minor alterations.

It is in good condition.

VS elements are highly sensitive to change.

Significant (S)

The element was built during the period of significance, but

It is of secondary importance,

It has been altered, and/or

It is in fair or poor condition, or

The element was not built during the period of significance, but is architecturally significant.

S elements are sensitive to change.

Contributing (C)

The element was built during the period of significance, but is not architecturally significant, or

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

Non-Contributing (NC)

NC elements are less sensitive to change.

The element was not built during the period of significance, or

It has been subjected to major additions or incompatible alterations, or

It is incompatible in style, material, scale, character or use with the original building, or

It is in poor condition.

NC elements are not particularly sensitive to change.

Condition

A visual appraisal of the current condition of building elements:

Excellent (E)

The element is in near original condition.

Good(G)

The element is mostly intact.

Fair (F)

The element is showing signs of wear or deterioration.

Poor (P)

The element is badly damaged, missing, or not functioning.

Unknown (U)

The element is not accessible for inspection.

Preparers

Knapp Architects of San Francisco researched and prepared this report. Frederic Knapp, AIA, was principal in charge; Christopher Pollock acted as historical researcher and site surveyor; Melissa Bleier was historical researcher; and Laurent de Martel was CAD drafter. Beth Piatnitza was Associate Director of Planning, and Planning Analyst Steven Finacom acted as historical researcher and document coordinator for PEP. Jim Horner was the Campus Landscape Architect. The consulting landscape historian was Denise Bradley; and the arborist Michael Bench of Barrie Coate and Associates.

Building Names

Most of the buildings retain their original names as given by Miss Head's School for Girls, and its subsequent name, the Anna Head School. The alphabetical building designations were created by UC to identify the structures easily. The buildings include (in the order of their original construction dates): Channing Hall (Building C), the Gables (Building B), the Cottage (Building E), the Study Hall (Building D), Pool and Gymnasium (Building F) and Alumnae Hall (Building A). Ancillary areas include the Arbor and the Quad. There is also a non-historic metal utility building. Room numbers, where cited, reflect UC Berkeley's room numbering system shown on undated schematic plans. Where rooms have not been assigned numbers, generic names have been used instead.

Definition of Site

The approximately 270' x 450' site occupies the block on the west side of Bowditch Street between Haste Street and Channing Way in Berkeley and extends three-quarters of the block to the west. Its official address is 2538 Channing Way. However, building and other permits issued over the lifetime of the site's buildings also include: 2524 Channing Way, 2408-2414 Bowditch Street, and 2527 Haste Street. The terrain slopes slightly to the west. The complex of buildings cluster generally towards the southern side of the original lot, although they would have originally been somewhat more centered, since the property extended another 30 feet south into what is Haste Street today.

The building cluster is surrounded by parking lots to the west and north, in addition to the Quad, the complex's interior courtyard, which is now a parking lot. Included in the site is the adjacent property to the west, originally known as 2520 Channing Way which has some specimen trees, light standards, an automatic payment machine and a small parking attendant structure. This same address has had permits issued for the address 2523 Haste Street. This survey includes the buildings and landscape to the interior edge of the sidewalk. South of the survey site is People's Park, to the east is Crossroads dining commons (a UC Residential and Student Services Building) and to the north the UC Channing/Bowditch Apartments and Shorb House, and two other University-owned buildings used as offices. To the west, from south to north, stand a small 1870s residential structure, the Woolley House, UC-owned for a time but now in private ownership, a vacant lot and the rear parking area of a commercial structure, and a two-story commercial/office structure fronting on Channing Way. Beyond these buildings are commercial storefronts along Telegraph Avenue.

C. SITE AND BUILDING HISTORY

Site

The oldest extant structure in the East Bay is what is now known as Mission San Jose, which was built in 1797. This religious settlement was preceded by encampments of Native Americans known as the Costanoan Indians. With settlement by the Spanish, who encroached on the Native American population, the culture was eventually decimated. The only extant remains of this culture were the great heaps of shell mounds along San Francisco Bay, castoffs from the earliest inhabitants' main food source. Some two decades after the establishment of Mission San Jose saw the granting to Don Luis Maria Peralta of a large tract of land, San Antonio Rancho, which covered the area including today's Albany, Berkeley, Emeryville, Alameda, and a portion of San Leandro. In turn Peralta divided the property among his four sons. Today there are only two extant structures from this period, one of them the Vallejo Adobe in Niles, built in 1843. The other is the two-story Martinez Adobe in Martinez constructed in 1848. Anglo-American settlers came to the region after 1846 and settlement occurred starting in Benicia in 1847; Oakland in 1849; Vallejo, Hayward, San Leandro and Alameda in 1850; and Piedmont and West Berkeley, then known as Ocean View, in 1852.²

A stagecoach line passed along the future San Pablo Avenue in the 1860s, providing communication with and travel to other towns north and south. In the 1870s, a ferry line was established between the Berkeley waterfront and San Francisco, creating further connections, especially with the rapidly growing areas around the University which commenced operations at the Berkeley campus site in 1873. Early Berkeley, however, connected primarily by train and roadway to Oakland to the south. The "Telegraph Road," later known as Telegraph Avenue, was one of the major routes and the closest to the future Anna Head School site.

Building construction and styles in the East Bay followed the prevailing regional patterns. Post-adobe construction went into dimensional wood balloon construction with the development of major timber resources and their associated sawmills outside the Bay Area. Stylistically the Victorian era ran the gamut starting with Greek Revival, Gothic Revival, Pioneer False-front, Bracketed Italianate, Raised Basement Cottage, Italianate Villa, Stick, Stick-Eastlake, Queen Anne, Craftsman Bungalow and Colonial Revival.

²Ibid, p 11-12.

In the 1850s the private College of California purchased a tract of land for its new campus in what it later named Berkeley. For financial reasons the College remained at its original site in what is now downtown Oakland, although some improvements such as a water distribution system were made to the Berkeley property.

Subsequently the land was transferred to the State of California and became the new site of the University of California. Property originally owned by the College lying south of Strawberry Creek was largely sold off for private development by the College of California starting in 1866. This subdivision, where the Anna Head School was built, was called the College Homestead Association Tract. It was laid out on a conventional orthogonal grid,³ while the adjacent Berkeley Property Tract east of what is now College Avenue reflected the picturesque aesthetic of its designer, Frederick Law Olmsted, who also prepared an unimplemented plan for the college campus.

The College Homestead Tract extended three large blocks south of Allston Way, at the campus edge. East/west streets named alphabetically for great men of literature and culture began with Allston on the north, then Bancroft, Channing, then Dwight. North/south streets were named alphabetically for men of science, beginning with Audubon on the east, then Bowditch, Choate, Dana, Ellsworth, Fulton, and Guyot.

Street renamings, the later insertion of two additional east-to-west streets which split the original square blocks into rectangular halves, and the expansion of the University campus south to Bancroft Way resulted in the present day pattern of Bancroft/Durant/Channing/Haste/Dwight, and College (Audubon)/Bowditch, Telegraph (Choate), Dana. Ellsworth, Fulton, and Shattuck (Guyot).

Each large square block was originally divided into eight rectangular "villa lots", each with approximately 150 feet of frontage on one of the east /west streets, and 300 feet of depth. The original villa lots provided sufficient space not only for houses, but also for outbuildings — barns, carriage houses, greenhouses — and extensive gardens, orchards, etc. Some of the villa lots remained single properties, while others were soon subdivided into smaller parcels.

In 1892, when Anna Head purchased villa lots 5 and 6 of block 7 in the College Homestead Tract, the surrounding area was largely rural and undeveloped. (In fact, Anna Head had to build a water tower for the school because water lines did not yet extend to this area.) Her property encompassed the northeast quarter of the

³City of Berkeley, Draft Southside Plan, p 128.

superblock originally bordered by Channing, Bowditch, Dwight and Telegraph (Choate).

Her school became part of the late 19th Century development of this part of Berkeley. During the last quarter of the 19th Century, the Southside area (as the surrounding neighborhood is now known) gradually grew and evolved into a primarily residential district. It included many single-family houses, a scattering of large private houses occupied by students living in groups, churches, and some commercial buildings along Telegraph Avenue. Initially, the commercial concentration occurred north of Bancroft Way in an area that is now part of campus, and around Dwight Way. The neighborhood was populated decades earlier than some adjacent districts, such as the Hillegass Tract south of Dwight Way.

The area around the Anna Head School, particularly to the north, east, and west, was a mixture of single family houses and student living groups. Some of Berkeley's best-known families and most important land developers — including Louis Titus, Duncan McDuffie, and John Marshall — settled in large houses, some of them approaching mansion size, along nearby streets such as Durant and Telegraph (Choate). Substantial single family houses and stately fraternity houses dotted the streets. There was also a population of individuals of more modest means. John Woolley, whose simple 1870s house still stands on Haste Street just west of the Anna Head property (and originally stood on Telegraph Avenue) was a boilermaker by profession. Listed as living near the Anna Head site in the 1884 directory for Berkeley are several male students ("residence, Channing Way near Choate") and three women with the same last name, one of them a "short-hand reporter" another a "teacher" (all listed with a "residence, Channing nr. Bowditch").

The 1903 Sanborn map—the first to show details of the Anna Head block and property—shows about a dozen free-standing "dwellings," most of them two stories, on sites adjacent to or across the street from the Anna Head property, as well as one "Club House," presumably a private student living group, and two buildings containing flats. There were also numerous vacant lots still scattered through the neighborhood.

Some of Berkeley's earliest churches and other religious establishments were also located nearby in this era, serving both the permanent residential and transient student populations; although none on or immediately adjacent to the Anna Head lot.

The original College Homestead Tract blocks were later subdivided east-to-west by two new city streets—Durant and Haste—which increased the number of street-front

⁴Ibid, p 110-111.

lots in the neighborhood, boosting its developable density. Each "villa" lot parcel lost 30 feet depth off either its northern or southern end, as a result, when the new streets were cut through. As earlier noted, this was the case with both the Anna Head property and the adjacent parcels to the west.

In the early part of the 20th Century, the arrival of streetcar lines and the influx of people relocating after San Francisco's 1906 Earthquake and Fire helped to spur growth in Berkeley. Large apartment buildings and hotels built to the lot lines started to go up along Telegraph Avenue, houses were moved from their original sites in some cases, and Telegraph Avenue began to fill in with commercial storefronts, some with apartments above, establishing the pattern that still exists along the blocks north of Dwight Way today.

In addition, as the University began to grow to the south, it had a considerable effect on the built form of the surrounding neighborhood during the first three decades of the 20th Century. The University completed a series of acquisitions and developments that effectively moved the campus edge south from Strawberry Creek to Bancroft Way, on property it previously owned. The Edwards Track Stadium complex, International House, Memorial Stadium, Hearst Memorial Gymnasium for Women, and Harmon Gymnasium (now Haas Pavilion) all established a prominent presence for the campus. These buildings created a link between town and gown along or near the northern edge of Bancroft Way. By 1930, when the Berkeley campus had more than 11,000 students (compared to 2,000 in 1899) and was one of the largest universities in the world, the Southside neighborhood was characterized by a mixture of single-family houses, multi-unit buildings, group living quarters, and private institutions, and Telegraph Avenue was solidly commercial.⁵

It was in this post-Earthquake, pre-Depression period that many multi-unit developments were undertaken in the neighborhood, primarily two-and three-story apartment blocks, mixed-use developments along Telegraph Avenue, and large student-living groups. The block north of the Anna Head school was the site of several private rooming and boarding houses for students, some purpose-built, others converted from large old family houses. Single-family houses remained a strong and numerous presence in the neighborhood, but were now interspersed with large apartment buildings, private religious and institutional edifices, hotels, and clubhouses.

The four blocks of Bowditch Street, bordering the east edge of the Anna Head property, became in particular a street of private institutions paralleling Telegraph

⁵Ibid, p 111-112.

through this residential neighborhood. The institutions included not only the Anna Head School itself (and, for a time, its Dudley Hall annex on the opposite side of Bowditch) but the University Masonic Club (Bancroft/Bowditch), the Christian Science Organization at the University and the Durant Hotel (both at Durant/Bowditch), the First Church of Christ, Scientist (Dwight/Bowditch), what is now the Vedanta Society (Bowditch/Haste) and, at the southern end of the four-block stretch, the prominent Hobart Hall, Julia Morgan's original building for the American Baptist Seminary of the West. Of the ten "block faces" on Bowditch, including the street frontages of Bancroft Way and Dwight Way immediately facing Bowditch, six were fully or partially occupied with institutional structures by the 1920s, and the remaining four or portions of them, contained free-standing residential structures.

In this context the Anna Head School was not a single, isolated, institution in the neighborhood but one of several prominent private institutional establishments lining Bowditch Street, interspersed with private residences.

Changes in the landscape in the 1940s and after World War II were fueled by the expansion of the University and the increased presence of cars. The opening of the San Francisco-Oakland Bay Bridge in 1936 made it easy for commuters to drive from San Francisco to Berkeley, and the popularity of the automobile brought many vehicles to the campus vicinity.

In the 1940s, studies for the University indicated that substantial development was needed not only for academic facilities on the campus but for student housing, outdoor recreation space, and parking to serve the campus. In this original concept — embodied in the California Alumni Association's 1948 "Students at Berkeley" report — a sweeping form of urban renewal would take place in the neighborhood, clearing most of the existing buildings from the 20 square blocks north of Dwight, west of College, east of Fulton and south of Bancroft, and replacing them — and much of the street grid — with large University residence hall buildings, playing fields, and parking lots. Only a few churches and the commercial properties fronting on Telegraph would have remained.

In the 1950s under the administration of the first Berkeley campus Chancellor, Clark Kerr, the University began a more limited program to acquire the majority of the 10 square blocks in the neighborhood north of Dwight Way, west of College Avenue, and east of Dana Street (additional land was also acquired on the north side of the campus). Although clearance of several square blocks was planned – and partially undertaken – the new planning left in place most of the city's street grid. By 1962 – when the University adopted its second official Long Range Development Plan for the Berkeley campus – these changes were specifically quantified:

"The areas adjacent to the central campus (on the south) and defined in the official Land Acquisition Program are designated for use only by campus activities and functions that must have close-in locations but for which insufficient room exists on the campus itself. To the south the Plan indicates complexes of student residence halls with associated intramural fields and courts, a new 'Student Services Building,' the recently completed Jones Child Study Center, instructional areas for physical education, and several off-street parking structures both below grade (under fields and courts) and above ground. All these functions have been carefully located both in relation to the campus and with respect to established community uses such as the Telegraph Avenue business district and the numerous churches and private institutions in the area."

In the maps accompanying the written plan, the Anna Head property was shown as a parking structure site, with an "intramural gym" on the adjacent Hinkel lot. North and south of Anna Head would be new residence hall units, each with four towers around a central dining commons.

It was during this expansion program that the University informed the Anna Head School that its campus would be needed for University uses. (The University had acquired the Hinkel estate land that bordered the school to the west in 1948 and was using this site as a parking lot by the late 1950s.)

As described above, on most of these blocks, existing buildings were demolished and new facilities built. The new facilities that were actually completed included three residence hall complexes (with five buildings each, but not the two proposed north and south of Anna Head), the Berkeley Art Museum/Pacific Film Archive, the original Underhill parking/playing field structure, and a number of sites where surface parking lots were developed or pre-fabricated buildings were erected in anticipation of future development.

These developments, mostly of modern architectural character, altered the urban composition of the Southside neighborhood. Increasingly, one building or a single unified complex of new buildings would cover much of a single block. These structures often turned their back to the street to create internal amenities for the complex, leaving blank walls, loading docks, or other closed elements where previously there had been entries and porches that linked the buildings to the streetscape. As the use of private automobiles increased during this period, the City and University developed

⁶¹⁹⁶² Long Range Development Plan, p 30.

off-street parking, including parking structures and lots. The streetcar lines on College Avenue, Telegraph Avenue, and Bancroft Way that had defined the neighborhood for half a century had long since been removed and replaced with bus lines. Parking garages and lots became prominent fixtures of institutional, residential, and commercial development.⁷

In addition to development by the University, during the 1950s and 1960s, the City of Berkeley, pursuing the then-popular strategy of urban renewal, encouraged private property owners to remove older buildings and replace them with newer structures. In the 1950s and 1960s, the University's enrollment increased while at the same time many families and older residents moved from the Southside to the Berkeley hills or more distant suburbs. They were replaced by a much younger and more transitory student and youth population. This led to a considerable transformation in the character of the older single-family parts of the Southside. Some single-family houses were converted into multiple-unit rentals; others were demolished to make way for larger private apartment buildings for the student market. These new buildings were characteristically of modern design, with simple stucco exteriors, flat roofs, metal-frame windows, and parking garages on the ground floor. Often, they were built very close to lot lines and the sidewalk. Multiple curb cuts required removal of traditional streetscape planting.

University land acquisition and housing construction largely came to a halt in the 1970s. The ongoing social and political change of the 1960s, combined with a decline in student interest in institutional housing and community discontent at the extent of demolitions and the size and character of new buildings, fomented a city-wide resistance to the effects of increased housing density, removal of older buildings, and increased traffic.

During the subsequent decades, new private-sector development in the neighborhood has generally been limited to incremental, relatively small-scale infill consisting of construction on single sites rather than entire blocks. University development in recent years has included the construction of infill housing and auxiliary facilities

⁷City of Berkeley, *Draft Southside Plan*, p 112-113.

⁸The grass roots movement that established People's Park, located just south of the Anna Head School property and the Southside's largest open public space, began in 1969. It was created on one of the University properties that had been cleared of older houses to make way for a high-rise residence hall complex. Community discussion and debate over increased traffic in the neighborhood also led, in the 1970s, to the placement of street barriers to protect adjoining neighborhoods from the Southside and its traffic (*Draft Southside Plan*, p. 113).

⁹Ibid, p 113.

within the large residence hall complexes, on parking lots and on temporary building sites, including two sites across Channing Way from the Anna Head property.

An increasingly prominent factor in Southside neighborhood development has been the need to strengthen buildings against earthquakes. Some private institutions, including the American Baptist Seminary of the West, the First Church of Christ, Scientist, and the Town & Gown Club, have recently renovated their historic buildings as part of seismic upgrades. The University has upgraded all of its residence halls in the Southside and is considering improvements related to its other buildings, such as the Berkeley Art Museum/Pacific Film Archive structure. ¹⁰

Chain of Ownership for 2538 Channing Way

May 15, 1866	College Homestead Association Tract (College of California)
January 16, 1892	Anna Head purchases 300' x 300' lot, lots 5 and 6, in block 7, from Godfrey Rhodes, et al. for \$8,500.
1963	Daniel Dewey and Catherine H. Dewey execute a grant deed giving the University of California title for \$675,000.

2520 Channing Way

Today the contiguous UC-owned property includes the Anna Head School and the through-block property to the west which was originally known as 2520 Channing Way and which was, for nearly a century, a separate property from the Anna Head School. Today, this property is administered by the UC Parking and Transportation, and is a parking lot known as Anna Head West. It is mostly paved, with a number of large trees, light standards, an automatic pay machine, and a small parking attendant structure. Its use changed from permit parking to pay public parking on November 19, 2007.

A large Victorian-style house with tower was built, circa 1895, in this lot's northeastern corner, most likely by businessman, real estate developer, and "capitalist" John Hinkel, whose family relocated from San Francisco to Berkeley around that time and made this address their residence. The Sanborn map dated 1903 shows the house, a "glass house" (presumably a greenhouse or conservatory) to its south, a "Lath House" in the southwest corner running north to south along the property line, and three very small rectangular one-story structures near the southern property line; this was prior to the extension of Haste Street through this block. The three small structures and part of the Lath House occupied what is now part of the Haste Street right of way.

¹⁰Ibid, p 114-115.

A 1910 permit was issued to build the garage with dwelling, probably over the garage. The Sanborn map dated 1911 shows the house with what appears to be the same greenhouse to its south, roughly in the center of the property. Additionally a structure thought to be a carriage house (it later is noted as a garage) was shown tight to the southeast corner. Two other permits, one in 1919 and the other 1925, cite this address of 2523 Haste Street, probably referring to this building which appears on the Sanborn maps as well. The 1929 Sanborn map shows another structure tight to the site's northwest corner and the addition of a small structure just south of the main house.

In March 1944 the main building's use was listed in a permit as apartments with a total of 24 rooms. The 1950 Sanborn map shows the greenhouse and small structure south of the house to be gone. A demolition permit for the property was issued to UC Berkeley in 1959, and this is presumably when the main Hinkel home was demolished.

Obituary and other accounts indicate that the John Hinkel family lived at the property from the mid-1890s through the late 1920s. Illinois-born John Hinkel (1859-1926) moved to San Francisco as a child with his parents and grew up there. He became a businessman, stock market investor, real estate developer and promoter – a "capitalist" in the parlance of the day. In 1878 he married Ada Mizner Hulbert, a San Francisco native; they had three sons, two of whom apparently survived to adulthood.

The Hinkels first resided in San Francisco. At one point they had a residence on Sutter Street where Hinkel reportedly covered the roof with a foot of soil so he could have an "aerial garden" garden on his property. When they relocated to Berkeley in the mid-1890s they purchased lot 7 of the College Homestead block, west of Anna Head's property, and apparently built a large house, with the eventual address of 2520 Channing Way. Their house was later recalled (in the 1940s) by family members as a "beautiful home," furnished expensively, with gardens behind the house and along its entrance drive. A contemporary account related that:

"The Hinkel home was the scene of brilliant entertaining. Its spacious parlors were carpeted with rare old Persian rugs and contained art treasures—sculpture on marble pedestals and antique paintings on the walls." ¹¹

Hinkel was active in the Berkeley real estate market, including ownership of commercial properties in Downtown Berkeley. "For many years he was engaged in the building business and became interested in the General Petroleum Company and other

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¹¹Berkeley Daily Gazette, November 16, 1949, Hal Johnson column.

oil concerns."¹² Hinkel was said to be a busy investor, involving himself in the stock market on an almost daily basis, and a man who made, and lost, several fortunes over his adult life.

In 1918 he gave the City of Berkeley a several-acre tract of canyon land in the North Berkeley hills, afterwards known as John Hinkel Park. He was also a benefactor of the Boy Scouts. When he died in 1926 the local paper, the *Berkeley Gazette*, ran his obituary at the top of the front page, describing him as "Local Philanthropist and Capitalist."

The 2520 Channing property had a large south-facing garden which, according to various Sanborn maps from the early 20th Century, was outfitted with a "glasshouse" and "lath house" and various other outbuildings. John Hinkel's interest in gardening is indicated by his earlier San Francisco rooftop garden, and a newspaper mentioned that he had "one of the most beautiful of the many floral exhibits at the annual flower show of the California State Floral Society" at the Fairmont Hotel in late March of 1913. According to the article, Hinkel was displaying "exceptionally handsome tree peonies of Japan, scarlet eucalyptus, long graceful sprays of bridal wreath, crimson ramblers, rhododendrons, azaleas and Bermuda lilies," all presumably grown in his own garden at 2520 Channing Way. A large scarlet eucalyptus stands today at the meeting point of the Hinkel/Anna Head properties. 13

John Hinkel died at 2520 Channing Way in 1926; Ada Hinkel died three years later at a rest home in Niles (now part of Fremont). Apparently, the family fortune was at a low ebb by her death, and the house was sold to Emily Marshall, wife of John Marshall, who had been a busy real estate promoter and home builder in south and east Berkeley.

Emily Marshall then apparently leased the house for use as a private group residence for UC Berkeley students. By the early 1930s the address was known as "Casa Hispana" and run by a woman who taught Spanish language and culture to the UC women students who rented there. This use was typical of student housing near UC in the first half of the 20th Century: privately run, sex-segregated, often "themed," and often located in large older, single-family houses that had been modified for group use.

The University operated very little student housing of its own in this era; by the mid-1940s there were still only three UC-run student residences: International House (coed, and managed by its own quasi-independent governing board); Bowles Hall (men);

¹²Berkeley Gazette, May 25, 1926.

¹³Berkeley Daily Gazette, March 28, 1913.

Stern Hall (women). The remainder of students lived with their families at home; in private group quarters, particularly fraternities and sororities and themed "clubhouses;" in private rooming and boarding houses; or in small apartments.

During much of this era women students were required to have their living arrangements reviewed and endorsed by the Dean of Women. This led to the creation of a network of "approved houses," run by private operators but sanctioned by the University as appropriate residences; the University published regular lists of these approved homes. A dense concentration of them stood on the block immediately north of the Anna Head School, and the "Casa Hispana" use of 2520 Channing would have been consistent with this presence in the sub-neighborhood. According to Dorothy Hermida, a Cal alumna (1936-40), Casa Hispana was a true cooperative, where residents contributed labor – grocery shopping, cooking, laundry, cleaning, house management tasks – as well as money (\$20 a month during her stay). There was a non-student "house mother" – in Hermida's recollection, a different woman each year – and male students were hired to wash dishes in exchange for meals. The house was approved by the Dean of Women as a residence for women students.

In addition to the resident population, there were women student members of Casa Hispana who lived elsewhere and came to the house weekly for meetings and activities. Spanish was spoken in the house, and the residents learned Spanish music and dancing, and engaged in cultural activities with a Spanish theme. For example, Hermida recalled that whenever a naval training vessel from a South American nation would sail to San Francisco, Casa Hispana residents would host the ship's cadets at dinner, and make a reciprocal visit to their ship.

Sometime between 1933 when the newspaper article documenting the presence of Casa Hispana at 2520 Channing Way was published, and 1936 when Hermida's association with the house began, Casa Hispana moved to rented quarters at 2562 LeConte Avenue, north of the University campus, in a neighborhood that was at that time populated with fraternities, sororities, and other student living groups. She did not know of the 2520 Channing property and its association with Casa Hispana, meaning that the relocation had occurred before mid-1936. ¹⁴

The house use changed by the early 1940s. On January 25, 1944 Emily Marshall leased a 75' x 135' portion of property to the Federal Government for seven years; this would presumably have been the portion of the lot including the old Hinkel house. The property was sold by Marshall to the University of California in 1948, and on July 2, 1959 a permit was issued to the Shasta Construction Company to demolish the house.

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¹⁴Source, Dorothy Hermida, telephone conversation with Steven Finacom, June 16, 2008.

A documented reason for the demolition has not yet been located through research, but at the time, according to local newspaper articles, the City of Berkeley was stepping up its efforts to get businesses to provide off-street parking in response to curbside parking congestion. It is possible the University cleared the site to create an off-street parking lot, both in response to campus parking need and as a goodwill gesture to the City's parking push.

Chain of Ownership for 2520 Channing Way

May 15, 1866	College Homestead Association Tract (College of California)
1886-1890s	Unknown ownership, 150' x 300' lot, lot 7, in block 7.
To early 1890s	Eliza Gwyther
1892	Charles Mills Gayley and Miss Norton
October 18, 1895	John Hinkle and Ada Meisner Hulbert Hinkle move to address
After 1929	Property is sold by the Hinkel heirs, following the death of John Hinkel in 1926 and his wife in 1929.
July 9, 1934	Mrs. (Emily V.) J. A. Marshall
June 10, 1948	UC Regents

The University of California

The University of California was one of the sixty-eight land grant colleges established to benefit from the federal Morrill Land Grant Act of 1862. Created by the State of California with federal financial support through the Morrill Act, the University also benefited from a simultaneous gift of the assets of the private College of California. The private College, founded in the 1850s, was located in Oakland. The College planned a new campus to be located north of Oakland in what was then an area of open farmland and acquired the site, but did not have the funds to construct buildings there or relocate. In 1866 the College named this site "Berkeley," which later was adopted as the name for not only the campus but the town which grew up around it, and incorporated in 1878.

With funding scarce for the private college, a decision was made to dissolve the institution and donate the land holdings and other assets to the State of California, in return for a guarantee from the State that the educational focus of the College – what today would be called the classics, humanities, and liberal arts – would be merged into the new State institution, along with the State's focus on "practical" instruction in fields such as agriculture and mining.

In 1868, Governor Henry Haight signed what is now known as the Organic Act of the University of California, which established the University itself, The Regents as its governing body and the requirement that they make immediate permanent improvements to the plan and landscape of the new University campus.¹⁵

Frederick Law Olmsted had been commissioned to plan the College of California campus at its new Berkeley site in 1866. This original plan was never implemented since no buildings were constructed and the College never shifted operations to the Berkeley site, but its design influenced the architects who helped the campus grow in the early years. The need for a new master plan following the creation of the University was underscored by the fact that the original Olmsted design had been created for a small college campus, and the needs of a full-fledged state University were quite different. A competition was held in 1868, with local architects John Wright and George Sanders being the winners.

Though their plan was "enthusiastically adopted" by The Regents, the architects were dissatisfied with the amount of money they were being paid and subsequently removed themselves from the project. The years following saw a number of architects involved in the growth of the University. David Farquharson and Henry Kenitzer were hired by The Regents to continue the architectural development of the University in 1869. Farquharson and Kenitzer were responsible for South Hall, the first permanent building of the new University of California campus, developed for the College of Agriculture.

The Regents, as well as the architects whom they hired, continued to use Frederick Law Olmsted's original plans for the college site. However, by 1874, when William Hammond Hall was engaged to develop the landscape of the University, the original drawing of Olmsted's final campus plan had quite literally been lost. Hall, who had also drafted the primary design for San Francisco's Golden Gate Park, produced a revised plan for the Berkeley campus, corresponding with Olmsted, and building on Olmsted's concepts.

By the close of the 19th Century, the UC was disjointed architecturally and the design of the campus as a whole was losing its cohesiveness. Wood and brick buildings of various styles and sizes had been sited about the grounds as funding and need

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<sup>15</sup>Helfand, The Campus Guide, p 6.
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¹⁶Ibid, p 4.

¹⁷Ibid, p 7.

¹⁸Ibid, p 8.

dictated. By 1895, University enrollment had grown to "more than 1300 students, about seven times that when the campus opened in 1873" and the need for a comprehensive campus plan and new facilities was great.

The resources to create an enduring and ambitious plan came from a philanthropist who would not only influence the direction of the University campus with a world-wide architectural competition, but who would also become the first female regent. Phoebe Apperson Hearst was the widow of Senator George Hearst and funded the International Competition for the Phoebe Hearst Architectural Plan of the University of California.

Phoebe Hearst was born in Franklin County, Missouri, and moved to California with her husband in 1862. George Hearst was extraordinarily lucky in the California gold fields, and also invested in the larger and more successful mines throughout the West. Hearst was elected to the US Senate in 1887, and served until his death in 1891. Their only son, William Randolph Hearst, was born in 1863 and grew up traveling the world with his mother. William got an early start to his future media empire when his father handed him control of the San Francisco Examiner, which George had acquired as payment for a gambling debt.

When George died in 1891, Phoebe was the sole heir to the fortune that her husband had amassed over the years. She returned to California from Washington, DC, maintained residences in several locations including Pleasanton, San Francisco and, for a time, Berkeley, and renewed her dedication to the philanthropic support of educational programs.²²

Already active on the University campus creating support and scholarships for women students, Phoebe Hearst approached University President Martin Kellogg with the idea of constructing a building for the College of Mining in order to honor her late husband. Kellogg approached the only architect on the faculty, Bernard Maybeck, who was then teaching mechanical drawing. Once Maybeck had sketched a building concept for Mrs. Hearst, the question arose as to where on the campus it should be placed.

¹⁹Ibid, p 9.

²⁰www.hearstcastle.org, Phoebe Hearst.

²¹www.hearstcastle.org, George Hearst.

²²www.hearstcastle.org, Phoebe Hearst.

Architect Maybeck and Regent Jacob Reinstein encouraged the creation of an overall plan for the campus to guide the siting of such new permanent structures. Considering the disparate architectural design of the campus so far, Phoebe Hearst stepped forward and offered to sponsor an architectural competition that would establish a "comprehensive and permanent plan for the buildings and grounds of the University." Phoebe Hearst agreed to fund the two buildings she had originally planned for, and to fund the competition fully so that "the architect will simply design" while others "must provide the cost." The competition called for a total of 28 buildings which would ignore the campus buildings that were already in existence but enhance the natural beauty of the campus itself. The planning area was largely confined to the University's site south of today's Hearst Avenue, east of Oxford Street, and north of Strawberry Creek, although an extension into undeveloped land north of Bancroft and east of Telegraph was also embodied in the subsequent drawings.

This competition was announced in 1897 and was open to an international field of competitors. The final stage and announcement of the winner was held at the Ferry Building in San Francisco in the fall of 1899. The French architect Henri Jean Emile Benard was awarded the prize, with all the runners up being American firms from the East Coast. Benard's design was deemed beautiful, but his attitude and reluctance to work with Phoebe Hearst soon took its toll. Benard had refused to come and visit the Berkeley site during the competition, and when his plans won the Hearst prize, he found that a complete revision was necessary. Rather than continue to work around these conflicts, The Regents dismissed Benard, even though they had adopted his revised plans in 1900.

John Galen Howard, an architect from Boston, and later New York, whose firm had placed fourth in the competition and who was originally appointed as a consultant for the University's implementation of Benard's design, replaced Benard. Howard was favored by many local architects such as Bernard Maybeck, as well as by Phoebe Hearst, who had chosen him to design the Hearst Memorial Mining Building. By 1901, when Howard was hired, Phoebe Hearst had already become the University's first woman regent, and Howard had already begun the design for the Hearst Memorial Mining Building.

²³Ibid, p 10.

²⁴Helfand, The Campus Guide, p 11.

²⁵Ibid, p 12.

Born in Chelmsford, MA in 1864, John Galen Howard studied first at the Massachusetts Institute of Technology, which at the time had the only architecture program in the United States.

After being appointed supervising architect to the University of California, John Galen Howard moved his family to California in 1902, and by 1903, the University had allocated funds to establish a department of architecture, of which Howard was appointed lead professor. ²⁶ In 1903, Howard's first project, the Hearst Greek Theatre was completed, and by 1913, he was appointed director of the School of Architecture. Howard is responsible for the design and overseeing of many buildings constructed on the central campus.

In 1898, with the final stages of the Phoebe Hearst Competition under way, President Kellogg retired from the University. Though he had suggested several local candidates. The Regents thought that it would be more beneficial to bring an Eastern influence to their growing University. Benjamin Ide Wheeler of Cornell University was appointed president of UC in July of 1899 and served for twenty years, until 1919.²⁷ Under his guidance, the University not only tripled in size, but began to establish its reputation as one of the finest universities in the nation.²⁸ A graduate of Brown University, Wheeler came to Berkeley directly following a sabbatical in Athens. Wheeler, who had been a professor of both comparative philology and Greek during his tenure at Cornell, brought with him a "love of classical antiquity" 29 which matched well with the Athens of the West image that the University was developing.³⁰ President Wheeler was also instrumental in encouraging John Galen Howard to come to the University. He was interested in having him not only as the supervising architect but as a professor as well. Phoebe Hearst had already hired Howard as the architect for the Hearst Memorial Mining Building, and in 1901 he accepted the position as supervising architect, and began incorporating his own ideas and more importantly fiscal realities on the University plan.31 Howard had a simpler, Greek plan for the University and worked to incorporate that into the design that had been left from Benard.32

²⁶Ibid, p 12.

²⁷Wardrip, A Western Portal of Culture, p 26.

²⁸www.berkeley.edu/about/history/#brief.

²⁹Helfand, The Campus Guide, p 15.

³⁰Cal Performances Centennial, p 9.

³¹A Western Portal of Culture, p 31.

³²Ibid, p 32.

During this period of development of the University, no core campus facilities existed south of Bancroft Way, and private development extended north to Strawberry Creek in many instances. It would not be until the middle of the 20th Century that the University would seriously contemplate, and start acquiring, property beyond Bancroft Way for development south of the core campus. Thus, during the first half century of its existence, the Anna Head School property existed in a neighborhood district, close to and influenced by the University campus, but entirely occupied by privately owned residential, institutional, and commercial structures.

D. BOARDING SCHOOL EDUCATION IN CALIFORNIA

Until compulsory education laws began the process of standardizing education in the United States, most children received an education in a variety of ways that were mostly determined by region, socio-economic factors of the individual families as well as the community, and availability of an educated person (usually a woman) to teach. Though there have been many types of schools, the types of education which still exist today can be set into three categories, public schools funded and regulated by the individual states, schools which are privately funded and organized, and the practice of home schooling. As early as 1647, laws were passed in colonies requiring the education of children, and a universal education system was proposed in one form or another by men such as George Washington and Benjamin Franklin.³³

The history of education can be traced back to the colonial laws of Massachusetts, where it was declared that "the education of children was necessary for the benefit of the commonwealth and the church." The 18th Century saw the real development of private education in the United States alongside the town schools which had been established during the colonial years. Massachusetts and New York had both established compulsory education laws before 1870, and by 1918 all the states had passed such a law.

California's compulsory education laws went into effect in 1874, within a few years of the establishment of the University of California, requiring children between the ages of eight and 14 to attend school.³⁵ Often times the schools would vary in curriculum, attendance requirements and length of the school year, but the importance of an education had been established. More often than not in the early days of education in America, schools were a combination of both private and public influences.

There was a basic lack of structured education in the United States until the Industrial Revolution, when reformers began to work to standardize education. Early structured private schools were preparatory schools, and were intended to direct the student towards college. Some private schools were based on religion while other became situated as boarding schools. Private schools in the United States were in existence even before the public schools were established in Massachusetts; both Louisiana and Florida have a long history of private schools run by missionaries, all

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³³http://www.extremeintellect.com/ei2007/educationhistory/historyofeducation.html

³⁴Ibid. Education in Modern America.

³⁵ History of Public Education in California. http://www.cde.ca.gov/nr/re/hd/yr1961hd08.asp

the way back to the 16th Century.³⁶ The oldest all-girls school is the Ursuline Academy which was established in New Orleans by a small group of French nuns who wanted to start a convent in the New World. The school was founded in the late 1720s and was followed shortly thereafter by similar schools which were essentially Catholic academies set up within convents.³⁷ Catholic girls' schools were common in the Midwest, and followed the expansion of the population into the frontier.³⁸ These early girls' schools were often focused on enhancing domestic charms and learning that which was considered "useful, elegant and proper."³⁹

Town schools were usually established by local governments, and existed alongside schools run by churches and proprietary schools. The early years of childhood were often spent at "dame schools," a combination of what could be considered primary school and a form of day care taught by literate women in their own homes. ⁴⁰ Field schools were common in the southern United States and other agrarian parts of the country. These were informal classrooms set up in fallow fields which were scheduled around the agricultural cycles of the area. More structured Latin grammar schools became popular in the Northeast, and these eventually evolved into formalized academies.

American public schools were not necessarily divided by gender; by 1900 only 12 out of 628 surveyed cities had single-sex public schools. However, private schools and boarding schools tended to be separated by sex. The number of single sex schools, "rose from 44 percent in 1899-1900 to 53 percent in 1919-1920."⁴¹ In general, private schools which had only male students in attendance were called Academies, while the more serious girls' schools were called Seminaries, though at times all-female schools were still referred to as academies as well.⁴² The separation of girls and boys has been both lauded and criticized throughout the history of American education. Many educators felt that a female presence would act as a calming factor for young men, and that with girls around boys would act more like gentlemen. On the other hand it was feared by many advocates for equal opportunities for women that schools which were meant only for girls would end up being more like finishing schools, dedicated to

³⁶http://education.stateuniversity.com/pages/2334/Private-Schooling.html

³⁷DeBare, Where Girls Come First, p 219.

³⁸Ibid.

³⁹Ibid, p 220.

⁴⁰Ibid.

⁴¹Ibid, p 51.

⁴²http://www.nwhm.org/exhibits/education/1800s_1.htm

etiquette rather than knowledge.⁴³ However, girls' private schools tended to focus on classical education subjects such as English literature and history, history of art, French, Latin, and music, ensuring a well rounded education. Seminaries at the turn of the century also offered classes such as "reading, writing, arithmetic, geography... natural and moral philosophy, chemistry, astronomy, drawing and painting, piano..." along with social etiquette, decorum and physical sports and exercise programs. ⁴⁴

Private schools were, and still are, very individual institutions. Each has its own philosophy, traditions, and policies. Some are boarding schools, meant to ease the burden of daily travel between home and school while at the same time offering an education to students who might live too far away to attend a day school. The boarding schools in more urban settings were often a combination of day schools and boarding schools. The system of boarding schools at which students would live on campus under the constant control and care of the faculty reinforced the idea that the teachers and administrators were indeed replacing the parents as both authority figures and educators.

In 1887, when the Anna Head School opened its doors, there were several other private schools in the Bay Area, and in 1899, there was a total of 1,978 private schools registered around the United States. Of this number, five hundred and thirty were girls-only schools.⁴⁵

The Bay Area's independent primary and secondary schools which were functioning around 1894, the year that Miss Head's Preparatory School for Girls moved to Channing and Bowditch Streets, included: The San Francisco Female Institute (1856), The Sarah Dix Hamlin School (1863), Young Ladies Seminary (1877), Miss Horton's (1883), Miss Lake's, Miss West's, Miss Murison's, Miss Harker's and Miss Colgate Baker's Young Ladies Seminary (all c. 1888), the Oakland Seminary for Young Ladies (1890) and the Beaulieu School, the Merriman School for Girls and the Castilleja School for Girls (all c. 1900).

There were also some religious schools, including those run in central Berkeley by the Roman Catholic Sisters of the Presentation of the Blessed Virgin Mary. Their Berkeley educational establishment later evolved, in part, into Presentation High School (for girls, closed in the late 1980s).

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⁴³Debare, Where Girls Come First, p 75.

⁴⁴Ibid, p 107.

⁴⁵Ibid, p 335, Appendix A.

Over time, many single-sex schools merged to form coeducational academies, allowing for the combination of the individual resources and students.

In addition to the primary and secondary academies for girls in the Bay Area in the late 19th Century, the East Bay had Mills College, a private school for women. Founded in Benicia by a missionary couple, and later relocated to a then-pastoral district of East Oakland, Mills would have been well known to those locals interested in women's education in the late 19th and early 20th Centuries.

The design of women's colleges in the United States, in their early decades, alternated between the model of a single, large, structure incorporating all of the school's indoor facilities, and a quadrangle or "academical village" of detached buildings. Much of the impetus towards the single-building model was established by Mount Holyoke, in 1837, built "using the design principals [sic] of a mental asylum, a system of order and isolated setting, designed to create internal order in the minds of its inmates...following this asylum pattern and adopting its rhetoric of family government, a seminary building ordered relationships hierarchically. With a central entrance and stairwell and provisions for living, learning, and working, Mount Holyoke held no place for retreat, not interstices for freedom" for the students.⁴⁶

This form of a single building in spacious grounds was followed by later, prominent, women's institutions including Vassar and Wellesley on the East Coast and then adopted in the west by women's seminaries such as Mills which featured, at its center, an enormous multipurpose Victorian structure, Mills Hall. It is intriguing that when Anna Head built her first school structure, Channing Hall, in Berkeley she followed a similar approach, incorporating activities from classrooms to dining to physical education to boarding rooms — and, most likely, her own residential quarters — into a single, large, structure organized around a major central staircase, and standing well back from the street in secluded grounds.

The Anna Head School

Commonly referred to today as the Anna Head School, the school was founded by Anna Head in 1887 as Miss Head's Preparatory School for Girls at a site on the northwest corner of Channing Way and Dana Street.

Head and her staff commenced with 30 pupils; initially it was a day school. Anna Head apparently lived on the school property, a pattern she would continue; in an

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⁴⁶Horowitz, "The Design of Mills College: A Campus Rooted in Hope."

1891 Berkeley directory she is listed as "Head, Anna, Miss Heads School, Channing Way between Dana and Ellsworth, res. same."

The name continued with acquisition and construction in 1892of the first building on the Channing/Bowditch site that is the subject of this report. By the next year there were a total of 72 students. The addition in August of 1906 of Dudley Hall, apparently an existing building, located on the northeast corner of the intersection of Haste and Bowditch Streets, enlarged the school's capabilities and provided the school with its first and only – "off-campus" property. Dudley Hall was used by seniors and post graduates. ⁴⁷

As of 1907, the school was cited as "one of the largest of its type in the state." ⁴⁸ In that same year there were 53 boarders after a major refitting of the buildings. ⁴⁹ A description from that year notes 32 rooms, a parlor, library with 3,000 volumes, dining hall, gym, infirmary and higher class rooms. Two years later Mary E. Wilson, who had joined the staff in 1906, acquired the school with the retirement of Anna Head. The school's first athletic team was established in 1911 for basketball and in 1913 the tennis team followed. Field hockey and swimming teams were added in 1916. The school's name was revised to the Anna Head School in 1919, the year of Wilson's 50th birthday. Theophilus R. and Lea G. Hyde acquired the school in 1938 and in turn sold it to Daniel and Catherine H. Dewey in 1950, when there was a body of 253 students.

Martha Jones, a day student from Piedmont and a graduate in the class of 1953, gave an oral account of her five years there and remarked about the beautiful gardens, especially on the north side of the property. She also commented that students knew that early that the school would need to move and that they had property or a future site near Lake Temescal. A model of the new school on that site sat on the living room piano.⁵⁰ (The site they later moved to proved to be a different location in Oakland).

The next major phase of the school's development commenced in earnest "in 1956 when the University of California formally informed the school of their intention to force the school to move in order to make room for the growing needs of the

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⁴⁷Miss Head's Boarding & Day School for Girls, 1908-1909, p 8.

⁴⁸Guinn, A History of the State of California and Biographical Record of Oakland and Environs, p 663-664.

⁴⁹Many Changes are Made at Miss Anna Head's Female Seminary Reporter, September 17, 1907.

⁵⁰On-site tour and interview by Steve Finacom with Martha Jones, February 15, 2008.

University."⁵¹ This was the same year that the University established its first Long Range Development Plan for the Berkeley campus, noting proposed property acquisitions in the campus vicinity. The LRDP was subsequently revised in 1958 and 1962."⁵²

The boarding department was closed in 1960. Daniel Dewey and Catherine H. Dewey sold the complex to the University of California in 1963. In 1964, the school moved to a custom-built facility in the Oakland hills and is now co-educational and has non-profit status. The name has since been changed to the Head-Royce School, following the development of a program for boys (named for Josiah Royce, prominent UC alumnus, Harvard philosopher, and Anna Head's brother in-law) which was later merged into the main school.

The Anna Head School produced some remarkable graduates including: tennis champions Helen Wills Moody and Helen Jacobs, artist and conservationist Margaret Wentworth Owings, art critic Miriam Dugan Gross, educator Mary Wood Bennet, war correspondent Marguerite Higgins and photojournalist Margaret Jennings. ⁵³ A sporadic student at the school was Oakland resident Isadora Duncan, later considered to be the mother of modern dance, who was privately tutored in French, German and English by the Anna Head staff. ⁵⁴ She did not graduate from this school – or any other.

With the school's move to Oakland, the state University system acquired the property, located well within walking distance to the main campus, bringing the property full circle back into the University's real estate portfolio approximately a century after the College of California sold the land for private development.

In the 1956, 1958, and 1962 Long Range Development Plans the Anna Head site was designated to be cleared for new University development, just as blocks to the south (now People's Park), and the east (now the Units I and II residence hall complexes, and the Underhill parking and recreational field structure) were indeed cleared. University plans originally projected up to six of these nearly-block square residential unit developments on the Southside, with adjoining playing fields and parking structures, but only three residential units and some of the parking and recreation

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⁵¹Nods and Becks yearbook, 1963, p 15.

⁵²Ibid, p 15.

⁵³Cerny, Berkeley Landmarks, p 174.

 $^{^{54}} Hertelendy,$ Paul. "New Light, Old Legend: Isadora's Early Years" Oakland Tribune, December 18, 1977, p $4\text{-}\mathrm{E}.$

facilities were ultimately built, and the full extent of land acquisition proposed in the 1950s was never completed. The Anna Head block was one of those where all the projected property was actually acquired, but the proposed development program was never undertaken. On other blocks, including the one to the immediate north of Anna Head, the University only completed a portion of the planned land acquisition, and developments smaller than those originally contemplated were eventually completed, infilling rather than completely clearing, the older residential streetscape.

After acquisition by the University, the existing Anna Head buildings were adapted for a number of University uses. In the 1970s the site was considered as a possible location for a new recreational sports facility. This was ultimately built on Bancroft Way, several blocks northwest of the site.

Today, various UC Berkeley entities continue to use the Anna Head facilities, mostly as office space, with some storage. Current uses (as of Spring, 2008) include: Survey Research Center, Institute for the Study of Social Change, Early Childhood Education Program, Institute for Urban and Regional Development, Miller Institute for Basic Research in Science, Student Judicial Affairs, and University Section Club. The uses are diverse, ranging from child care facilities; to faculty, researcher, and graduate student offices; to administrative units. With the exception of the child care facilities, most of the interior spaces have been adapted to some form of office/workstation use, regardless of their original design. Some of the users, such as the Survey Research Center, have been in the complex for decades. Others, such as Student Judicial Affairs, are recent arrivals.

 $^{^{55}}$ See Appendix for specific listings and locations.

E. DESIGN AND DEVELOPMENT OF THE SCHOOL'S BUILDINGS AND LANDSCAPE

Before individual buildings of the complex are described, it may be useful to have an overview of how the Anna Head School's facilities were generally used during the core of the school's existence — from the 1920s, when the physical plant was fully built out, through the early 1960s, when the school moved to Oakland. During this time uses of individual rooms and facilities sometimes varied but, for the most part, the school facilities functioned as outlined below.

The Anna Head School operated as a private institution that, for most of its existence, combined living and support facilities for boarding students with instructional facilities for both boarders and day students. There were several staff at the school. These would have included both academic instructors and support staff such as cooks, laundry staff, and cleaners. Some of the owners of the school lived on the premises, and it is possible that some other staff lived there at times. Most of the employees, however, were presumably commuters from elsewhere in Berkeley or nearby communities, like the day students.

The formal school day began in the morning and ended in the early afternoon. In the afternoon day students would go home unless they were assigned study hall (described below) or participated in elective athletic activities.

Channing Hall was the central building, with common spaces and classrooms on the main floor and (through 1960) residential space for boarders on the upper floors. The building included a kitchen and large dining room that appear to have primarily served the boarding students; day students brought their own lunches or bought snacks on the premises.

Channing Hall's main floor also provided classrooms assigned by subject area for older students, at least two parlors or living rooms for social gatherings, and a laundry area, presumably for washing the clothing and bedding of the boarding students. Fragmentary anecdotal evidence indicates that one of the two parlors – to the left (east) upon entering the building's main entrance – was a space frequently used by students, while the other parlor – to the west (right) upon entering – may have been a space used by staff, visiting parents, etc.

The Gables building, to the southeast of Channing Hall and ultimately connected to it, contained subject-area classrooms on the main floor and additional bedrooms for boarding students on the upper floor. By the 1940s the main floor also contained school administrative office space.

The Study Hall, connected at its north end by an arbor to Channing Hall, contained classrooms for younger students on the ground level and upstairs at the south end, and a large room on the second floor that functioned as mandatory after-school study space for students with poor academic records. A later, one story, north addition to the Study Hall building served as a studio for art instruction.

Alumnae Hall, connected by a breezeway to the southern end of the Study Hall building, was built as an assembly and event space. Equipped with proscenium stage, balcony, and kitchen, it was used for regular morning gatherings of the campus community. These daily gatherings were called "chapel," but apparently were conducted more like a secular school assembly, not a religious service; school announcements, brief talks by visitors, and periodic student performances were featured. The students sat organized by class year. Alumnae Hall was also periodically used after hours for community events, such as theatricals and concerts; there are newspaper accounts of it being used for plays and charitable fund-raising events.

West of Alumnae Hall the swimming pool building was provided on the ground floor with an indoor pool. On the upper floor a single room accessed by exterior stairs was outfitted with a fireplace and a small stage area, and may have been a social gathering space before Alumnae Hall was constructed.

North of the swimming pool building is the Cottage, a small structure expanded over the years, which was in use by the 1940s on the ground floor as a science classroom. The upstairs – including a partial floor under the eaves – seems to have had a residential function for school staff, and appears to have been the residence of at least two owners of the school, Anna Head and, later, the Dewey family.

Surrounding these buildings, as detailed elsewhere in the report, was an interconnected network of outdoor spaces. They served both decorative and functional purposes for the school. These included a hard-surfaced central quadrangle, ringed by arbors and benches, that was used as a central gathering space and, later, for some outdoor athletics. In a secondary quadrangle east of the Study Hall there

was a tennis court and, north of the tennis court, garden spaces, lawns, and the formal entry drive to the complex. As detailed elsewhere in this report, the outdoor spaces and the setting of the building complex in the midst of a large landscaped property were important to the image and functioning of the school.

Building Character and Description

The six buildings on the Anna Head site display a variety of exterior expressions within the Arts and Crafts shingle idiom. In general, relatively plain structures occupy the west end of the property while the north and east buildings are very expressive. Collectively the complex exhibits considerable unity of design, while each building has an individual character within the related group. The buildings are finished on all sides, meaning that no one face appears to overwhelm another within the design of each building. The arbor of the interior quad stitches together, both literally and aesthetically, most of the site's buildings.

Spurred on by the Centennial Exhibition of 1876, and a romantic look backward to Revolutionary forefathers, the idea of Colonial Revival for residential architecture made Americans look to their past in the last quarter of the 19th Century. ⁵⁶ The first building on the Anna Head property, Channing Hall, specifically reflects a subtype known as Dutch Colonial, which is indicated by its gambrel roofline. The picturesque style reflects the homes of Dutch settlers of New York and New Jersey and the same roof profile is also seen in Pennsylvania. Roofs of this particular shape were cited as "simple, expressive; and often graceful...and suggest hospitality and good cheer."⁵⁷

When the Anna Head School was built, the uniquely American shingle movement was fully afoot on the Eastern seaboard with several contemporary examples of sprawling residential designs which had gambrel roofs: Henry Paston Clark and Ion Lewis designed the F. W. Sprague residence in Kennebunkport, Maine in 1882, while the Samuel Coleman House in Newport, Rhode Island was designed by McKim, Mead and White in 1883. Another design came from Peabody and Stearns for the Elberon Casino in Elberon, New Jersey, circa 1885, and John Calvin Stevens planned the James Hopkins Smith residence in Portland, Maine which was built in 1885. These designs combined many elements such as Queen Anne influence and English architecture into a uniform whole.

The shingle movement in the Bay Area prior to 1892 consisted of works by Bruce Price, one in San Francisco for J. V. Coleman and another in San Mateo for George

⁵⁶Scully Jr, The Shingle Style and the Stick Style, p 29.

⁵⁷Cady, "Some Features of the Dutch Farmhouses of New Jersey," *American Architect*, vol. 2, 1877, p 401-402.

Howard. The Reverend Joseph Worcester, an amateur architect, designed a triple ensemble of shingle-clad houses atop San Francisco's Russian Hill for Emilie and David Marshall, in 1888, along with a modest cottage for himself shortly thereafter on the same property. Prior to that Worcester had built himself a shingle-clad house in the East Bay's Piedmont district in 1877 which had the earmarks of a consciously rustic design – and no Victorian sentimentality. This was before the East Coast shingle movement was in full flower. 58 Worcester was a friend of Anna Head.

Designs for large schools of the time were usually of fireproof masonry. Examples include St. Paul School in Concord, New Hampshire which was constructed in 1880 to the design of George H. Young⁵⁹, while another is W. M. Poindexter's Randolph Macon Academy in Liberty, Virginia which was published in 1889.⁶⁰ But it was Peabody and Stearns who used the Colonial Revival idiom in their Massachusetts private school work as displayed in the Groton School in Groton, in 1899⁶¹ and their design for the Bryant-Paine Hall of the Middlesex School in Concord⁶². These examples reflect a more formal design approach which uses masonry facings to express the traditional design and evokes the hallmark of longevity for institutional designs.

The design of the Anna Head School is a unique approach since it drew on domestic design themes while housing a great number of boarders, staff and activities. The use of wood facing for such an edifice, rather than masonry which was the norm for the day, softened the building. The merging of the residential shingle and private educational use on the West Coast predated Fisher's design for the Anna Head School in the architectural work of Ernest Coxhead with his 1889 design of the Santa Paula Academy in Southern California. 63

The transition from a conceptual shingle movement to shingle style reflected the popular use of this warm, homey use of materials and forms. Ultimately the style blossomed into the ubiquitous bungalow which was affordable by almost anyone.

The original building of the Anna Head School, Channing Hall, reflects all the earmarks of what is known as the Shingle Style, a term created by Vincent Scully

⁵⁸Kostura, Russian Hill: The Summit 1853-1906, p 50-55.

⁵⁹American Architect and Building News, May 20, 1882, vol. 11, no. 334, p 234.

⁶⁰American Architect and Building News, August 1889, vol. 26, p 86.

⁶¹American Architect and Building News, July 1, 1899, vol. 65, p 7.

⁶²The American Architect, October 1, 1904, No. 1501, p 7.

⁶³American Architect and Building News, November 9, 1889, vol. 26, no. 724, p 218.

with his similarly titled 1955 publication. Henry Hobson Richardson of Boston is credited with creating the style in the 1880s. It became a favored style for his clients' rambling estates on the rocky crags of the New England coastline. The over scaled massing is an informal composition covered with a uniform surface of shingles which flow around corners and rounded surfaces. Use of porches with short columns sitting on a high base, masonry foundations, and broad gables and horizontal lines aligning the mass with its site, all bespeak the Shingle Style. On the interior, the layout commonly is focused on a great hall with stairway surrounded by large rooms. Rooms flow into one another with grandly scaled openings, in this case, with sliding panels whose concept may have been inspired by Japanese shoji screens. Japonesque design hit a high note after the Centennial Exhibition of 1876 where a display of art and architecture was shown. All this open interior space was made possible by the new technology of central heating. Channing Hall alone among the Anna Head buildings has all of these shingle style elements spelled out by Scully.

Part of Channing Hall's unique style stems from its gambrel-shape roof. The unsymmetrical layout and three-dimensional pushing and pulling of virtually each elevation embodies the irregular character of the Shingle Style, with its ambiguity of whether the design is a singular creation or the product of accretion. The vocabulary of elements includes dormers; bay widows; double-hung windows, some with diamond pane mullion layouts; multi-sash window groupings; windows of various sizes and shapes, some being single while others are grouped; and porches, all clad in shingles. Stone is used for the foundation, west entry stairs, and north chimney. This romantic and picturesque composition is cited to be the earliest example of a fully shingled natural finish building in Berkeley, although it is possible that there were shingled residential structures elsewhere in the neighborhood when Channing Hall was constructed.

The composition approach seems to have been, in part, a clever way to disguise just how large the building actually was; the use of traditional building materials ties the building to both American and European antecedents in keeping with the Shingle Style themes of domesticity and informality.

Channing Hall (Building C)

Anna Head was reported to have purchased a 300-foot-square double villa lot on the corner of Channing Way and Bowditch Street from Cheney and Baum in January 1892.⁶⁴ The transaction consisted of lots five and six, in block seven. Today the lot is cited as 270' x 300' since Haste Street did not go through that block until sometime after 1906.

⁶⁴Improvements Berkeley Daily Herald, January 21, 1892, p 2.

The National Register nomination states that the property was bought from Mr. Godfrey Rhodes, et al., for \$8,500 on January 16, 1892. A Godfrey Rhodes appears in several early Berkeley directories generally living on Oxford Street in what was then north-central Berkeley. Warren Cheney was a real estate and insurance broker, among other occupations, and lived on Audubon Street (now College Avenue) a few blocks northeast of the Anna Head site and was involved in the development of nearby areas including Panoramic Hill; it seems likely, given this circumstantial information, that Rhodes was the owner or a part owner, and Cheney may have been the broker or perhaps a part-owner as well.

On this site, facing but set back from Channing Way, the new school's initial building called Channing Hall (Building C) was built in the same year as the land acquisition. It included three floors, a partial basement with crawl space, and an attic. The building's cost was \$10,500.66

Although a newspaper article cited Clinton Day⁶⁷ as having created the plans, it was Soule Edgar Fisher who was the architect and John Sprague the builder. The building's owner is cited as "E. C. Head" who is presumed to be Anna Head's mother, Eliza Clement Head.⁶⁸ (Additionally, over time, many assumed that Ernest Coxhead was the designer and that information was published on several occasions until the Gibbon/Stone nomination documented the Fisher connection.)

It is not known why there was a change in architects but progress was swift, as classes started on August 22, 1892. The new structure housed all the functions of administration, living, dining and learning for the school's original 16 boarding students.⁶⁹ When the building opened it was described as containing a reception hall, parlor, library, and dining room on the first floor. Additionally, that floor had classrooms for the primary, intermediate, and high school grades, including a laboratory. The north-facing second floor nook, with a built-in wood seat, was and is partially defined by a bay window and located off the main staircase. The first floor parlor was used for study, recreation, musicales and art lectures. Bedrooms in this building were for girls of high school age. The basement was used for cooking and

⁶⁵United States Department of the Interior, National Park Service. Nomination form for National Register of Historic Places, Gibbon, James and Elaine Stone, August 12, 1979, p 8.

⁶⁶California Architect and Building News, May, 1892.

⁶⁷United States Department of the Interior.

⁶⁸California Architect and Building News.

⁶⁹The New Building of Miss Head's School Berkeley Daily Herald, August 4, 1892.

instruction in the art of cooking.⁷⁰ Pantries, store closets, a milk room, an engine room and hot air furnace were some of the other basement functions noted. "All the buildings are ventilated, heated by air furnaces and lighted with electricity, with modern plumbing" proclaimed several early promotional documents.

It is also possible Anna Head herself lived in the building in its early days. City directories cite her as having her residence at the school property at a time when Channing Hall is the only documented building on the property. Anthony Bruce, executive director of Berkeley Architectural Heritage Association, recalls⁷¹ that an informant once told him that Miss Head supposedly lived on the third floor at one time, although no written documentation exists of that discussion. The large, west facing balcony under the third floor gable end appears to have been a well-sited, private space providing a panoramic view over the city and to the Bay, and was originally not connected to the ground by the current fire escape. It is possible to speculate, in the absence of firm documentation, that Anna Head may have lived in a portion of the third floor and had features like the balcony included for her own use.

Miss Head not only viewed the girls' wellbeing from an academic standpoint but from an athletic one as well. This philosophy of a well-rounded girl/young woman was borne out over time as various types of athletics were adopted by the school. When the initial building opened a newspaper article cited "The whole of the third floor is given up to the gymnasium which will be fitted up more completely than the gymnasium of any other girls school on the coast. The apparatus is now on the way from the East and is designed to remedy physical defects by its use rather than the promotion of fancy exercises. This department is under the supervision of Mr. McGee of the University of California and will do for the pupils physically what the ordinary school work does mentally..." 72 Walter Edmund Magee (1860-1932) taught at the school from 1894 until 1902. His credentials list him as having attended the Cooper Medical College from 1892-1893 and the UC Medical School in 1899. While connected with the Anna Head School he was also Director of Physical Culture at UC, having started there in 1888 as an assistant. He remained with UC until 1904 but continued on unofficially after being named Professor of Physical Culture and Director, until his death in 1932.

The physical education equipment mentioned above may have consisted of such things as wooden wands and wooden barbells weighing no more than three pounds, according to a historian familiar with early American physical education. Additionally Swedish stall bars may have been attached to the walls and there may

⁷⁰Miss Head's Boarding & Day School for Girls, 1908-1909, p 8-9.

⁷¹Personal conversation, March 8, 2008.

⁷²The New Building of Miss Head's School, Berkeley Daily Herald, August 4, 1892.

have been a Swedish boom. This type of equipment also existed in the nearby old Hearst Hall at UC, which was the women's gymnasium supervised by Mcgee.⁷³

Additions of another kitchen (more like a butler's pantry), Senior Porch and arbor, all on the building's south side, were made in 1911 at a cost of \$1,020.74 However, the 1903 Sanborn Map shows a smaller appendage where the pantry now resides. It seems likely that the 1911 work by Ratcliff was to enlarge this addition. An early photograph shows new shingles versus older ones on the addition as well. In that same year a plumbing permit was issued for connection to the City sewer system. One photo indicates the original Senior Porch was open to the south. Prior to being walled in by continuation of the arbor, the porch (really just a deck with no roof) cascaded as steps which spanned the entire width of the appendage. This would have given older students a prominent vantage point from which to look over the campus to the south, and to be seen by others. Similar steps and benches, used for congregating upper classmen, existed in the UC Berkeley culture over time, and presumably would have been known to the Anna Head staff and students. Walter H. Ratcliff, Jr. was the architect and August Peterson the contractor for these portions. The third floor originally had the gymnasium with dressing rooms and was home to servants as well. 75 Later, in 1920, the space gave way to student living quarters when Walter H. Ratcliff, Jr. designed the alterations which were carried out by contractor Walter Sorensen for a cost of \$7,000.76

The main north exterior entry stair, entryway and entry door of Channing Hall have been altered. Vintage photographs show a wood shingled stair balustrade on a stone base. The railing flared at the bottom and was pierced with wood trimmed vertical slots with a round top while a thick and broad wood cap finished the wall's top with an up-curved flourish at each end. Some sawtooth shingle detailing is missing. The original front door design was a wood double panel Dutch door with raised panels on the lower leaves and elaborate leaded glass panels above. This was surrounded with traditional classical moldings similar to the interior's fireplace surrounds. This entry portal was flanked by sidelights. Linear shed dormers on the north and south sides of the third floor were created by extending existing dormers, which were probably part of the 1920 alterations to the third floor. A singular dormer was added to the roof's northwest corner at some point. A grouping of four symmetrically placed windows, facing north, at basement level in the northwest corner were expanded to six. The wood exterior stair to the west was added after UC took possession; metal cyclone

⁷³Personal communication from Roberta Park to Steven Finacom, March 22, 2008.

⁷⁴Bruce, Walter H. Ratcliff, Jr. Architect: His Berkeley Work, entry 65.

⁷⁵The New Building of Miss Head's School Berkeley Daily Herald, August 4, 1892.

⁷⁶Bruce, Walter H. Ratcliff, Jr. Architect: His Berkeley Work, p 161.

fencing, added in the 1990s, now screens in the third floor porch on the west façade which leads to the added stair. The top level of the glass enclosure of the main interior stair in Channing Hall was faced in metal on the exterior (corridor) side in 1947. The decision to close the boarding department in 1960 may have, in part, been an effect of the third floor being closed off⁷⁷ due to exiting issues that same year.

Any of the extant first floor alterations happened sometime after 1964, and thus date to the period after the Anna Head School moved. This includes insertion of a small office into the main reception hall, walling off the east leg of the former dining room and bisecting the classrooms in the building's south. There was a large opening with sliding panels between the reception room and room C108, which is now blocked up. Also, the west entrance is now separate as is the northwest corner's main room. One highly designed flat metal gutter strap exists near the northwest corner.

In the building's immediate vicinity, a drawing dated 1979 calls for paving of the areas directly north and east of the building.⁷⁹ At this point the adjacent property to the west is noted as having "existing A. C." paving. The Quad was repaved sometime after 1980.⁸⁰ Individual wood benches once lined much of the arbor and the deck known as Senior Porch but only a few remain in the arbor.

The Gables (Building B)

The second building in the complex, the Gables, was built in four phases, mostly as a two-story building. The overall form, although basically a rectangle, is of four rectangles connected together in various ways, some with common planes. The southmost two-story segment was built in 1895 with a basement, the two flanking additions in 1901, and the north addition in 1923. John B. Sprague was the builder; while the architect of the first two phases is unknown, Walter H. Ratcliff, Jr. designed the last addition. The building was positioned on the Bowditch Street frontage of the property, well back from the prominent Channing Hall facing Channing Way but the several later additions subsequently merged the two distinct structures into one, articulated but continuous, mass.

⁷⁷Nods and Becks, 1963, p 15.

⁷⁸University of California, "Floor Plans-Basement, 1st, 2nd and 3rd", July 30, 1964.

⁷⁹University of California, Department of Facilities Management, "Parking Lot Repaving," June 18, 1070

⁸⁰University of California, Department of Facilities Management," September 1980.

A 1907 description notes the building contained "offices and housekeeper's rooms, book shop and five school rooms, with its own entrance off the east porch, for girls of intermediate and junior grades. Bedrooms on the second floor, for younger girls, cared for by two teachers and house mother assistant." A 1946 room inventory notes the second floor porch on the west, now glassed in, as a "sleeping porch with five beds." The northeast corner of the two-story 1901 addition contains a wood paneled office, on the first floor, with its own entrance, again, off the east porch. This was the administrative office. On the east elevation of that room is a Dutch door which has a transaction worksurface whose use by the 1940s was as a pass through where a student could buy school supplies from office staff. The 1901 addition to the south is accessed separately and was used originally as a chemistry lab but is used today for storage. Its form is a shed lean-to and is presumed that the separate aspect of this building is due to the possibility of an explosion or noxious fumes. The interior of this space, while painted, retains what appears to be much of its original character, including bead-board siding and low wooden cabinets and counters, and wooden floor.

Alterations include the division of classroom B106 into six spaces. Rooms B104 and B102A were once one space. Rooms B100A, B100B and the adjacent corridor were all once one space. Exiting out of that space, and to the north, there were once steps down to grade level. Room B200, formerly a porch, was subdivided with glass fronted partitions after 1977.⁸³ A small shed addition once sat on the building's southwest corner attached to the existing shed addition. It was removed sometime prior to 1929.

The Cottage (Building E)

The Cottage is a two and one-half stories on-grade structure built in two, possibly three, phases. The north end is cited as being constructed in 1901 with John B. Sprague as the builder, and the south two-story addition in 1912 with Walter H. Ratcliff, Jr. as the architect and August Peterson the contractor at a cost of \$1,450.84

However, the 1903 Sanborn map shows a one, not two, story dwelling in this location, implying that part of the northern end is of later vintage. Located at the far western edge of the original Anna Head lot, the structure was used as an infirmary per a 1907 description. Later the downstairs main room was the chemistry laboratory. Anna

⁸¹Guinn, A History of the State of California and Biographical Record of Oakland and Environs.

⁸²On-site tour and interview by Steve Finacom with Martha Jones, February 15, 2008.

⁸³ University of California, Department of Facilities Management, "Plan View-B200 & Notes," May 27, 1977.

⁸⁴Bruce, Walter H. Ratcliff, Jr. Architect: His Berkeley Work, entry 85.

Head is cited to have resided at the school⁸⁵ until 1911, when she moved to a residence Walter H. Ratcliff, Jr. designed for her. It is thought she lived in this building at some point; her earlier possible residence was in Channing Hall, as previously mentioned. Upstairs, at least by the late 1940s and early 1950s, was where the headmaster and his family lived, according to one alumna.⁸⁶ The interior character of the upstairs, with a large sitting room or parlor, residential scale bathroom, and bedrooms (the larger with its own fireplace), lends credence to the account that this portion of the building was a residence.

Alterations include a replacement stair on the north elevation. The original stair, in the same location, was all shingled and had arched openings facing east and north under its landing. The railing was solid and topped by a heavy wood cap. It had a small storage closet illuminated by a small window underneath. The upstairs porch, on the northeast corner, was originally completely open to the air, but is now enclosed in lattice. The first floor fireplace mantelpiece, which was in the south-most room, is lost, while that in the same position on the second floor remains.

Pool and Gymnasium (Building F)

The 1903 Sanborn Map has an unusual arrangement of what appear to be four structures, three of them attached to each other, all marked with the "X" which indicates use as a stable on typical Sanborn Maps. The largest is a square structure south of the Cottage, while the southernmost sits within what is now the zone of Haste Street.

Also known as the *Tank* by students, the original structure is of unknown construction date but its footprint appears on a 1911 Sanborn map. It may have been a conversion of the stable which is cited in school literature.⁸⁷ The first floor housed what is now a boarded-over swimming pool and on the second floor there was a gymnasium. The stage at the western end upstairs may have been used for plays and presentations prior to Alumnae Hall being built. These functions seem to be a result of the structure's 1916 remodel by architect Walter H. Ratcliff, Jr. and William L. Boldt contractor at a cost of \$1,500.⁸⁸

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⁸⁵ Husted's Oakland, Alameda and Berkeley Directory, 1894, 1898 and 1905.

⁸⁶On-site tour and interview by Steve Finacom with Martha Jones, February 15, 2008.

⁸⁷Many Changes are Made at Miss Anna Head's Female Seminary. Reporter, September 17, 1907.

⁸⁸ Bruce, Walter H. Ratcliff, Jr. Architect: His Berkeley Work, entry 137.

Alterations include revision of the first floor east elevation. A vintage photograph shows a triple window and no door in this wall. The pool originally had a diving board but by the late 1940s it no longer existed. The pool was not in good condition by this time and the girls did much of their swimming at the Berkeley City Club (three blocks away, on Durant Avenue west of Telegraph) and another club in Oakland. Showers and the water heater were located in the shed portion to the north but no visible trace of them remains.

Study Hall (Building D)

The Study Hall was built in three phases. The central and largest portion was constructed in 1917, the north one-story addition known as the Art Studio in 1920, and finally the south addition in 1922 which was used as a locker room on the first floor and two school rooms on the second. The arbor on the east side of this building was constructed in 1917. Walter H. Ratcliff, Jr. designed the original and subsequent additions. The contractor for the two additions was Walter Sorensen and the cost was \$8,898 for the second phase and \$3,500 for the last phase.

The main upstairs room was used as a study hall by the Anna Head School; study hall, according to one informant from the 1940s, had mandatory after school attendance for those students whose grades fell below a certain level; thus, the best students would rarely, if ever, use this room, while students with lower academic standing were frequent or regular users. Study desks faced north, towards a student monitor as recorded in one photograph.

Alterations to the building include some replacement metal windows to the original wood sash on part the first floor. The tunnel once had a decorative pair of gates at the west end. A recent metal security gate spans the covered breezeway between the building's south end and adjacent Alumnae Hall.

$Alumnae\ Hall\ (Building\ A)$

Alumnae Hall, also known as "the chapel" by the students, was constructed as an auditorium in 1927 and the colonnaded arbor around the main quad was extended along the north side of this building at the same time. The auditorium contains a stage spanning the entire western end with proscenium arch; there was a large balcony at the other end of the auditorium. Morning chapel was held here and the room also served as a venue for plays, lectures and dances. Below the stage are dressing rooms. Adjacent to the public entry at the eastern end of the building is a

⁸⁹On-site tour and interview by Steve Finacom with Martha Jones, February 15, 2008.

⁹⁰Bruce, Walter H. Ratcliff, Jr. Architect: His Berkeley Work, entries 145 and 161.

kitchen. The architect was Walter H. Ratcliff, Jr. and contractor Walter Sorensen constructed it for \$16,000. The metal and mica pendant light fixtures in the auditorium were probably made by the Thomas Day Company (a firm established in 1850 which continues operations today as the Phoenix Day Company); their name appears on the building permit.

This building has the simplest, most straightforward layout of any within the complex. Its plan is a rectangle and its mass slightly articulated at the gabled roof. The roof ridge runs east-to-west. There are entrances on Haste Street and on the direct opposite side to feed circulation directly into the building from the Quad. Other, smaller, doors are located on the building's northwest and southwest corners. The roof is punctuated with metal louvered ventilation units.

On the interior, alterations include a pair of large sliding doors between the corridor and auditorium which have been abandoned in favor of a pair of flush swing doors in the south slider's position. What appears to have been a pass-through from the kitchen to the corridor has been walled up. A partition with some glass is set at the front of the stage. The balcony at the east end of the auditorium has a full height partition, with some glass, set just behind the balcony's balustrade. In the middle of the auditorium is a low plumbing core which contains sinks and a drinking fountain to augment the toilets on the north side. A low wall with a gate and series of three non-original rooms with gypsum board walls and ceilings are sited on the south side of the room. There are recent doors which exit onto the arbor on the north side. Other alterations to the exterior include the addition of small aluminum windows on the first floor along Haste Street. Other larger existing fenestration on the same façade was replaced with aluminum framed sash. There were wall sconces in the auditorium which appear in historic photographs. Today, at least in the northeast corner, the sconce location is now a wall plug for a clock.

According to period photographs and one informant, the balcony originally had two narrow wings, extending symmetrically along the north and south interior walls to the walls adjacent to the arch of the stage. These balconies had turned balusters and railings. The railing on the south side has been removed; the north railing remains.

These alterations, and the infill of the proscenium arch, and the other alterations described above appear in a drawing dated 1973.⁹¹

Arbor

This colonnaded structure connects most of the buildings. Its low pitched horizontal roof surface provides shelter from inclement weather. Most of it has turned wooden columns in the Tuscan style which support an asphalt shingled roof. However, the

⁹¹University of California, Department of Physical Plant, "Alterations to Building A," May 29, 1973.

arbor extension on the west side of the Gables appears to be a later addition with its square unadorned columns. This said, the earliest available Sanborn map, of 1911, does show the element – possibly it was replaced. Some wood benches set against the inner wall and facing the quad occur under the arbor, but once completely lined parts of it. There was once a connector passage from the Quad to the Bowditch Street frontage, now infilled. This occurred at the intersection of the Gables and Channing Hall where there is now a raised porch floor connecting the two structures.

A bell once hung within the arbor. Its form was a projecting square profile wood member whose end was carved with a medieval style grotesque head of a man. This was supported by a bandsawn 45 degree bracket and was placed near the ceiling at one of the arbor's cross beams. (The Head Royce School took the bell and prominently hung it in the gable of their main building when the new campus was built, where it remains today.)

Other Lost Buildings and Elements

Vintage photos, maps and descriptions indicate that a few other structures once on, or adjunct to, the site are no longer there. Dudley Hall, a residence built in 1897 and designed by George Frederick Esty, was put into service for the school in August of 1906 to augment the school's growing attendance. It sat across the street on the northeast corner of Haste Street and Bowditch Street. Its address was 2415 Bowditch Street. By 1924 the building was owned by J. A. Marshall. In 1928 a permit to move the house was issued, and it was transported several blocks and now is sited at 2649 Benvenue Street, with alterations. Dudley Hall is the only known structure associated with the Anna Head School that was sited outside of the school campus on the Channing/Bowditch/ Haste block. Unlike the other buildings, it was purchased and not purpose-built for the school, and it served the school for less than two decades.

Another building, a wood garage, was sited just southwest of the Pool/Gymnasium on Haste Street and tight to the property's southwest corner. A permit was issued on October 24, 1916 for contractor William L. Boldt to build a garage for Miss Wilson and its cost was \$600. Its demolition drawing⁹² shows an addition to the east of the garage which noted it to contain the adjacent pool's filtering equipment. (This is despite what appears as the semi-subterranean room with chimney south of the Pool/Gymnasium building which may have served the pool earlier.)

Another important but utilitarian structure was a 50 foot-high, steel-framed water tower surmounted by a gravity water tank which sat on concrete piers with its

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⁹²University of California, "Boilerhouse Replacement and Misc. Structure Removal," drawing file no. 3465, Code 57, #41286, November 29, 1965.

companion shorter wood pump house to the west. A permit for a water tower costing \$700 was issued on July 11, 1923 for the site. These were sited between the Gables and Alumnae Hall buildings, along what is now the Haste Street frontage. Only one structure shows in the 1911 Sanborn Map with a gasoline engine, while the 1929 Sanborn Map shows both structures.

The garage, tower, and pump house were removed sometime after 1965 when the University drew plans to replace them with the metal faced and roofed utility building which now houses the boiler. Further, the drawing indicated keeping the existing boiler for reuse and noted filling-in of the old well which sits under the 4" thick concrete slab of the existing utility building. The demise of these structures was foreshadowed when the City required replacement of the tower's foundation in 1959.93 Installation of fire sprinklers, at the insistence of the City, throughout the following year probably played a part in this major utility upgrade.94 City water service was initiated in 1951 for both domestic water and sprinkler service.95 It is presumed that the well served the compound until this time.

The existence of the pump house and well for many decades, located at the south perimeter of what became the Quad, presumably helps account for the fact that that the Quad was never fully enclosed by multi-story buildings. Instead of connecting the south ends of the Gables and the Study Hall, the Alumnae Hall extended the complex in a "U" shape partially open to the south and continuing to the west. If the tower and pumphouse had not been at the south edge of the Quad, it is at least possible to speculate that Ratcliff might have suggested adding Alumnae Hall more symmetrically, fully infilling the south side of the Quad rather than only partially extending along it. The combination of wood fence and pump house created a sense of enclosure while feeling open at the same time – something which is missing today.

Other lost elements include a high shingled wood fence which sat along the southeast corner of Bowditch and Haste Streets while another similar one was sited facing Channing Way, and yet another enclosed the Quad's south opening with an arched opening and decorative gate. Remnants of the Quad enclosure and Haste Street fence foundations still exist as poured concrete elements at the ground plane.

⁹³Jack J. Opdyke (Building Inspector) to Daniel Dewey (Headmaster), December 8, 1959, City of Berkeley Permit Division.

⁹⁴Ibid.

⁹⁵East Bay MUD water service records.

As earlier noted, a stable to board horses is mentioned in early accounts of the school but this may have been converted into the Pool and Gymnasium building by Ratcliff.⁹⁶

Gardens surrounding the property contained an arbor and other elements such as benches and a pedestal birdbath. The arbor was lined on two sides with benches. The curving driveway had a continuous border of rocks, a few which still exist, notably near the west porch of Channing Hall. There was a tennis court, just west of the Study Hall building, but according to a "Head," as the girls were known, by the late 1940s the girls played much of their tennis at the Berkeley Tennis Club. ⁹⁷ An enclosed play yard for children and a parking lot sit on the site today. Later pictures show swings in a play area which was just east of the Cottage and west of the tennis court. A 1954 yearbook has a map which shows the area on the south side of the fence, next to the water tower/pump house and facing Haste Street to have been the laundry drying yard.

Landscape

Anna Head West

The area to the west of the Anna Head School buildings is comprised of a separate lot that is not a part of the historic Anna Head school property. It is historically known as the Hinkel Estate. Because of the continuous parking area that occupies this lot and the school property, there is no visual differentiation between them except for the faint suggestion of a remnant row of trees; however, this was not the case until after 1964. Historical photographs show a fence, with a row of vegetation along either side of fence, along the property line between the school and this lot (i.e. along the western property line of the Anna Head School).

This lot was both visually and physically separate from the Anna Head School until 1964 when the university acquired the school property. The history of what is known about the development of this lot is provided under section C, Site and Building History. The lot was purchased by the university in 1948.⁹⁸

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⁹⁶Many Changes are Made at Miss Anna Head's Female Seminary Reporter, September 17, 1907.

⁹⁷On-site tour and interview by Steve Finacom with Martha Jones, February 15, 2008.

⁹⁸Berkeley Architectural Heritage Association, Block Files and Sanborn maps, 1911 and 1929.

An aerial photograph taken in 1950 showed that at least some of the buildings remained on the lot and that these were still surrounded by lawns. Large tree canopies, surrounding the buildings and along the west side of the lot, are visible in this photograph. Also, the clear delineation between the Hinkel property and the Anna Head School site is still apparent in the photograph. By 1950, there was an unpaved road laid out along the west side of the lot. (The road connected to Channing Way on the north end and Haste Street on the south end. This road appears in this 1950 aerial photograph but was not present in an aerial taken in 1947, before the University owned the lot). There was a row of parking along either side of this road (cars parked at 90 degrees to the road). By 1959, the road had been widened to two lanes and paved. However, two main buildings and trees remained in place. 99 100

Soon after the university took possession of the Anna Head School property in 1964, the Hinkel property was turned into the large, paved parking lot. An aerial photograph taken in 1969 showed the parking lot already in place with a parking pattern similar to the one that exists today. Both buildings and the remaining lawn areas around them were gone. The fence and trees along the property line with the school had also been removed. The few large trees that were left standing were the only remaining evidence of the earlier residential property: a Queensland kauri-pine (Tree 1); a Camphor tree (Tree 27) located in the central part of the parking lot; a Deodar cedar (Tree 34) and Siberian Elm (Tree 35) located along the north property line; and a Red Flowering Gum tree (Tree 28) immediately next to the west property line. The parking lot and location of trees that remain in place today are largely unchanged from what appears on this 1969 photograph. 101

Anna Head School

Landscape Associated with Anna Head (1892-1909)

The major source of information on the grounds of the Anna Head School during the years that Anna Head owned the school (1892-1909) are historic photographs. The images that were located were often not dated, and so the progress of the development of the landscape is generalized. No information was found that indicated that there was a landscape designer other than Anna Head involved in the layout and development of the grounds.

⁹⁹Pacific Aerial Survey, 1950.

¹⁰⁰Pacific Aerial Survey, 1959.

¹⁰¹Pacific Aerial Survey, 1969.

During the early years of the development of the school site, the Arts and Crafts movement was finding an expression in the gardens, as well as architecture, of the Bay Area. The Arts and Crafts movement proposed two ideas that influenced the development of gardens: first that a garden should take its inspiration from the spirit of the place and from vernacular traditions, and secondly, that the garden should become an outdoor living room. The first idea was interpreted fairly loosely in California, and Arts and Crafts gardens took inspiration from the state's Hispanic traditions as well as Mediterranean and Japanese traditions. Plant materials used were from an equally wide range of areas - since Californians had been experimenting and importing plants from all of the various regions of the world with Mediterranean climates (in south and north Africa, South America, Australia, and Europe) for last decades of the 19th Century. Arts and Crafts garden designers developed several garden types (meadow gardens, hillside gardens, patio gardens, and open-landscape gardens) as a way of expressing the varied "genius loci" within the state. The selective use of native or native-looking plants and "an unpretentious naturalness" also characterized the gardens. ¹⁰²

Anna Head's choice of style for the new building (Channing Hall) points to her interest in the philosophy of this movement. Her personal interests in the natural world and in horticulture and her educational philosophy and commitment to providing students with the place to learn through the scientific method of observation, all fit within the goals of the Arts and Crafts garden ideals. The rural character of the area that surrounded the school in the late 19th Century would have initially been complementary to the "naturalness" of an Arts and Crafts-inspired garden. (This would have changed as the city grew in the early years of the 20th Century and may have been one of the reasons that walls were ultimately placed around the perimeter of the property.)

The grounds of the new campus provided a place for Head to express her interests in the natural world and horticulture. She had an appreciation of native California plants and wrote in an 1897 volume of Nods & Becks that: "Our own too little appreciated native trees and shrubs might have a place [in the garden] . . . The difficulty is to know how to reject, and how to take only those . . . which will give color and fragrance to our garden during the greatest number of days in the year." 103 She incorporated the grounds into the curriculum of the school and noted in the school's catalog that: "recitations are often held out of doors in pleasant weather and permission to study in the garden is also freely given" and that "children are given little gardens of their own, which they plant and care for themselves." 104

¹⁰²Streatfield, California Gardens: Creating A New Eden, p 66-67.

¹⁰³Quoted in Head-Royce School, A Centennial History, 1887-1997, p 28.

¹⁰⁴Ibid, p 25-28.

The most significant decision that Anna Head initially made was that of the placement of Channing Hall on the northern third of the site with the front facing Channing Way. This placement left the majority of the site (to the west and south) open and contributed to the sense of scale within the grounds. The entry drives were placed close to the building, thereby leaving a large open area around three sides of the building (north, west, and south). Utilitarian structures were located on the south side of the property (behind Channing Hall). The edges of the grounds were initially defined with a wood-rail fence and later with a low hedge.

The front of the property was denoted by the placement of the entry drive along the north side of the building. This drive was not symmetrical with the Channing Hall façade, but entered the property near its north west corner. The area along the north side of the property (between Channing Way and the school's entry drive) was maintained in an open lawn and was more formal in appearance than the gardens to the west and south of Channing Hall. The lawn was planted with grass (maintained at a uniform level by mowing). Palms were, initially, the predominant vertical element in the lawn: two Canary Island date palms were planted along the lawn's south edge and a row of fan palms were planted along the north edge.

Photographs from this period show that the garden areas west and south of Channing Hall were heavily planted with trees, large unpruned or natural-looking shrubs, and masses of flowers along unpaved paths. Small garden structures (such as an aviary and arbor) were situated among the vegetation and low fences (made of tree limbs) were used to define the edges of some of the beds and paths. The paths and vegetation were laid out in a way that created a series of spaces that functioned as outdoor rooms (the exact location of these is not known but they show up in period photographs). Vines were planted around the base of Channing Hall and were allowed to grow up its sides and helped to connect the building with the fertile-looking landscape. The overall appearance was of a large garden that had simply grown (rather than one that was planted) surrounding a large house (not an institution).

The Cottage, built in 1901, served as both the infirmary and the home for Anna Head. It was surrounded and probably partially hidden by this garden area (to the west of Channing Hall).

The construction of the Gables south/southeast of Channing Hall maintained the predominance of Channing Hall on the site and began the pattern of clustering the buildings along the south portion of the site. The location of the Gables also began the pattern of siting the buildings in a way that allowed exterior spaces (immediately adjacent to the buildings) to be used as an extension of the school space.

Landscape after Anna Head (1909-1964)

As was the case with the landscape during the years Anna Head owned the school, the major source of information on the grounds and landscape in the period following the sale of the school to Mary Wilson through its sale to the university are historic photographs that were often not dated.

Wilson guided an ambitious building program that resulted in the construction of the remaining buildings that make up the Anna Head School campus and included: the additions to Channing Hall (kitchen and senior porch in 1911 and the connection to the Gables in 1923), the construction of the arbor that framed the inner Quad area and tied the various campus buildings together (in 1911, 1917, and 1927), the construction of the Study Hall and its additions (in 1917, 1920, and 1922), additions to the Cottage (in 1912), the construction of the pool/gymnasium (in 1916), and the construction of the Alumnae Hall (in 1927).

The construction of these buildings resulted in a grouping of buildings along the south portion of the site with a large continuous swath of open space across the front (north) side of the property. The buildings created two largely enclosed exterior spaces or quads that were used for recreation. One was formed by the west side of the Gables, the south side of Channing Hall, and the east side the Study Hall; this area was called the Quad and was used for sports (i.e., basketball, introduced to the school curriculum in 1911); it was paved by the 1930s. The second exterior quad was by formed the west side of the Study Hall, the north side of Alumnae Hall, and the east side of the Cottage; an unpaved tennis court was built in this area (tennis was introduced to the school curriculum in 1913). An arbor was constructed along the north and west side of the Quad and continued along the south side of the tennis court area. There was a patio area along the east side of the tennis court area. This arbor and patio, along with the porches on the buildings, contributed to the integration of the exterior and interior spaces.

During this period, the key circulation features (main entry drive and secondary entry drive) remained in place, and the large lawn area across the north side of the property remained.

At some point, the definition of the boundaries was reinforced by the addition of walls and planting beds. A tall shingled wall was built along the property line on the north, east, and a portion of the south sides of the property and across the south side of the Quad. Additionally there was a wall along the west side of the property. These walls along with the buildings (on the south side of the property) formed a physical boundary between the school property and the surrounding area. These features also prevented views into the property and helped to foster a sense of seclusion within the

grounds. Along the interior of the walls, vegetation helped to soften the appearance of these built features and also contributed to the sense of separateness of the grounds from the surrounding neighborhood. The hedge that that ran along the east property line (along Bowditch Street) was allowed to grow taller (from 3-5 feet to about 8-10 feet tall). Along the north and west walls, there was a variety of trees and shrubs loosely planted in a row. (This row of vegetation appears, in period photographs, to have grown more informal over time as the plants grew larger.)

A circular planting feature (with low clipped hedges along the edges of the bed, flowers planted in the interior of the bed, and paths radiating out from the center and around the feature) was added to the area north of the tennis courts. This planting feature extended the more formal area of the entry experience (entry drive, front lawn, and palms) to the west.

University Period (1964-Present)

In 1964, the university completed its acquisition of the Anna Head School property, and the Anna Head School vacated the campus in March of that year. Many of the character-defining landscape features and plant materials were removed or altered to accommodate the use of the property by the University. The most drastic change was the creation of a paved parking lot that covered virtually all of the open space in the western portion of the property. The wall and planting beds along the west property line (that separated the school property from the two lots to the west) were also removed. Additionally, the Hinkel lot west of the school property (2520 Channing Street) was also paved for parking and afterward functioned as one large parking lot (with that on the Anna Head School property) and appeared to be historically part of the school property.

Although this parking lot was the only major addition or alteration to the site in this period, this action resulted in the removal or substantial alteration of significant features in the landscape and resulted in the loss of most of the designed landscape features of the property. The tennis court located between the Study Hall (Building D) and the Cottage (Building E) was removed.

Other features on the west side of the property (located between the south side of the main entry drive and the tennis courts and Cottage) were also removed. These included: the circular planting bed feature and its associated paths, lawn areas, large trees, planting beds, play equipment, and the wood arbor.

The University removed the character-defining walls and hedge that defined the edges of the school property and that had limited the views (and access) into the property, probably because they did not fit within the new uses for the property, or perhaps

because they had deteriorated and funds were not available to reconstruct them. This included removal of the shingled wall along the property line on the north, east, and a portion of the south sides of the property and across the south side of the Quad. The hedge that ran along the east property line (along Bowditch Street) was removed. This hedge had been a part of the Anna Head School landscape since the 1890s. The row of vegetation along the north side of the front lawn area (along Channing Way) remained through, at least, the late 1980s; by the late 1990s, all of this row had been removed.

Because the university did not remove any of the major buildings and only paved the open space surrounding them (rather than adding new buildings), the spatial organization of the site remains in place. The buildings continued to be confined to the southern portion of the site with open space in the area in front (north) of them and along a narrow strip along the east side of the cluster. The two exterior quadrangle spaces continued to be defined by the buildings (although the spaces were no longer truly extensions of the interior space of the buildings but were used for parking). However, the variety of garden spaces that had characterized the Anna Head School site were removed and turned into paved parking. The buildings were no longer set within a richly textured green space, but were surrounded by a monolithic parking lot. The paving of the site removed most of the surface evidence of how the exterior spaces and landscape functioned within the school's curriculum and how the landscape contributed to the image of the Anna Head School.

In addition to the spatial organization of the site, other remaining character-defining landscape features include:

The two iconic Canary Island date palm trees located in front (north) of Channing Hall. These date to the 19th Century and are among the tallest of their type in Berkeley. They are a relatively rare living remnant of the palms that used to be ubiquitous in front of Victorian-era residences and institutional buildings in Berkeley and the East Bay.

A part of the alignment of the main entry drive (the west end of the drive has been subsumed by paving for the parking lot).

The alignment of the secondary entry drive that enters at northeast corner of the property on Channing Way and on the east side of the property at Bowditch Street.

The sidewalk along the east side of the Gables, although asphalt was added to this path at some point.

A portion of the front lawn area along Channing Way, dividing the street from the main entry drive, although this area is no longer predominantly grass; the west end of the lawn is gone, and this area is now parking.

The narrow strip of land along the east side of Channing Hall and the Gables and the trees at the southeast corner of the property.

The open space of the Quad and the wisteria vines around the arbor.

Some of the planting beds around the foundations of the buildings, although over time most of the original vegetation was replaced.

A remnant of the stone edging along the edges of the drive and around the planting bed along the west side of Channing Hall and along the east side of the Quad. These are rough stones, set on edge in single rows.

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F. FOUNDER ANNA HEAD AND HEADMISTRESS MARY ELIZABETH WILSON'S BIOGRAPHIES

Anna Head Biography

Anna Head was born in Brookline, Massachusetts on May 7, 1857 to Judge Edward F. Head and Eliza (Clement) Head. Her father moved to California in 1861 and the family joined him in 1868. Anna attended a private French school in Oakland led by a Professor Miel. Head's father established a law practice and was elected judge of the superior court in San Mateo County, where he served two terms. Her mother began teaching in Oakland as early as 1870 and opened her "French and English school" at Adeline and Twelfth Streets in Oakland in 1875. Anna graduated from Oakland High School in 1874 and then attended the University of California, graduating (along with 12 other women) in 1879 with a degree in education administration. She took up the study of music in Boston and abroad after graduation, spending much of the time in Greece between the years of 1880 and 1886. Upon her return she resided in Redwood City with her parents.

According to the Head-Royce School's centennial history, when she returned from her post-graduate travel and study, Anna had "strong ideas about education." She was "critical of the tedious and trivial routines that were prevalent in many American grammar schools." Shortly after she returned, her mother, who continued to operate her school in Oakland, sold her property and used the money to help Anna start her own school. The new school – Miss Head's Preparatory School for Girls – was located in a house at Channing Way and Dana Street in Berkeley. In her school, Anna Head "sought to borrow all that was best from the much admired English and German educational systems and adapt it to the needs of her students." The core of her curriculum included a "source knowledge of the classics, languages, and the scientific method." She also established a "rigorous physical education program." At this new school, Head desired her students to do as she had done -- "to desire learning purely for the sake of learning." So as part of her philosophy "no formal reports" were sent to the parents, and the pupils "were not ranked any way." 105

The school outgrew its original location, and in 1892, Head purchased a large double lot at Channing Way and Bowditch streets. Her choice of architecture for the new building and her subsequent development of the grounds were an expression of what has come to be known as the Bay Area Arts and Crafts Movement. During the late 19th and early 20th centuries, a number of groups flourished in Berkeley that were concerned with building with nature (a dominant theme of this movement). The

¹⁰⁵Gibbon/Stone (1979), "Statement of Significance," 1 and *Head-Royce School*, A Centennial History, 1887-1997, p 24-25.

Hillside Club (dedicated to protecting the Berkeley hills) was established in the mid-1890s, and the Botanical Garden at the University, which had been a presence on the campus since the 1870s, was formally organized in 1890. Many of the writers, designers, artists, scholars, naturalists, and architects (e.g. Charles Keeler and Bernard Maybeck, along with several founding members and leaders of the Sierra Club) who were interested in these ideas made their home in Berkeley. Also, Head was friends with the Reverend Joseph Worcester, a key individual in the Arts and Crafts movement. Her own personal interests and her educational philosophy coincided with the tenets of the movement and her development of the Anna Head School's campus was likely influenced by her connections and access to these people and groups. 108

When she decided to retire in 1909 at the age of 52 after operating the school for more than two decades, she sold the institution to Mary Elizabeth Wilson, who had been with the school for three years. The school's buildings and landscape were an expression of Head's educational and life philosophy. At her retirement, she wrote: "The school has been so much a part of me, almost my very self, my one way of expression, for the better part of my life." 109

In 1910, after retiring from the school, Head joined the Northern California Association Opposed to Woman Suffrage. This seems an anomaly given her philosophy, but one source floats the notion that "Anna Head simply did not envision an active role for women in the democratic process." 111

Following her retirement, Head spent the next several years visiting family in Boston and traveling in Europe. She returned in 1911 and established her home in the Claremont neighborhood of Berkeley. Her new house was designed by Walter H.

¹⁰⁶ Hillside Club, *Hillside History*; University of California Botanical Garden at Berkeley, *Mission and History*; and Cerny, Berkeley Landmarks (1994), p 173.

¹⁰⁷ Worcester is credited with introducing shingle style architecture to California with his home in the Piedmont, he oversaw the construction of the Swedenborgian church in San Francisco (a National Historic Landmark), and along with friends established the first Arts and Crafts Society in the U.S. The book *Building with Nature, Inspiration for the Arts & Crafts Home* (Freudenheim 2005) focuses on Worcester's activities and influence.

¹⁰⁸The scope of this project did not allow for extensive research on Anna Head and her possible involvement in the Arts and Crafts movement.

¹⁰⁹Head-Royce School, A Centennial History, 1887-1997, p 28.

¹¹⁰Ibid, p 30.

¹¹¹Ibid, p 30.

Ratcliff, Jr. (the same architect who designed some of the later buildings for the Anna Head School campus). She continued her interest in gardening: her house and garden were featured in several articles in the 1910s-20s. *The Architect and Engineer* included her house in one on pergolas and another on "Distinctive California Gardens." She also acquired a house on Forest Avenue in Berkeley where she resided at her death, according to a newspaper obituary.

During her retirement she was an active part of Berkeley's social and civic life. 113 She belonged to St. Mark's Episcopal Church, the Church of the Good Shepherd (a west Berkeley congregation in a poorer part of town, where she engaged in charitable works), and the "The Score," a "current events forum composed of 20 professional, community-minded Bay Area women." (Mary Wilson also was a member of this group) She continued to travel extensively (making several trips to Europe and through Russia, Egypt, and Mexico) and pursued her interests in natural science (during summers she visited "Yosemite valley and the Feather River district, as well as the mountain districts, in search of something new in nature and in the interest of the San Francisco Academy of Science"). 114 A 1928 biography of Head noted that she belonged to the Garden Club of Alameda County, the Botanical Club of the University of California, and the Cooper Ornithological Club (she published articles in the society's journal, *The Condor*). Head died "after a short illness" on December 25, 1932 and was buried in Mountain View Cemetery next to her parents. 115

Mary Elizabeth Wilson Biography

Helena, Montana was the birthplace of Mary Elizabeth Wilson in 1869. Her bibliographic entry in the 1928 *History of Alameda County* stated that she graduated from high school in Oakland in 1887. Wilson attended Smith College, where she graduated with a Bachelor of Letters in English in 1891 and then the University of California, where she earned a Master of Letters in 1896. Wilson had begun her career as an instructor in English at Miss Murison's School in San Francisco in 1895 but, due

¹¹²Ibid, p 28.

 $^{^{112}}$ The Architect and Engineer, "unknown article," p 32; "The Treatment of Pergolas," vol. 50, no. 2; and "Distinctive California Gardens," vol. 74, no. 3.

¹¹³Head is noted as hosting various events at her "artistic home in Claremont" in the local society section of the paper in the 1910s.

¹¹⁴The Jepson Herbarium at the University of California, Berkeley (whose mission is to understand and conserve California flora) contains sheets collected by Anna Head (Ringrose, 2008).

¹¹⁵Head-Royce School, A Centennial History, 1887-1997 (1988), p 23-31; Merritt, History of Alameda County, California (1928), p 484-487; Oakland Tribune, December 26, 1932; and Cal Monthly, November 1931. Her "Death Notice" in the Oakland Tribune (December 27, 1932) listed December 24 as the date of her death. At the time of her death, Head owned a house at 2809 Forest Avenue, Berkeley.

to the disastrous 1906 Earthquake and Fire (which destroyed the Murison school's building), joined Miss Head's School in 1906 as an English instructor. When Anna Head decided to retire it was Mary Wilson who became the school's new owner and headmistress in 1909. 116

In the 1988 centennial history for the Head-Royce School, Wilson is described as a superb administrator who guided the school through the financially turbulent years of the Great Depression and is credited with ensuring that the school continued to exist when many others faced bankruptcy and closure. This history also noted that Wilson's Smith College experience shaped her ideas about education, and that "for the rest of her career she looked to eastern schools for her models." Wilson's educational philosophy brought a "greater formality" to the school that replicated that of Eastern schools. She ended the practice of admitting boys to the primary department and organized the high school into "traditional grade levels" that replaced Anna Head's "low-middle, middle, and high-middle" groupings. Additionally, many of the traditions that early 20th Century alumnae identified with the school were introduced by Wilson, including the first school uniform ("to instill unity and a spirit of democracy"), the School Council, and the school's yearbook, Nods and Becks (this publication had started as a literary magazine in 1897 and evolved under Wilson into the school's yearbook). She continued the emphasis on physical education, started under Anna Head, and a number of sports were added to the curriculum under her tenure, including basketball in 1911, tennis in 1913, field hockey, and swimming in 1916. The arts program grew and the annual spring Gilbert and Sullivan musical and a series of masquerades, pageants, and dances all became part of the school's tradition. 117 Wilson guided an ambitious building program that resulted in the construction of the remaining buildings that make up the Anna Head School campus (see above).

In addition to her work at the Anna Head School, Wilson was actively involved in numerous civic, educational, and social groups in the Bay Area. She is listed in various biographies as belonging to the Smith College Society of Northern California (serving as president from 1915-1918), the Fortnightly Club (serving as president from 1922-1924), the Berkeley Town and Gown Club (serving as president in 1925), the Women's Club of San Francisco, the National League for Women's Service in San Francisco, the Pacific Coast Association of Collegiate Alumnae (serving as vice president from 1912-1915), the Young Women's Christian Association, and the Claremont, Mount Diablo, and Orinda country clubs. A 1928 biography noted that she was the translator for two texts on child development: "Intellectual and Moral Development of the Child (1896) and "Later Infancy of the Child" (1902). She was

¹¹⁶Merritt, History of Alameda County (1928), p 483 and The Head-Royce School History, 1887-1987, p 45.

¹¹⁷The Head-Royce School History, 1887-1987, p 45-56.

listed, in 1932, as being active in the American Association of University Women and National Association of Principals of Schools for Girls, where she served as president. Her alma mater, Smith College, presented her with an honorary degree in 1931. 118

In 1938 Wilson sold the school to Theophilus R. and Lea G. Hyde and retired. By the time she retired, the school's identity and traditions had been firmly established. An alumna described this continuity: "Within the shingled walls, life continued as it had for decades – an island in time, insulated from outside turmoil by a comforting web of tradition and excellence." Wilson died in Berkeley on March 5, 1949. 119

¹¹⁸Lyons and Wilson, Who's Who Among the Women of California (1922) and Merritt, History of Alameda County (1928), p 483.

¹¹⁹The Head-Royce School History, 1887-1987, p 54.

G. ARCHITECTS SOULE EDGAR FISHER AND WALTER HARRIS RATCLIFF, JR. BIOGRAPHIES

S. Edgar Fisher Biography

Soule Edgar Fisher was born in Sutter County, California, July 11, 1865. He was the son of La Fayette and Mary (Bartle) Fisher. He graduated from Oakland High School at age 17 and apprenticed for two years in San Francisco. Fisher also learned the trades of carpenter and millwright, and acquired some practical knowledge of masonry. He married Alice (Clement) Fisher in Oakland on November 23, 1888. He was a second cousin to Anna Head through the Clement family. The next year he opened an architectural office in Oakland. There are seven known design commissions that he executed prior to his early death in 1895, due to consumption, at age 29 in Seattle.

Walter Harris Ratcliff, Jr.

Walter was born in Kidbrooke Grove, Blackheath, Kent, England on February 2, 1881 to Reverend Walter Henry Ratcliff (1840-1924), an Anglican clergyman who was a headmaster of a private school, and Evelyn Ann (Harris) (1854-1942). He arrived in America in 1894 at age 12, where his family settled in San Diego and then moved on to Pasadena. Berkeley became his home in 1897 and he attended Berkeley High School. After graduation, Ratcliff attended UC Berkeley and graduated with honors in 1903 with a degree in chemistry. He apprenticed with architect John Galen Howard working on Hearst Memorial Mining Building and later on Doe Memorial Library. In 1904 he departed for a grand tour of England to visit relatives and sketch English architecture. Moving on, he studied for six months at the British School in Rome. Upon Ratcliff's return he went back to the family home in Berkeley. Ratcliff had begun his architectural career in earnest about 1901 — while still a student and teamed up with business partner and fellow Cal graduate Charles Louis McFarland designing brown-shingle speculative houses. Together they created the Alameda County Home Investment Company. He became a licensed architect in California on March 15, 1906. Although not an innovator, he was a player in the First Bay Area Tradition and many of his designs express an Arts and Crafts aesthetic. In late 1908 he opened his own office in Berkeley, after partnering with Alfred Henry Jacobs for a short time in San Francisco. Ratcliff would contribute scores of buildings to the Berkeley landscape, from cottages to apartment structures to what was, for half a century, Berkeley's only downtown "skyscraper," the brick and terra cotta Chamber of Commerce/American Trust building. He was one of the more prolific, and most recognized, architects practicing in the Berkeley area. Many of his surviving buildings are now designated local landmarks.

¹²⁰ The Bay of San Francisco: The Metropolis of the Pacific Coast and its Suburban Cities, p 541-542.

Ratcliff designed his first building at the Anna Head School in 1911, the same year he designed Anna Head's own picturesque Berkeley cottage home in Duncan McDuffie's Claremont Park. Ratcliff and Muriel Cora Williams, an Anna Head alumna, were married on June 19, 1912. Walter was City Architect of Berkeley from 1913 through 1920. He helped create Berkeley's first planning commission in 1913, and in 1915 he worked with others in Berkeley to produce the state's first zoning laws. During his city tenure he designed facilities from fire stations to Berkeley's public works corporation yard. McFarland and Ratcliff reunited in 1920 to create the Fidelity Mortgage and Securities Company, where he served as president, and also designed the headquarters building on Shattuck Avenue. He was appointed as architect and planner for Mills College in 1923, designing the art gallery there in 1925. He traveled extensively to many continents. Little is known of his work during the Depression years. Ratcliff died in Berkeley on January 30, 1973, at age 92. His son, Robert, then grandson, Christopher, took up the family profession, and the firm continues today as The Ratcliff Partnership.

H. CONSTRUCTION CHRONOLOGY

1892	Channing Hall (Building C) completed, classes start on August 22.
1895	The Gables (Building B), south end, completed, as free standing structure.
1901	The Gables (Building B), south extension and north portion added.
	First portion of the Cottage (Building E) completed.
1903	A fire occurred in August in Channing Hall which "started from an overheated stovepipe connecting with a basement range." The school's entire population was evacuated. The damage was not major.
1911	Channing Hall (Building C) kitchen/pantry, Senior Porch and arbor completed. The building south of the Cottage's addition (Building F) appears on the 1911 Sanborn Map as a one and a half-story building.
1912	The Cottage (Building E), two-story south addition completed.
1916	Building south of the Cottage addition (Building F) remodeled into a two-story building with swimming pool on first floor.
1917	Study Hall (Building D), middle portion with arbor completed.
1920	Channing Hall (Building C) third floor gymnasium converted to dormitory rooms.
	First floor art studio and adjacent second floor room added above arbor to Study Hall building (Building D) .
1922	Study Hall (Building D), south end, completed.
1923	The Gables (Building B), north end connection to Channing Hall (Building C) completed.
1927	Alumnae Hall (Building A), with arbor, completed.

¹²¹"Plays Heroine at School Fire," San Francisco Call, August 25, 1903, p 9, col. 5.

- 1960 Sprinklers installed throughout.
- A fire was reported on September 9, 1966 at 4:27 AM. A second alarm went out shortly thereafter. The total of loss for the building and its contents was reported at \$10,000.122 The fire destroyed a 200 square foot area of exterior shingles and there was water damage to three rooms. The specific building was not cited.

¹²²Berkeley Fire Department, Daily Alarm Record, September 9, 1966.

¹²³City of Berkeley, Inspection Services Department, fire report, September 14, 1966, by John Owsley.

I. DESCRIPTION

Site

The site is bounded by Channing Way to the north, Haste Street to the south and Bowditch Street to the east. The terrain slopes slightly to the west at a roughly continuous angle.

There are six distinct historic buildings and one university-era utility building. This grouping of buildings is clustered along the south portion of the site; the individual buildings are sited in a way that creates two enclosed exterior spaces or quadrangles.

One is formed by the west side of the Gables (Building B), the south side of Channing Hall (Building C), and the east side the Study Hall (Building D); the south side of this space is partially enclosed by a utility building (that is not part of the original complex). This area, known historically as the "Quad," is paved with asphalt and is used for parking. There are three surviving mature wisteria vines planted at intervals along the edges of the Quad. The arborist's report, located in the Appendices, identifies these plants and provides their general location.

The second exterior quadrangle is formed by west side of the Study Hall (Building D), the north side of Alumnae Hall (Building A), and the east side of the Cottage (Building E) and the Pool/Gymnasium (Building F). The north side is defined by a fence (constructed of wood boards and wire mesh); this fence extends to the west side of this quadrangle and along a part of the south side. This area is a children's playground associated with the adjacent University child care facilities. The west portion of this area has modern children's play equipment and the ground plane is covered with sand. On the east side, the ground plane is formed by wood decking (along the north) and concrete paving (that has a circular opening for a sand pit). There is a flagstone patio area located in the northeast corner of this quad (outside of the fenced playground). During the Anna Head School era, this patio extended along the east side of this quad (along the west side of the Study Hall), and although the south portion of the patio is no longer visible (it is covered with wood ramp), it is assumed that it still exists. There are several trees planted along the edges of this area. The arborist's report identifies these plants and provides their general location.

Arbors are located along the north and west side of the Quad and connect (between Buildings A and D) to the arbor located along the south side of the second exterior quadrangle (children's playground).

These exterior quadrangles, the arbors, patio, and porches on the buildings function as a means to connect the interior spaces of the buildings with the exterior spaces of the landscape that are adjacent to the buildings. The covered arbors and porches also serve as weather-protected spaces providing circulation between the buildings. After the historic buildings of the complex were completed, it would have been possible for a student to travel from one end of the complex to the other hardly stepping out into the rain.

The siting of the buildings has resulted in a large continuous swath of open space across the front (north) side of the property, a narrow strip of open ground along the east side and southeast corner, and a large open space to the west (the majority of this open area – today a parking lot – was originally a separate piece of property whose development was distinct from the Anna Head School as noted above).

The green space located along the northeast edge of the property is defined by the north edge of a paved driveway. Today, this green space is planted with a variety of perennials and other low plants; originally it was a more formal grass lawn. After the University acquired the property and continuing up through the late 1990s, the space along the sidewalk contained a number of small trees and lower plantings, providing an irregular green boundary between the driveway and public street. These plantings were progressively cut back, and most of those remaining were removed in the late 1990s when temporary trailers associated with the construction of the Underhill facilities to the north and east were stationed in this area. The trailers were removed in the mid-2000s.

Small parking areas occur south of the green space and the west end (also originally defined by the north edge of the entry driveway) has been covered with asphalt paving that has altered the original symmetrical shape of this former lawn area. The two tall Canary Island date palms are located within small, square planting beds (the edges of these beds are defined by asphalt paving) on the south side of this green space; originally the palms were set within the lawn, as historic photographs of the school grounds show. There is a grouping of trees at the east end of the green space (a remnant of the original plantings) and a loosely-formed row of trees on the west end of the green space next to the Channing Way sidewalk. The arborist's report identifies these plants and provides their general location.

There are narrow foundation planting beds located along the west, north, and east sides of Channing Hall. These are planted with a variety of perennials (agapanthus is a predominant plant), groundcovers, and shrubs. There are two large shrubs (a camellia and a pittosporum) located in the bed on the northwest side of the building and a low hedge in the bed at the northeast corner. The beds along the west side of the building are edged with small stones.

There is a narrow strip of land along the east side of Channing Hall and the Gables; this open space continues around the southeast corner of the site. There is a loosely formed row of trees in this open space along Bowditch Street; the small eucalyptus in this area probably do not date back to the historic era of private school use, and were most likely planted during University ownership of the property. In the southeast corner, there is a Monterey pine, a Canary Island date palm, and a grouping of large eucalyptus trees. The arborist's report identifies these plants and provides their general location. A fence (constructed of wood boards and wire mesh–similar to the one in the children's playground quad) is located along a part of the south edge of the property.

There is a narrow planting bed along the south side of Alumnae Hall (Building A) that has a low hedge and two wild plum trees (at the west end). This area expands in width behind (south) of the addition to the Cottage (Building F) and includes a number of trees. The arborist's report identifies these plants and provides their general location.

There is a paved driveway that enters the property at its northeast corner; the edges of this drive are defined by a row of stones. The drive splits into two sections.

A short section continues south and exits the property's east side onto Bowditch Street. The pavement for this section of the drive has been expanded to create a small parking lot along the east sides of Channing Hall and the Gables. A narrow asphalt-paved sidewalk continues from this small parking lot along the east side of the Gables.

The main portion of the drive continues along the north side of Channing Hall and is located immediately adjacent to the building. The west end of this drive has been subsumed into the paved parking lot, on the western portion of the site, and no longer has a distinct alignment west of the Canary Island date palms.

The northwest portion of the site is paved with asphalt. There are several large trees (remnants of the school landscape) within this area. The arborist's report identifies these plants and provides their general location.

The Buildings

Channing Hall (Building C)

The building's basic plan form is a rectangle while its massing is expressed as horizontal layers fractured into many parts as if the building was made up of a series of additions built over time. The one-story covered porch to the west extends from the main structure as do two later additions which extend to the south. One is a one-story pantry and the other is a deck. The main gambrel roof runs east to west. A porch is recessed in the west roof gable and its vertical corners softly fold into the recess. The upper part of the east gable projects beyond the wall face below. Large cross gables on the north elevation at the west end and just east of center project beyond the main structure. On the south elevation similar projecting cross gables occur. There are other smaller shed dormers. The roof eaves are almost flush with the walls. There is a beaded molding running under the overhang. Bay windows centered within the larger dormers project from the north principal elevation. Most of the windows are doublehung, unevenly stacked (1/3 and 2/3) and are configured as multi-divided lights over a single light. Small oval windows punctuate the east elevation mixed with other windows. Each of the building's elevations are asymmetric in their layout of fenestration and plane; some areas recede while others project. A chimney of uncoursed rubble stone, located on the north elevation, has a buttress detail in the stonework. Metal fire escape ladders occur on the south and east elevations while an open exterior switchback wood egress stair occurs on the west.

At the building's west end is a enclosed porch with a gambrel roof. The roof is supported by groupings of Tuscan columns at each outboard corner; and the appendage is centered in the west elevation. The exaggerated, squat columns sit on a base of uncoursed rubble stone piers infilled between with the same stone. Wood steps alight on the north face to a landing where boxed wood benches flank an entrance door. The wood door has a window with reticulated pattern muntins above six recessed panels. Its flanking sidelights, square in shape and high on the wall, have the same muntin pattern.

All the exterior wall faces are plain shingled. There are two linear sawtooth shingle details in the flared belt courses just below the first floor windows. Another detail is a diamond pattern of shingles on the north elevation near the west corner. An overhang in the northeast corner has expressed cantilevered joists on the underside.

The east façade has a small porch with a hipped asphalt shingled roof supported by Tuscan columns which sit on battered porch piers clad in shingles. Here concrete steps rise to a wood door with a single light above and panel below. An overhang to the

porch's south is supported by two four-by-four posts which appear to be supporting a structural problem.

The south-facing elevation has another series of features from its original design and subsequent changes. A one-story pantry addition protrudes at the western end of the elevation. This structure has no basement and is supported by the arbor wall enclosure. At ground level there is a blocked up arch-top door opening in the west facing wall of the pantry addition. This wall and the arbor wall completely enclose an areaway. There is an entrance to the basement level here which is deeply recessed and toward the top of the opening the facing vertical surfaces are slightly rounded as they meet the top of the opening. Proceeding to the east is a vertical shaft addition which runs full height to the roofline. Further eastward is a stairway entered from the arbor through an arch-top doorway which leads up to a deck, known as the Senior Porch. A small one-story vestibule addition entry into the main building from the deck. At the eastern end of the elevation the building extends out to the south with a gambrel roof. This is where the Gables merges into Channing Hall.

The primary entrance to Channing Hall occurs on the north façade. This is entered up a flight of stairs proceeding west and then, at the landing, south and up one step. Upon entering the set of double doors there is an open, all-wood stair straight ahead connecting to the upper floors. The square newel posts are topped with carved acanthus leaf patterns and where these posts extend below as pendants, the same carving occurs. The vertical faces of the posts are paneled in reel-and-bead molding. The balustrade is comprised of wood spindles in an extended spool-turning form. The treads and risers are painted and have a runner of sheet rubber. The main entry's walls are clad with three-quarter high board and batten wainscot which is painted. A painted crown molding with a small dentil detail encircles the ceiling edge. The floor of this space is sheet composition vinyl. A room of more recent vintage has been built in the northeast corner, belying the bigger room's original proportion. Off that room is a closet. A door, situated west of the stair, with a flush panel construction exits off this room to the south. Another door on this wall, east of the stairway, enters a corridor.

The building's largest room is in its southwest corner. Now a used as a conference room, but originally the dining room for the students who lived at the school, this room features a red Roman-brick-faced fireplace projecting from the north end of the room. The hearth is red tile. Above is a wood mantelpiece made up of several layers of projecting molding. Wood continues up the mantelpiece to the cornice with an enframed panel flanked by three-quarter-round turned pilasters at the corners. A ceramic flue tile chimney, presumably starting in the basement, goes vertically through the hearth and connects into the chimney flue above. Vertical board and batten wood paneling capped with a molding acts as a three-quarter high wainscot

around the entire room. A crown molding tops the walls. Built-ins include a cabinet in the middle of the south wall with a serving surface over drawers and cabinets with doors whose outboard flanking doors have three-dimensional carvings in the form of a swag. Above is a shelf with carving on the sides of the brackets. In the room's southwest corner is a corner cabinet with a serving surface, storage cabinet with glass doors above and a drawer and storage cabinet with doors below. The floor is red sheet rubber installed in 1961. A portion of the east wall is a newer infill, as the room was originally laid out in an L-shaped plan.

A pantry is entered to the south of the conference room. This was an addition and has built-in painted millwork counters and cabinets on three walls. What appears to have been a dumbwaiter mechanism occurs on the west wall.

What used to be another large room to the north shares the same chimney, creating another fireplace back-to-back. The original room is now split by a partition creating a corridor to the west porch entrance. What was the main room has a projecting yellow Roman brick faced fireplace with a bracketed mantelpiece, with wood board and batten paneling above flanked by fluted pilasters. Today this sits in the corridor. A crown molding surrounds the room. Bookcases are built into the four corners and a low bench lines the north window of what was the original configuration of the now split space. An arched wood framed opening leads down a few steps to the west porch, which was an extension of the same larger space, but which is now divided into a discrete space.

Another major room, once a parlor, is situated east of the main reception room. It features a brick fireplace with dark wood mantelpiece. There is a dark wood crown molding circling the ceiling.

The balance of the first floor to the east is a series of rooms, several which have large panel sliding doors. These rooms have blackboards. These are reached by a double loaded corridor running east to west, culminating in a winder stair and secondary entrance to the east. A 1954 plan shows the rooms in the building's northeast corner as the laundry. There is one lavatory on this floor.

The second floor is reached by the main C-plan stair. The stair opening onto the second floor is mostly enclosed by a dark wood screen with leaded amber color cathedral glass lights in a hammered finish. Alighting from the stair, there is a bay window to the north with a built-in three-sided bench whose enclosing walls create an alcove. The top of the seat is hinged for use as storage. On this floor are several similarly sized rooms, each with one closet, off of a double-loaded corridor which goes in both directions – west and east – from the central stairwell and seating alcove.

These were all once student bedrooms. Another perpendicular corridor extends to the south connecting to the same level of the Gables. There are three toilet rooms on this level.

The third level is similar in layout to the second but lacks the alcove. Here most rooms have two closets, and being at roof level and in dormers, the rooms have angled walls. A few closet doors are missing. There are two toilet rooms and one room with a freestanding metal shower. They have either a composition board or a beaded sheathing wainscot; and linoleum or vinyl tile floors. There are three lay lights: one over the main stair, another in the main corridor and the last in room C306. A fourth one on the western end of the main corridor has been filled in with a solid panel. An unusual detail occurs in room C307, where there are pairs of small doors high up on the wall, one on the east and another on the north. The use of these apparently vintage elements, which connect to the corridor, is not understood and unique to this room. A secondary stair with winder treads is located at the building's east end descending to the first floor entry. Just before descending the stair, there is a small closet which has a small oval window and a linoleum floor. Some of the closets on this level are lined in beaded sheathing. Some woodwork is painted, notably in room C306; while all the woodwork in room C308 has been refinished to a natural clear finish. There are some damaged wall areas due to water penetration.

The attic is accessed via an enclosed stair over the main stair. The space is mostly unfinished and has raised wood floor levels on the east and west. It is not clear why these are raised other than providing a higher ceiling in the resultant spaces below. A slightly raised floor level occurs near the center of the floor. Skylights in the symmetrically angled, south facing roof supply light to lay lights located in the ceiling below. A common brick chimney rises at the space's western end, through and up to the roof where it flares to a larger size. A door with leaded glass light lies on the floor of the western half. It appears to match the main stair enclosure where there is a missing door.

The basement is reached via an enclosed stair under the main stairway. The basement occupies the western half of the structure while the balance to the east is crawlspace which is accessible from two different rooms. Various rooms occur here, the one closest to the building's main entry stair having a raised floor. All surfaces are finished and the floor throughout is concrete. Wall finishes are mostly plaster and some are beaded sheathing. A door accesses the underside of the covered porch to the west where the underside of the wood stair structure can be seen. The balance of wall finishes in this space are parge over stone. A door exits from basement room C9, which has a wainscot of beaded sheathing, to the exterior area way to the south.

The Gables (Building B)

The building's basic form is a rectangular with the peaked roof ridge running north to south. But having been built in stages it is, in fact, a series of rectangles. The building derives its name from the many gable forms perched on the roof which are actually dormers. There is a large gable at the south end of the building facing Bowditch Street; its upper portion is thrust forward over the lower portion, breaking the face of the gable, and the base of the gable is, in turn, thrust forward from the first floor wall plane, echoing the adjacent Channing Hall's east gable overhang. Oriel windows project off the south and east façades of the second floor in what was the original portion of this building. The three contiguous portions of the building are two stories, while a lean-to shed structure on the south is one-story-high and has entrances on the east and west. There is a skylight in the slightly angled roof of this appendage. A shallow bay window occurs near the building's northeast corner. There are expanded metal mesh coverings on the south-facing, and some east-facing, windows.

The main entry is via a long, covered porch on the building's east side along Bowditch Street. The porch is accessed via two sets of steps; it has rectangular form shingled columns extending up and terminating in a flare at the top. Below is a solid low wall which is covered in the same material. Another entrance to the building is on the west side and accessed through the southern end of the arbor on the quad. Still another door exits the building at the northwest corner into what is now a semi-enclosed porch, but was once part of an open, arched, breezeway between the Bowditch Street frontage and the quad. The opening to this space on the building's west facade, which allows access to Channing Hall's Senior Porch, is a covered archway with rounded vertical legs, all covered in shingles. Nearby is an entrance portal to the 1923 addition, leading from the north, which displays a demilune form pediment of deep moldings supported by a pair of Tuscan wood pilasters. The windows throughout the Gables are double-hung wood sash with diamond pane muntins above and a single light below. The fenestration appears in a range of compositions from one to five lights. A detail occurs on the west elevation where a sawtooth shingle detail occurs at eye level, but only on the 1901 north addition.

Upon entering the building at the southern entrance from the porch on Bowditch Street, there is a stair to the second floor and a built-in wood corner bench at the entryway's southeast corner. To the south of the stair hall are a series of small rooms, some without windows; one room to the east has an exterior entrance. Returning to the stair hall there is a door on the west to the exterior and a semi-covered stair which accesses the Quad and arbor. To the north of the stair hall are a series of rooms, some which were partitioned after the original construction. Rooms in the far north have ceilings of acoustic tile. In the northeast corner of the 1901 addition first floor is a corner room with an entrance door matching the southern entrance. The room has a wainscot of vertical V-groove wood which is painted. A corridor and door to the north lead to a semi-covered exterior area, through a shingled archway with rounded form

sides, which continues west to what was known as the Senior Porch, part of the adjacent Channing Hall.

The upper level of the Gables is accessed via a switchback stair, all in wood construction. The newel post's top is carved with an acanthus leaf design and the balustrade is comprised of wood spindles in an extended spool-turning form. At the stair landing is a built-in wood bench on the west side of the landing. At the top of the stair is a door. The second floor has a double-loaded corridor with many rooms, roughly similar in size, each with one built-in closet. These were once student bedrooms. There are two separate single occupancy toilet rooms on this level; as well as millwork storage closets and a janitor's closet. An open exterior-mounted stair is located on the building's west side, providing egress from the corridor. At the northernmost end of this level, within the 1923 addition, is an L-shaped space with a series of continuous windows to the west. This was an open, covered porch once used as a sleeping porch with beds. Today the space is subdivided with a partial height wall creating a separate enclosure at the south end of the space.

The basement is accessible only from a grade level door on the west elevation; it has a series of three partitioned rooms. (The team was not able to access the south most room for this report.) This is below the 1895 portion of the building, while the balance of additions have only crawl spaces which are fully visible from the basement.

The 1901 addition to the south is only accessible by on-grade doors to the east and west. The separately entered but attached shed-roofed structure has a wood floor. The walls are mostly paneled in painted beaded sheathing. A built-in cabinet occurs on the north wall. There are in swinging casement windows on the south which are flanked by a cork wall surface which is painted.

The Cottage (Building E)

The plan layout of the building is a reverse L-shape. It is two and-a-half stories. A bay window projects off the second floor southeast corner of the north portion built in 1901 and a porch indents the same floor's northeast corner. The roof of the original building is a foursquare hipped gable, while the addition is a gabled roof which terminates in a hipped form. A dormer faces south while an eyebrow window projects from the original building's east roof. A tower is attached to the east side of the 1912 addition at the south end. Another porch is defined by a roof which spans between the tower and main building. The entire exterior is shingled. There is a sawtooth shingle detail and a slight flare of the wall surface creating an overhang belt course at the junction of the first and second floors. A newer exterior wood stair is mounted on the north elevation. Five exterior doors access the first level while the aforementioned stair accesses a semi-enclosed porch on the second floor's northeast corner where there

are two doors. A common brick chimney rises on the south elevation. Most of the windows are double-hung wood sash with diamond pattern of mullions above a single light. There are numerous pipes, of various kinds, flues, conduits on the outside of the building, especially on the north side.

The original 1901 two-story building is accessed by a door on the north façade and two others on the east. Upon entering the north door there is a large room with a hung 2'x4' acoustic ceiling. This room is connected to the east where are two rooms, one accessed through the other. The 1912 addition can also be accessed by separate entries, under a covered porch, on the building's east side, where there are two doors. A corridor connects to the north to the original building and in the opposite direction to a series of rooms including a kitchenette, lavatory, storage space and room with windows on three sides where a fireplace has been abandoned and the mantel missing.

The second floor is accessed by an exterior, open stairway on the building's north façade. After arriving on a landing, the visitor steps into a covered porch. The porch's openings are filled with diagonal wood lattice. The interior can be entered through a main door on the south or a plainer paneled door on the west. The main door has a reticulated design of wood muntins and leads to a room with a tiled fireplace surround and dark wood beamed ceiling. Additionally the ceiling is faced with natural wood V-groove sheathing and the terminations of each of the wood beams has a wood bracket. The southeast corner of the room has a bay window with fenestration of diamond pane wood windows. Some of the walls are faced with painted V-groove wood sheathing. The room in the south end of the second floor has a fireplace; and the room is heated by a gas wall furnace in the south wall.

The west door from the porch enters into a corridor into the northwest corner rooms. These rooms have painted V-groove wood paneling on the walls and ceiling. In this sector is a stair which goes to the top floor where there is one room and adjacent attic space.

Pool and Gymnasium (Building F)

This functional two-story building is rectangular in form. It has a symmetrical pitched roof whose ridge runs east-to-west. The ends are hipped, or jerkin. A cross gable projects to the north beyond the main face of the building. There are two gable windows on the south façade. The basic form is broken by a one-story shed form extension on the north side. On the first floor are pairs of simple one-over-one windows while the second floor's windows are a range of styles. There is a remnant of a switchback stair hanging at the building's northeast corner. This stair once connected to the exterior mounted balcony on the east elevation of the second floor. The balcony is supported by large shaped wood brackets and it has a balustrade of

vertical wood boards whose bottom edges are shaped. Under this balcony are two entries to the first floor. Two brick chimneys, a larger one to the east and smaller one to the west, rise on the south elevation.

Upon entering the first floor through a V-groove vertically paneled door, there is a large room with exposed wood and steel rod trusses that hang far below the ceiling; this room opens to another smaller space with the same description. All wall and ceiling surfaces are painted. The swimming pool originally occupied both rooms, with the trusses hanging down over the water but rising well above the deck around the pool. The floor's perimeter is concrete and a plywood surface covers the former pool at the room's center. A door to the north leads to an area which runs the entire length of the building east to west. A series of small windows are mounted high on the wall facing north. Shingles cover the south wall of this long, thin space, implying this was an add-on. A water heater sits in this space. A paneled wood door exits at the east end of this space to the exterior under the partially demolished stair.

The first floor's ceiling truss is an unusual form of wood and metal which may have been Ratcliff's solution to retrofit the original structure without a major rebuilding of what seems to have been the roof turned into a load-bearing floor for the gymnasium above. It is also possible that the ground floor was a stable with load bearing partitions and the upper level was a hay loft, and the trusses replaced the structural function of interior walls when the ground level was made one, large, room. It appears very unlikely the trusses pre-date the swimming pool, because they span the width of the room and hang far below the ceiling (the low height being appropriate to the pool, but unsuited to other uses of a clear-span space on the first floor and the clear span being unnecessary for a subdivided first floor). Likewise, it seems unlikely that the building was first constructed with the pool, since the clear span could have been more simply framed.

An exterior open staircase ascends from the north and after a landing, about half way, turns east to be parallel to the structure and terminates in a landing at the second floor. The balustrade is vertical board with the bottom edge rounded. The second floor is entered through a large projecting gable which faces north and has a large window made up of a series of windows consisting of four vertical bays each with a four-light window stacked over an eight-light window. This floor is one open T-shaped space with a single-occupancy toilet room on the north. The toilet was extended to the south at some point. The main space has exposed natural wood, with some surfaces painted, wood rafters with tie beams and open roof sheathing. At the west end is a raised wood stage with stairs flanking both sides. All of the floor is wood. A fireplace, surrounded in painted brick and with a raised brick hearth, is located on the south elevation. A plywood panel covers an opening on the east elevation which accessed what is presumed to have been the second means of egress via the partially

demolished exterior stair. Painted plywood paneling covers the wall surfaces up to where it intersects the roof pitch. A counter sits in the room's northeast corner while a sink and counter are located on the north wall.

A semi-subterranean concrete addition to the building's exterior, and accessed separately, sits to the south and is presumed to have been added for pool filtration and heating equipment.

Study Hall (Building D)

The basic plan is an unequal U-shape. The main roof is symmetrically pitched along its north to south length and has simple gable ends. The exception is the 1920 addition, known as the art studio, which has a separate roof gabled in the opposite direction and has a large window, facing north, which extends onto the roof as a skylight.

The first floor is a series of four rooms each separately accessed from the arbor. The two rooms at the southern end, built in 1922, are on a lower grade than the balance of the building. Entrance to what was the locker room is through a narrow corridor with painted board and batten paneling and a partial-height closet of the same material. This proceeds into a large, high-ceiling space with windows on three sides. This room has high windows on the west, taller windows to the south, many of which are replacement aluminum sash, and a smaller segment of fenestration on the north. The ceiling has a spray-on acoustic treatment. A third space sits to the east and has a Dutch door which exits back to the arbor. About mid-structure is an east-to-west passage with a barrel-arched ceiling which connects the exterior Quad with a secondary quadrangle to the west, where there are concrete steps going down. Flanking each side of this passage are two rooms virtually identical in form. They have tall windows facing west. While the southern of the two rooms has mostly original finishes and window sash, the northern one does not and also has a spray-on acoustic ceiling surface. South of these rooms is a stair hall. This plain painted wood stair connects to the second floor and underneath the landing is a lavatory. Off of the stair's intermediate landing, which is cantilevered beyond the building's basic envelope, are two second floor rooms located in the south end of the structure. These rooms have blackboards.

Continuing several risers up the switchback stair, the visitor arrives at the main second floor. At the north is the entry into one large room to the north, and on the east side of the landing is a single-occupant toilet room. The main room is all exposed natural wood, including the roof trusses, sheathing and floor. There are metal and white translucent glass light fixtures hanging from scissors trusses. There are windows with roller shades on the east and west walls. Built-in shelving occurs in each of the

room's four corners. An exit door, located on the west elevation, proceeds to an exterior-mounted open egress stair terminating at the ground level. At the north end of the room is another smaller room, down one step, which is located over an extension of the arbor; the original / historic use of this space is not known.

The rooms at the south end of the second floor and on the ground floor of the building were regular classrooms, used by the younger students. Unlike the classrooms in Channing Hall and the Gables which were assigned by subject area, these classrooms were used separately for each grade level of younger students.

The 1920 extension is located at the building's north end. Known as the Art Studio, this space is similar in character to the second floor but its interior walls and ceiling are all painted. It is separately accessed from the arbor. Its only natural illumination is a large window on the north wall which continues onto the roof plane as a skylight. The floor is concrete but covered with carpet. There is a counter with sink in the northeast corner. This space was used for art classes by the Anna Head School.

Alumnae Hall (Building A)

The plan is rectangular with its long axis located east to west. The symmetrically low-pitched roof is raised at the larger center section over the auditorium, with lower segments at each end over the stage and balcony. The exterior is shingled. Four large louvered sheet metal ventilation monitors protrude from the roof's apex. Six-over-six hopper windows are mounted high on the south and north wall faces. The majority of other wood and metal windows are one-over-one. There are a few very narrow modern aluminum windows on the first floor on the south side. A utility chimney protrudes through the roof in the southeast corner of the structure. The cantilevered eaves have shaped false beam ends.

A recessed double doorway facing Haste Street has a pendant metal light fixture in the form of a cone. Upon entering is a through-corridor in the east part of the building which continues north to another pair of doors to enter off the Quad's arbor. To the east of this corridor is a kitchen which has a door directly to the exterior. On the opposite side of the corridor are a pair of flush panel doors to the auditorium. The balconies are accessed by a switch back stair in the building's northeast corner. There is a gate at the top of the stair. The auditorium's former east balcony is walled off from the auditorium. This balcony continues on the north side of the auditorium as a narrower gallery. There was originally a matching gallery on the south side of the auditorium, but it has been largely dismantled, with only a basic floor structure extant. The backstage area is accessed from the first floor by symmetrical doors flanking the proscenium, each of which carries the visitor up a short stair to the stage. On both sides, another stair descends to a landing where a door exits out of the west

façade, while a second short stair continues down to what were a dressing area and toilet room located in the basement level below the stage. The side galleries can be accessed from backstage by two stairways going up from the stage level.

The auditorium ceiling is supported by a series of exposed open-web wood trusses. The vertical chords of the trusses consist of turned wood spindles with decorative pendant drops extending below the bottom diagonal chord, creating an appearance somewhat like a hammer beam. The spindles are highlighted by rings of blue and orange paint. The side galleries are suspended from the trusses on metal rods projecting through the ends of the pendants. Otherwise the trusses' main members consist of a large cross section and long, clear dimensional lumber. The horizontal chords are stenciled in blue, orange and brown in chevron and cross patterns. Natural finish steel gusset plates, with decoratively cut patterns, connect the trusses to the exterior columns. Wood purlins support rafters over which is mounted the face finish of V-groove wood sheathing.

All the walls are vertical tongue-and-groove wood planks with an over scaled bead detail. The bead is accented with red and green paint alternating every other board, while the balance of the wood is washed in a gray transparent stain. This paneling continues into all the walls of the stage area and the dressing rooms below stage, although the finish is all paint in that area.

Round wrought and pierced metal and mica shaded light fixtures are suspended from the ridge rafter in the main auditorium. The mica is polychromed with various patterns. A polychromed bell-shaped wood turning hangs from the fixture's bottom center. Newer fluorescent, flat shaped light fixtures are suspended from the ceiling.

The balcony and gallery railings, on the north and east sides only, are turned wood spindles terminating in a ball pendant. The balusters are a variety of designs and applied to the face of a wood panel, creating an opaque construction. Stenciling occurs at the base of the wood panel. On the south side the railing exists only as unfinished open studs and floor joists with loose plywood panels in some places. Historic photographs, and an oral description, show that all three fronts originally matched.

The floor is newer linoleum throughout the auditorium but vintage photographs show a wood floor. The stairs are natural wood. The kitchen is finished in the same unique beaded sheathing, including the ceiling, but painted white, the same finish as all the room's wood cabinetry. The entry has exposed joists on the ceiling and the same wall sheathing but polychromed.

The use of polychrome and stenciling detailing may have been influenced by the nearby, and earlier work of Bernard Maybeck. His First Church of Christ, Scientist, built in 1910, one block to the south/southeast, seems to have been an influence even to the point of similar stenciled cross patterns. And again a similarity is the concept of the use of the exposed truss which provides visual detail while also expressing the building's structure. The ceiling is similarly expressed by careful placement and articulation of the structural support members. The lighting, stenciling, and polychroming add layers of detail and richness to this youngest building of the complex, which do not appear elsewhere in any of the complex's other buildings.

The Arbor

This covered but otherwise mostly open circulation spine connects most of the buildings together. Its overall plan form is that of a reverse question mark. A locked gateway across the breezeway that leads between the Study Hall and Alumnae Hall structures to the children's play area now interrupts the originally open circulation beneath the arbor. It is colonnaded throughout most of its length with evenly spaced singular Tuscan wood columns on the exterior facing side, some of which support vintage wisteria vines. The opposite side is supported off the shingled walls of the adjacent buildings. Some sections have expressed beams with brackets at each end, while the eastern section against the Gables has simpler 2x4 exposed construction. The floor is concrete. There are loose wood benches scattered along its length. On the east side of the arbor there are bulletin boards attached to the inner wall. An oral description recalls bulletin boards in the arbor where student grades were once publicly posted.

General

All of the structures share common exterior finishes. The exterior walls are all natural-finish wood shingles. Some original window frames and sashes are green-painted wood while replacement windows are dark bronze anodized aluminum finish. Most of the woodwork is unpainted and weathered. Many of the windows are double-hung sash with a diamond pane, and smaller upper, and plain light below. All roofs are green asphalt shingles. It is not known if any these are original. An examination of Channing Hall's attic space revealed that recent plywood sheathing was placed over the original skip sheathing. It is likely that the original roofing was wood shingles. There was no close examination within any of the other buildings to assess their roof's condition.

Exposed main and feeder sprinkler lines with heads are seen throughout all the buildings' interiors and many exterior areas as well. With few exceptions, most all lighting throughout has been replaced with surface-mounted or chain hung fluorescent fixtures. The only apparent original lighting is in Alumnae Hall (Building A), the second floor of Study Hall (Building D), and a fixture in Channing Hall

(Building C). Most wood paneling, mostly the board and batten, has a gray wash revealing the wood's grain, except as noted. All rooms have plaster walls and ceilings unless otherwise noted. Bathtubs have been removed from all the bathrooms in Channing Hall and the Gables. Only the non-historic utility structure has a painted metal roof and walls.

J. SELECTED ARCHITECTURAL ELEMENTS

Channing Hall (Building C)

Exterior

Siding

The exterior is clad in wood shingles. There are special details, including horizontal beltcourses of sawtooth patterned shingles. Additionally there are diamond shape elements of shingles within in the field of plain shingles.

Roof

The roof cladding consists of green asphalt shingles. It is presumed that the original roof was wood shingles.

Windows

Wood sash windows occur in a variety of configurations, light patterns and groupings. Anodized aluminum window replacements occur in various places.

Doors

The doors of the west porch are wood of stile and rail construction with reticulated patterned mullions in the light above and panel inserts below.

The modern pair of doors of the north entry are flush with a light above.

The east entry has a rail and stile wood door with a light above and panel below.

The doors to the Senior Porch and from the basement, both on the south, are modern flush solid doors.

Wood Trim

Columns of turned wood occur at the west entry and east entry.

Faux joists of wood hang under the overhang of the northeast corner.

Metals

Gutters and downspouts are galvanized which are probably later replacements. Some are missing entirely. Only a decorative metal support strap remains on the north elevation.

Stone

Uncoursed rubble stone occurs at the north stair, the chimney, and the west porch.

Concrete

Steps to the east entrance are smooth concrete, simply detailed.

Foundation

The structure's foundation is parged so the material underneath is not visible.

Frame and structure

The building's frame is wood.

Interior

Wall Paneling

Board and batten wood wainscot, painted, gray-stained or clear-finished, occurs in many spaces.

Plaster Walls and Ceilings

Plaster is applied over wood lath where conditions expose the structure, such as in the attic.

Doors

Large wood sliding panels are located in rooms C109B to C107, C105 to C103, Reception Hall to corridor off C112, Reception Hall office to C108.

Typical doors

The doors throughout appear to be original and are mostly single leaf, single panel wood stile and rail construction.

Door Hardware

Embossed pattern brass knob with plain escutcheon plate hardware occurs, including cast patterned hinges from Main Reception to room C109. Other doors have a plain knob and escutcheon plate. There is some newer hardware, notably at building exits.

Lay Lights

These are wood sash and mullion with frosted glass which occur in the third floor ceiling.

Wood Trim

Plain, flat stock door casings are characteristic throughout.

There is elaborate cornice in Main Reception Hall, room C108 and the corridor adjacent to room C112.

Window casings with crown detail occur in a few first floor spaces.

The curved archway in Room C112A is more detailed and prominent than other openings.

Flooring

Wood flooring occurs throughout the first through third floors. It is exposed in all corridors. However it is covered by sheet rubber in Room C109 and various types of carpeting in many other spaces. The toilet rooms have sheet vinyl flooring.

Masonry

Brick fireplaces, with brick firebox and facings, in rooms C109, corridor outside C112 and C108.

Built-in Millwork

Fireplace wood mantelpiece on north wall in room C109

Corner cupboard in southwest corner in room C109

Credenza with shelf above on south wall in room C109

Fireplace mantelpiece on south wall in corridor outside room C112

Cabinetry in room C109A

Shelving on all walls in room C112 and adjacent corridor

Fireplace mantelpiece on north wall in room C108

Bench in room C200

Main Stairway

Wood treads, risers, carved newel posts and pendants, balustrade and handrail

Blackboards

The wood trimmed blackboards appear to be slate.

Light Fixtures

Most all the light fixtures are surface-mounted fluorescent fixtures. There do not appear to be any original fixtures in the building except a wall sconce on the main stair between floors two and three.

Plumbing

Most of the plumbing fixtures, including toilets and sinks, do not appear to be original.

Mechanical Systems

The building has a hot water heating system with cast iron radiators. There are metal ventilation grilles in some rooms.

Fire Suppression System

The sprinkler system is exposed throughout every room of the building.

The Gables (Building B)

Exterior

Siding

The exterior is clad in wood shingles. There is some sawtooth detailing on the west elevation.

Roof

The roof cladding consists of green asphalt shingles and may have originally been wood.

Windows

Wood sash windows vary in size, shape, and configuration.

Doors

The doors are wood of stile and rail construction with a reticulated pattern in the light above and panel inserts below.

Wood Trim

Columns of turned wood and demilune pediment occur at the north entry.

Metals

Gutters and downspouts are probably later replacements.

Flooring

The north steps landing and south deck are plywood.

There is a wood porch floor and stair on the east porch.

Stairways

The exterior stairs are wood; some are semi-enclosed with wood walls while others are open.

Foundation

The foundation is parged brick, except the 1923 addition which is concrete.

Frame and structure

The building's frame is wood.

Interior

Plaster Walls and Ceilings

Plaster over wood lath

Wall Paneling

Wood beaded sheathing wainscot occurs throughout first floor on original wall while partitions added later do not have this feature..

The walls of the one story extension to the south have painted wood beaded sheathing floor to ceiling.

V-groove wood paneling is found in room B102.

Typical doors

Most of the doors throughout are single leaf, multi-panel wood stile and rail construction. There are a few Dutch doors: rooms B106, B102 and B202.

Door Hardware

Brass knob and escutcheon plate

Wood Trim

There is wood wall base, door and window trim throughout. Most are simply molded trim pieces with a crown detail occurring on the door and window frames of the first floor only.

Flooring

Wood flooring occurs throughout the first floor and second floors. However it is covered by vinyl composition tile on the first floor and broadloom carpet in some second floor rooms.

Built-in Millwork

Corner bench in Main Stair Hall

Main Stairway

Wood treads, risers, newel posts with decorative carving, balustrade and handrail make up this feature.

Blackboards

Wood trimmed blackboard occur in former classrooms and appear to be slate.

Light Fixtures

Most all the light fixtures are surface-mounted fluorescent fixtures. There do not appear to be any original fixtures in the building.

Plumbing

Most of the plumbing fixtures, including water closets and lavatories do not appear to be original

Mechanical

The building has a hot water heating system with cast iron radiators.

Fire Suppression System

The sprinkler system is exposed throughout every room of the building.

The Cottage (Building E)

Exterior

Siding

The exterior is clad in wood shingles.

Roof

The roof cladding consists of green asphalt shingles and may have been wood shingles originally.

Windows

Wood sash windows vary in configuration and light patterns.

Doors

The doors are wood of stile and rail construction with reticulated patterned mullions in the light above and panel inserts below.

Wood Trim

Simple painted trim occurs around windows and doors.

Gutters and downspouts

Some galvanized gutters occur while other are missing entirely.

Foundation

The foundation is brick.

Frame and structure

The building's frame is wood.

Interior

Plaster Walls and Ceilings

Typical doors

There are single, triple and five-panel wood rail-and-stile doors throughout. There are some newer doors, including those which access the second floor roof deck from room E202 and the door to the west of the second floor porch from room E204.

Door Hardware

Brass knob and plate

Wood Trim

The wall base, window and door trim is a simple flat section. The windows and doors have a simple molded crown detail on most openings.

Ceiling Treatment

Wood beams and brackets occur in Room E202.

V-groove wood paneling in a painted finish occurs on the ceiling of Rooms E200 and 203.

Wood Paneling

V-groove wood paneling, in a painted finish occurs on the walls of Rooms E200, and some walls of room E202 and E203.

Flooring

Wood flooring occurs throughout all floors. However, it is covered by broadloom carpet in most rooms.

Masonry

Brick fireplaces in rooms E202 and E204. There is also an art tile facing on the E202 fireplace.

Built-in Millwork

Fireplace mantelpiece for rooms E202 and E204.

Stairway

Wood treads, risers, balustrade, handrail, all painted.

Light Fixtures

Most all the light fixtures are surface-mounted fluorescent fixtures. There do not appear to be any original fixtures in the building.

Plumbing

Most of the plumbing fixtures, including toilets and sinks do not appear to be original

Mechanical Systems

Non-original gas fired space heaters occur in various rooms, including E100 and E204.

Fire Suppression System

The sprinkler system is exposed throughout every room of the building.

Pool and Gymnasium (Building F)

Exterior

Siding

The exterior is clad in wood shingles.

Roof

The roof cladding consists of green asphalt shingles.

Windows

The original wood sash windows are simpler and more regular in this building than the others. There are some replacement aluminum windows on the second floor of the south elevation; along with crudely installed fixed glass lights on the north.

Doors

A leaf with vertical V-groove wood construction, painted at first floor, occurs on the east side.

To its north is a wood paneled door.

Metals

Gutters and downspouts are galvanized which are probably later replacements.

Foundation

The footing is rubble stone topped with a foundation of parged brick.

Frame and structure

The building's frame is wood.

Interior

Walls

Most of the walls are painted exposed wood sheathing. Any newer partitions, around the toilet, are painted gypsum board.

Typical doors

Most doors are paneled.

Door Hardware

Brass knob and plate

Flooring

There is a concrete floor on the first floor which is partially filled in with plywood. The second floor has wood flooring throughout.

Built-in Millwork

The cabinet on north wall of second floor does not appear to be original.

Light Fixtures

Most all the light fixtures are surface mounted fluorescent fixtures. There do not appear to be any original fixtures in the building.

Plumbing

The plumbing fixtures, watercloset and lavatory, are not original.

Structural System

There is a wood and steel truss supporting the ceiling of Rooms E1 and E1B. The bottom (tension) chords are heavy steel rods, while the vertical and top chords are wood. These trusses run in both directions, with the bottom chords sloping down diagonally well below the ceiling in the center of the room. They were apparently installed at the same time as the pool to provide a clear span space for the pool while also taking advantage of the lack of clearance needed above the water.

Foundation

Brick and rubble stone

Frame

The building's frame is wood.

Fire Suppression System

The sprinkler system is exposed throughout every room of the building.

Study Hall (Building D)

Exterior

Siding

The exterior is clad in wood shingles.

Passage

The passage, with barrel-vault ceiling, is clad entirely in painted wood shingles.

Roof

The roof cladding consists of green asphalt shingles.

Windows

Wood sash windows and aluminum windows occur in various sizes and configurations.

Doors

The doors do not appear to be original, except those into room D104A which is paneled.

Wood Trim

Columns of turned wood and demilune pediment occur at the north entry.

Metals

Gutters and downspouts are painted which are probably later replacements.

Stairway

Wood

Foundation

The foundation is concrete.

Frame and structure

The building's frame is wood.

Interior

Plaster Walls and Ceilings

Typical Doors

The doors are paneled

Door Hardware

Brass knob and plate

Wood Wall Trim

Where there is trim it is simple and flat with no molding.

Flooring

Broadloom carpet covers the floor. It is unknown what is beneath this.

Built-in Millwork

Bookcase units occur in four corners of room D203.

Main Stairway

Wood treads, risers, newel posts, balustrade and handrail make up this stair.

Blackboards

Blackboards are framed and possibly of slate.

Light Fixtures

Most all the light fixtures are surface mounted fluorescent fixtures. One exception is in room D203, where the schoolhouse pendant glass fixtures may be original.

Plumbing

Most of the plumbing fixtures, including water closets and lavatories, do not appear to be original.

Mechanical Systems

The building has a hot water heating system with cast iron radiators.

Fire Suppression System

The sprinkler system is exposed throughout every room of the building.

 $Alumnae\ Hall\ (Building\ A)$

Exterior

Siding

The exterior is clad in wood shingles.

Roof

The roof cladding consists of green asphalt shingles.

Windows

There are a variety of operable wood sash windows. Some are new aluminum sash replacements.

Doors

The doors are wood multi-panel stile and rail construction.

Lighting

There is an original metal fixture in the south entry porch.

Foundation

The foundation is concrete.

Frame and structure

The building's frame is wood.

Interior

Wall Paneling

The walls throughout, including backstage, are covered in vertical wood planks with a large bead detail. The finish is mostly a gray stain, but the wood is painted in some utility areas. Much of the paneling in the auditorium has polychrome highlighting.

Ceiling

The ceilings are all exposed wood. Some are V-groove paneling while others are exposed structure with V-groove sheathing.

Door Hardware

Brass knob and plate

Flooring

There is terrazzo flooring in main entry corridor. The auditorium has non-original linoleum over what is presumed to be the original wood flooring.

Built-in Millwork

Cabinetry in Room A5

Main Stairway

This has wood treads, risers, balustrade, and handrail. The gate at the top landing is recent.

Light Fixtures

There are original pendant light fixtures of metal and mica in Room A1, the auditorium. They appear to have been designed and fabricated for this space. These have been augmented by hung fluorescent fixtures. The same fixtures are surface mounted in other rooms.

Plumbing

None of the plumbing fixtures is original to the building.

Mechanical Systems

The building has hot water heating with iron radiators.

Fire Suppression System

The sprinkler system is exposed throughout every room of the building.

K. CONDITIONS

The conditions described below were observed visually during preparation of this report. No testing or imaging was performed, and no research of repair records or interviews with building occupants and campus maintenance officials has guided these observations. The conclusions offered here are almost exclusively based on visual observations on site; some systems such as the roofing may appear to be in good condition even though they are at or beyond the end of their expected service life. These observations are offered primarily as a guide to visible conditions which require repair, as an aid to project planning and property management.

Landscape Materials

Trees: Excellent to Poor. See p. 4 in the Arborist's Report for a complete list of the condition (health plus structure) of the trees.

Foundation Plantings: Good to Fair.

Plants in the green space along the northeast edge of the property: Fair.

Plants in the green space along the east side of the property: Fair.

Stone Edging: Good to Fair.

Buildings

Channing Hall (Building C)

Exterior

Siding

The wood shingles are in a wide range of conditions from Good to Poor. Some sawtooth detailing is missing.

Roof

Good.
Doors
Fair.
Windows
Wood sash windows vary in condition, with some very poor because of weathering apparently caused by failure of the coating and deterioration of the putty.
Anodized aluminum replacement windows
Good
Wood Trim
Poor. Paint is entirely missing in most places.
M. a.l.
Metals Flashing: Fair.
2 2400000000000000000000000000000000000
Gutters and Leaders
Poor. Some are missing completely.
Stone Masonry
The condition of the stone masonry varies; it generally needs to be repointed in some places. It is severely cracked on the west face of the west porch.
Concrete
Steps to the east entrance: Good.
Interior
Wall Paneling
Board and batten wainscot: Good. Some areas are more abraded than others. Some are painted.
Doors

Large sliding wood panels are in Good condition. Some are enclosed by later partitions or possibly missing.

Typical doors

The paneled doors range from Good to Poor

Door Hardware

Embossed pattern brass knob and plain escutcheon plate. Good.

Brass knob and plate. Good.

Lay Lights

Good

Wood Wall Trim

Plain, flat stock door casings, Fair

Cornice in Main Reception Hall and room C108, Poor

Window casings with crown detail, Fair

Archway in room C112A, Fair

Flooring

Wood flooring occurs throughout the first through third floors. It is exposed in all corridors. The condition is Good. However, it is covered by sheet rubber in room C109 and various types of carpeting in many other spaces which are in Fair to Good condition. The toilet rooms have sheet vinyl flooring which is in Fair condition.

Masonry

Fireplace mantelpiece in room C109, Good

Fireplace mantelpiece in corridor outside room C112, Good

Fireplace mantelpiece in room C108, Good

Built-in Millwork

Fireplace mantelpiece in room C109: Good

Corner cupboard in room C109: Good

Credenza with shelf above in room C109: Good

Fireplace mantelpiece in corridor outside room C112: Good

Cabinetry in room C109A: Fair

Wall shelving on all walls in room C112 and adjacent corridor: Fair

Fireplace mantelpiece in room C108: Good

Bench in room C200: Good

Main Stairway: Good to Fair.

Wood treads, risers, newel posts, balustrade and handrail: Good to Fair.

Blackboards: Poor due to painted finish applied to surface.

Light Fixtures

Original fixture: Fair

There do not appear to be any original fixtures in the building except on the main stair between floors two and three. Most all the light fixtures are surface mounted fluorescent fixtures. Condition not evaluated.

Plumbing Fixtures

Good

Foundation

Good

Mechanical Systems

The hot water heating system appears to have leaked in some places. Not evaluated otherwise.

Fire Suppression System

Piping on the exterior is rusted. Not evaluated otherwise.

The Gables (Building B)

Exterior

Siding: Fair.

Roof

The green asphalt shingles are in Fair to Poor condition.

Doors

The doors are in Good condition, having been recently painted.

Windows

Wood sash windows vary in condition, with some very poor because of weathering apparently caused by failure of the coating and deterioration of the putty.

Wood Trim

Poor. Coating is entirely missing in most places.

Metals

Gutters and Leaders: Good.

Flooring

Wood porch floor and stair on east porch: Good.

Stairway

Wood: Good

Interior

Wall Paneling: Fair.

Wood beaded sheathing wainscot throughout first floor: Fair

V-groove wood paneling in Room B102: Good

Typical doors

Fair: some have been painted or stained a dark color.

Door Hardware

Brass knob and plate: Good

Wood Wall Trim

Fair condition but painted.

Door casings

Fair condition but painted.

Window casings

Good condition but painted.

Flooring

Wood flooring probably occurs throughout the first floor and second floors. However, it is covered by vinyl composition tile on the first floor and broadloom carpet in some rooms. The exposed materials are in Good to Fair condition

Built-in Millwork

Corner bench in Main Stair Hall: Good

Main Stairway

Wood treads, risers, newel posts, balustrade and handrail: Fair but worn

Blackboards

Poor. Painted over.

Light Fixtures

Fair to Good. Most all the light fixtures are surface mounted fluorescent fixtures. There do not appear to be any original fixtures in the building.

Plumbing

Good

Mechanical Systems

Not evaluated.

Fire Suppression System

Not evaluated.

The Cottage (Building E)

Exterior

Siding

The wood shingles are in Poor to Good condition.

Roof

The green asphalt shingles are in Poor condition.

Doors

The wood doors are in Good to Fair condition.

Wood sash windows

Wood sash windows vary in condition, with some very poor because of weathering apparently caused by failure of the coating and deterioration of the putty.

Wood Trim

Poor

Exterior Metals

Gutters and leaders: Poor. Missing entirely from some elevations.

Stairway

The wood stairway is in good condition.

Interior

Wall Paneling

Wood beaded sheathing wainscot throughout first floor: Fair but painted.

V-groove wood paneling in Room E200 and portions of E202: Fair but painted.

Plaster Walls and Ceilings
Good to Poor condition
Typical doors
Good to Fair condition

Door Hardware Brass knob and plate Good

Wood Wall Trim Fair

Door casings Fair

Window casings

Fair

Ceiling Treatment

Wood beams, planks and brackets in Room E202 are in Good condition

V-groove wood paneling, in a painted finish occurs on the ceiling of Rooms E200 and 203 are in Good condition

Flooring

Wood flooring occurs throughout all floors. However it is covered by broadloom carpet in most rooms.

Masonry

Fireplace in rooms E102, E202 and E204 are non-functioning and blocked up. The conditions are Unknown except Room E204 displays a face in Poor condition.

Built-in Millwork

Fair.

Windows

Fireplace wood surround on west wall of E202: Good Fireplace mantelpiece is missing in room E102. Stairway Wood treads, risers, balustrade, handrail are in Good condition. Light Fixtures Most all the light fixtures are surface mounted fluorescent fixtures. There do not appear to be any original fixtures in the building. They are in Good condition. Plumbing The plumbing fixtures are in Good condition. **Mechanical Systems** The gas-fired space heaters are presumed to be operable but cannot distribute heat evenly in any but very small spaces. Not evaluated otherwise. Fire Suppression System Not evaluated. Pool and Gymnasium (Building F) Exterior Siding Shingles: Fair. Roof The asphalt shingles are in Poor condition. Doors

Wood sash: Poor because of weathering apparently caused by failure of the coating and deterioration of the putty.

Wood Trim

Poor

Metals

Gutters and downspouts: Good. However there is biological growth in the gutters.

Masonry

The two brick chimneys have biological growth in the form of ferns. The foundation is severely cracked in the southwest corner.

Interior

Walls

Most of the walls are painted exposed wood sheathing. Any newer partitions are painted gypsum board.

Typical doors

Good.

Door Hardware

Brass knob and plate-Good.

Flooring

The concrete floor on the first floor is generally in fair condition. At the pool, which is partially filled in with plywood, the floor is serviceable but somewhat uneven and not very resistant to abrasion. The wood flooring on the second floor is in very poor condition, with sizeable holes.

Built-in Millwork

Cabinet on north wall: Poor

Light Fixtures

Most all the light fixtures are surface mounted fluorescent fixtures. There do not appear to be any original fixtures in the building. Condition not evaluated.

Plumbing

The plumbing fixtures, including toilets and sinks do not appear to be original; condition not evaluated.

Mechanical Systems

Not evaluated.

Fire Suppression System

Not evaluated.

Study Hall (Building D)

Exterior

Siding

The wood shingles are in fair condition.

Roof

The asphalt shingles are in Poor condition.

Doors

The new and original doors are in Good condition.

Windows

Wood sash windows vary in condition, with some very poor because of weathering apparently caused by failure of the coating and deterioration of the putty.

Wood Trim

This is no coating on most of the wood trim. Poor.

Metals

Gutters and Leaders: Fair. However, there is biological growth in the gutters.

Stairway
Fair condition. The bottom step is broken.
Interior
Plaster walls and ceilings
Fair
Typical doors
Fair
Door Hardware
Fair
Wood Wall Trim
Fair
Flooring
There is wood flooring throughout. It is in Fair condition.
Built-in Millwork
Bookcase units occur in four corners of room D203. Fair.
Main Stairway
Wood treads, risers, newel posts, balustrade and handrail: Fair. (A pipe rail extension
has been added to the top of the handrail apparently to satisfy the code required height for the guard rail.) Fair, but worn in some areas.
neight for the guard ran.) ran, but worn in some areas.
Blackboards
DIMORNO ONL MO

Light Fixtures

Some are painted over while others are not.

Most all the light fixtures are surface mounted fluorescent fixtures. One exception is in room D203 where pendant schoolhouse opal glass fixtures may be original. Good condition.

Plumbing

Good.

Mechanical Systems

Not evaluated.

Fire Suppression System

Not evaluated.

 $Alumnae\ Hall\ (Building\ A)$

Exterior

Siding

The wood shingles are in Good condition.

Roof

The asphalt shingles are in Good condition.

Doors

Fair. Some are flush panel modern replacements.

Windows

Wood sash windows vary in condition, with some very poor because of weathering apparently caused by failure of the coating and deterioration of the putty. The newer aluminum windows are in Good condition.

Wood Trim

The underside of the eaves has peeling paint and in Poor condition. Some bracket elements are loose and falling off.

Metals

Some of the gutters and leaders are in Good condition while others are in Poor condition.

Interior

Wall Paneling

The walls throughout are covered in vertical wood planks with a large bead detail. The finish is mostly with a gray stain but painted in the kitchen and basement utility areas. Good.

Ceiling

Good

Doors

Good

Door Hardware

Good. Some hardware is modern such as on egress doors.

Wood Wall Trim

Good

Flooring

Terrazzo flooring: not evaluated since it is covered in most places.

Linoleum: Good.

Built-in Millwork

Cabinetry in Room A5

Good

Main Stairway

Good

Light Fixtures

There are original pendant light fixtures of metal and mica in Room A1, the auditorium. These have been augmented by pendant hung fluorescent fixtures. The same fixtures are surface mounted in other rooms. They are all in Good condition. The wall sconces in room A1 are missing.

Plumbing

Kitchen is Fair while Room A1 is Good.

Frame

Not evaluated.

Mechanical Systems

Not evaluated.

Fire Suppression System

Not evaluated.

General

There is a myriad of exposed pipes, conduit, wires and machines added to the interior and exterior of the buildings and the site.

L. SIGNIFICANCE AND INTEGRITY

Significance

The Anna Head School buildings and some of the site are significant under National Register Criteria A, B and C. It is significant at the state level under Criterion A (event) for its association with the development of education. It is significant at the state level under Criterion B for its association with Anna Head, who was an important early educator in Berkeley. And finally it is significant at the state level under Criterion C for its design/construction, and because it is the work of two masters and possesses high artistic value.

Historic Contexts

Shingle style architecture of the late 19th Century and early 20th Century Private school buildings 1880s-1920s

Girls' Education

Private Schools in the Bay Area 1887-1958 City of Berkeley 1887-1909

Period of Significance

The period of significance for the buildings and site under Criterion A for its association with education is during the period 1892, when the school opened on the Channing Way site, through 1958, 50 years ago. Under Criterion B for its association with Anna Head, it is significant during the period 1892, when the school first opened at this location until her retirement from the school in 1909. The period of significance for Criterion C is for its association with design/construction during the period from 1892, when the first building went up on the site, until 1927 when the last one was constructed.

The actual ending date for the operation of the school at this location is 1964, however this date is less than 50 years ago. For this reason the ending date for the period of significance under Criterion A is 1958, which is 50 years ago. This ending date will continue to increase each year until 2014 when the 1964 ending date becomes 50 years old.

The Anna Head School was listed in the National Register of Historic Places on August 11, 1980. The National Register database lists the property significant at the state level under the same criteria stated above (Event, Person, and Architecture/Engineering) with the areas of significance as Architecture and Education. The period of significance is listed as 1874-1899 and 1900-1924, with the significant year being 1892. However, other information provided on the 1980 National Register form was more general than that required by current standards as this form was prepared before the National Register had developed its current criteria and standards.

As part of the preparation of this report, more detailed information on the criteria of significance, period of significance, contributing and non-contributing features, and cultural landscape features have been identified, using current National Register standards and guidelines. The expanded discussion in this report is not an update of the 1980 National Register nomination but could be considered, if desired, in managing the property.

The boundary of the Anna Head School buildings and site includes that of the original 270' x 300' lot that Anna Head purchased in 1892 (Lots 5 and 6 of Block 7 in the College Homestead Association Tract). Today, the parking lot on the northwest side of the Anna Head School property is visually indistinguishable from that of the parking lot located on the lot (originally 2523 Haste Street) to the west. This lot is not part of the Anna Head School historic district. After the University purchased the Anna Head School property in 1964, the wall along the west side of the property (that separated it from the lot to the west) was removed and the area was paved.

Integrity

National Register Bulletin, no. 15 defines integrity as "the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it must have integrity." The National Register criteria has codified seven qualities a property must retain, in various combinations, to possess integrity. These qualities or aspects of integrity are:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. Location is important to an understanding of why the property was created or why a historic event occurred, critical to imparting a sense of a historic property's time and place.

 $^{^{124}\}mathrm{National}$ Register of Historic Places Bulletin no. 15, How to Apply the National Register Criteria for Evaluation, p 44.

Design

Design is the combination of elements that create a property's form, plan, space, structure, and style.

Setting

Setting refers to the physical environment of a historic property, in contrast to location which refers to the specific place a property was built or an event occurred. Setting refers to the character of the place during the property's period(s) of significance. Setting often takes into account the physical conditions under which a property was built and the functions it was intended to serve. The relationship of the historic resource to its surroundings, whether natural or manmade, constitute its setting and include such elements as topographic features, vegetation, manmade site features and relationships between buildings, site features and open space.

Materials

Materials are the physical elements used to create a historic resource and reveal the information about design intent and period materials and technologies.

Workmanship

Workmanship refers to evidence of craftsmanship indicative of period technological practices and aesthetic principles.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period in time. Feeling is a critical concentration of physical features that collectively convey the property's historic character.

Association

Association is the intellectual link between an important historic event or person and a historic property. A property retains integrity of association if it is the place where a historically significant event or activity occurred and it remains sufficiently intact to convey that relationship.

Integrity Assessment

A property's integrity must be evaluated within the context of the criteria under which a resource is considered eligible for listing in the National Register. While each aspect of integrity is assessed individually in a nuanced approach, the overall integrity of a property which is determined holistically from the synthesis of the seven

aspects is ultimately a binary determination: either the property retains integrity or it does not.

Location

The Anna Head School buildings and the surrounding site retain integrity of location with respect to each of the three criteria of significance. The property is in its original location. During the period of significance the location of the school was clearly defined and discernable on all four sides: by city streets on the north, east, and south sides and by a wall along the west side. The removal of the wall along the west side of the property and the addition of the pavement for the parking lot has resulted in the loss of this definition on the west side of the property. This has slightly diminished the integrity of.

Design

On the exterior, the Anna Head School buildings retain full integrity of design with respect to each of the three criteria of significance. While the interiors have been altered, the complex continues to convey almost undiminished its significance under Criterion A for its association with campus planning and construction (which is more closely tied to the exterior in any case).

The integrity for the design of the site has been diminished due to the loss of most of the ornamental plantings and the addition of paved parking. During the period of significance, the spatial organization of the site was characterized by: (1) buildings clustered on the southern portion of the site and (2) a continuous open space in the area in front (north) of these buildings and along a narrow strip along the east side of the cluster. This open space included a lawn, a tennis court, a circular planting bed, large trees, hedge along the east side of the property, planting beds along the north and west sides of the property, wisteria on the various arbors, and other ornamental vegetation features. All of these contributed to both the image and function of the school. Additionally, there was a wood wall that was visible to the public along the north, east, and a portion of the south sides of the property. (There was also a lessvisible wood wall along the west side that separated the Anna Head School property from the residential property to the west.) Today, the original spatial organization of the site and open space remains; however, a large part of the lawn area and associated ornamental vegetation features were removed when the University paved the site for parking. In addition to the spatial organization of the site, the remaining features of the landscape design include a part of the main entry drive (the west end of the drive has been subsumed by paving for the parking lot), a secondary entry drive, a portion of the front lawn area (although this area is no longer predominantly grass and the west end of the lawn is gone and this area is now parking), the two iconic Canary Island date palms, the open space of the Quad, and the narrow strip of land along the east side of Channing Hall and the Gables.

Setting

The setting of the Anna Head School has been dramatically altered since the period of significance chiefly by the removal of the majority of the landscape features and the addition of parking lots, as described above under "Design." During the period of significance, the school's buildings were set within a green, landscaped lawn and gardens. Today, only a portion of the lawn area and a few trees remain, and the buildings are now set within a paved parking lot. The buildings and landscapes surrounding the site and nearby have also changed considerably, even since 1958. Nevertheless, the property retains integrity of setting with respect to all three areas of significance, even though it is diminished.

Materials

The Anna Head School buildings retain a relatively high degree of integrity of materials with respect to each mode of significance. The original light fixtures have been lost, but the great majority of the original buildings' materials are still intact.

The addition of the paved parking lot resulted in the removal of many of the landscape materials (i.e., grass lawns, trees, annuals, perennials, and shrubs in the planting beds, wood fences, crushed stone or other loose aggregate paving on the entry drives and garden paths, and site furnishings). This has diminished the integrity of materials for the site. Key materials that remain include the two Canary Island date palms in the front lawn area, wisteria in the Quad, a group of eucalyptus trees in the southeast corner of the property, and some stone edging.

Workmanship

The buildings retain integrity of craftsmanship with respect to each mode of significance. Despite changes in partitions, addition of exit stairs, and a significant change in use, the building retains its character-defining examples of workmanship, including, plaster, wood, built-in millwork such as benches and shelving, hardware, and some lighting.

The integrity of workmanship associated with the landscape features has been greatly diminished by the loss of materials described under "Materials."

Feeling

The Anna Head School buildings retain integrity of feeling with respect to each three criteria of significance.

The feeling — of an exclusive early 20th Century private school campus (under Criterion A), of the landscape developed by Anna Head (under Criterion B), and the design of an early 20th Century private school campus (under Criterion C) — have all been diminished by the removal of the key landscape features (i.e., the perimeter wall; grass lawns; gardens, garden paths, and associated vegetation; tennis courts; and other landscape features).

Association

The Anna Head School retains its integrity of association with respect to its significance under Criterion A for its association with education, especially in that the property is an important example of the design of private schools and it still conveys that. Similarly, because it retains its essential form and interior character, it continues to convey its association with Anna Head. The many surviving character-defining materials and aspects of design continue to convey its integrity of association under Criterion C.

The loss of landscape features, as detailed under the other aspects of integrity, has diminished the integrity of association under all three criteria.

The sale and ultimate removal of Dudley Hall, across the street on Bowditch at Haste, does not substantially impair or undermine the essential integrity of the main Anna Head School campus as it was not built as part of the school but rather acquired and sold when the school no longer needed the space for its operations.

Overall, the complex of buildings retain a high degree of integrity with respect to all three areas of significance, while conversely the landscape has experienced a diminishment of integrity. While much of the landscape is now pavement which does not have historical integrity and lacks significance, the spatial qualities of the site do retain integrity overall.

M. RATINGS OF SIGNIFICANCE

Significance of Elements and Materials

Landscape

The following materials and elements are Very Significant:

Spatial organization of the site: (1) Buildings contained on the southern portion of the site with a continuous open space in the area in front (north) of these buildings and along a narrow strip along the east side of the cluster and (2) the two exterior quadrangle spaces defined by the buildings.

Two Canary Island date palms (listed as Trees 41 and 42 in the Arborist's Report) located north of Channing Hall.

The following materials and elements are Significant:

The "Front Lawn" area is a key element of the spatial organization of the north side of the property and remains so even with the alterations that have occurred to this landscape feature. The shape and size of this area have been altered by the addition of pavement for parking to a section of the south side and to the west end. The lawn and most of the historic vegetation are gone. However, the presence of this open area continues to provide a setting for Channing Hall, and as one of the few remaining unpaved areas, this "lawn area" provides a connection to the historic lawn and garden spaces of the school grounds.

The alignment of the main entry drive historically provided the southern edge to the "front lawn area." The alignment of this main drive remains a key element of the spatial organization of the north side of the property and a key circulation feature even with the alterations that have occurred. The east end enters at northeast corner of the property (on Channing Way). However the addition of pavement for parking has altered the alignment of the drive west of the Canary Island date palms and has removed the distinct west end entry to Channing Way. This area is now part of the parking lot rather than a distinct drive.

Wisteria in the Quad (listed as Trees 69, 70, and 71 in the Arborist's Report).

Eucalyptus on south side of the Gables (listed as Trees 62-65 in the Arborist's Report).

The following materials and elements are Contributing:

Sidewalk alignment along the east side of the Gables. (Asphalt paving is from the university era.)

Foundation planting bed locations around Channing Hall and the Gables. (Most of the vegetation, although compatible with the Anna Head School-era, is probably from the University-era.)

Stone edging that defines the edges of the drives and around a limited number of foundation planting beds (along the west side of Channing Hall and along the east side of the Quad).

Blue Atlas Cedar (listed as Tree 29 in the Arborist's Report) located in the parking lot area (formerly part of the lawn or planting area).

Coast Redwood (listed as Tree 44 in the Arborist's Report) located in the east end of the front lawn.

Canary Island Date Palm located south of the south end of the Gables (listed as Tree 61 in the Arborist's Report).

The following large trees located in the parking lot of Anna Head West do not contribute to the Anna Head School National Register listing only because they were not part of the original Anna Head School property, but are compatible with the historic character of the school. (Although not originally part of the historically significant school property, they are the only remaining evidence of the landscaped grounds and two residences that formerly occupied this lot):

Queensland Kauri-Pine (listed as Tree 1 in the Arborist's Report).

Camphor tree (listed as Tree 27 in the Arborist's Report).

Red Flowering Gum (listed as Tree 28 in the Arborist's Report).

Deodar Cedar (listed as tree 34 in the Arborist's Report).

Siberian Elm (listed as Tree 35 in the Arborist's Report).

The following materials and elements are Non-Contributing (due to condition, lack of integrity of planting design, or date of construction after the end of the period of significance):

Asphalt in parking lots and in the sidewalk along the east side of the Gables.

Plant materials in the "Front Lawn" area:

Big Leaf Maple (listed as Tree 36 in the Arborist's Report)

Big Leaf Maple (listed as Tree 37 in the Arborist's Report)

Blackwood Acacia (listed as Tree 38 in the Arborist's Report)

Blackwood Acacia (listed as Tree 39 in the Arborist's Report)

Australian Brush Cherry (listed as Tree 40 in the Arborist's Report)

Giant Sequoia (listed as Tree 43 in the Arborist's Report; tree dates from the period of significance but is in poor condition)

Coast Redwood (listed as Tree 44 in the Arborist's Report)

Incense Cedar (listed as Tree 45 in the Arborist's Report)

Cabbage Tree (listed as Tree 46 in the Arborist's Report)

Chilean Mayten (listed as Tree 47 in the Arborist's Report)

English Yew (listed as Tree 48 in the Arborist's Report; plant was probably a shrub or may have been part of the hedge planting during the Anna Head School-era)

Wild Plum (listed as Tree 49 in the Arborist's Report)

All other perennials, annuals, etc. currently planted in the "Front Lawn" area.

Plant materials in the area along the east side of the property (next to Bowditch Street):

Red ironbark eucalyptus (listed as Trees 51-55 in the Arborist's Report)

Wild Plum (listed as Trees 56-58 in the Arborist's Report)

Monterey Cypress (listed as Tree 59 in the Arborist's Report; if this was planted before the end of the period of significance it would have been part of a hedge planting and not an individual specimen)

Monterey Pine (listed as Tree 60 in the Arborist's Report)

Tasmanian Blue Gum (listed as Tree 68 in the Arborist's Report) located on the south side of the entrance on the east side of the Gables; the location of this tree may pose a problem for the building's foundation.

Plant materials in the area along the south side of the property (next to Haste Street):

Southern Magnolia (listed as Trees 2-4 in the Arborist's Report)

White Alder (listed as Tree 5 in the Arborist's Report)

Big Leaf Maple (listed as Trees 6-8 in the Arborist's Report)

Red Box (listed as Trees 9-10 in the Arborist's Report)

Wild Plums (listed as Trees 11-12 and 66-67 in the Arborist's Report)

Plant materials in the western portion of the Anna Head site (around the play yard and in the parking lot):

Big Leaf Maple (listed as Trees 13, 21, and 25 in the Arborist's Report)

English Hawthorne (listed as Tree 14 in the Arborist's Report)

American Sweet Gum (listed as Trees 15-20 in the Arborist's Report)

English Yew (listed as Tree 22 in the Arborist's Report)

Monterey Pine (listed as Tree 23 in the Arborist's Report)

Cordyline (listed as Tree 24 in the Arborist's Report)

Trees in the Anna Head West parking lot:

Pittosporum tenuifolium (listed as Tree 26 in the Arborist's Report)

Camphor tree (listed as Tree 27 in the Arborist's Report)

Red Flowering Gum (listed as Tree 28 in the Arborist's Report)

Chilean Mayten (listed as Tree 33 in the Arborist's Report)

Deodar Cedar (listed as tree 34 in the Arborist's Report)

Siberian Elm (listed as Tree 35 in the Arborist's Report)

Campus Specimen Trees

The university has an existing campus program that it uses to guide the evaluation and designation of specimen trees. ¹²⁵ The Campus Landscape Architect makes the determination of status, using the following criteria: (1) to be considered a specimen, the tree or plant should be in good health and not pose a hazard to pedestrian and automotive traffic, existing buildings or utilities, and (2) should have one or more of the following qualities:

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¹²⁵Other plants (shrubs, groundcover or grasses) which meet the criteria may also be considered as specimen flora.

The tree is an integral part of an architectural theme, or plays an important role in framing or screening a building or other feature.

Not applicable to the Anna Head School and Anna Head West site.

Historical

The tree was planted as part of a memorial planting or is a particularly outstanding example of the original botanical garden plantings. The tree is identified by landmark status, named with a plaque, is identified as a contributing feature in an historic structures report and/or identified in the Landscape Heritage Plan¹²⁶ as a character defining feature of the landscape.

The following are the recommendations for the Campus Specimen Tree under the Historical category due to their status as contributing features to the Anna Head School National Register listing:

Blue Atlas Cedar (listed as Tree 29 in the Arborist's Report) located in the parking lot area (formerly part of the lawn or planting area).

Canary Island date palms (listed as Trees 41 and 42 in the Arborist's Report) located in the front lawn.

Coast Redwood (listed as Tree 44 in the Arborist's Report) located in the east end of the front lawn.

Canary Island Date Palm located south of the south end of the Gables (listed as Tree 61 in the Arborist's Report)

Eucalyptus on south side of the Gables (listed as Trees 62-65 in the Arborist's Report)

Wisteria in the Quad (listed as Trees 69, 70, and 71 in the Arborist's Report)

Educational

¹²⁶The Anna Head School is outside of the boundaries of the Landscape Heritage Plan.

The tree represents a special taxonomic or morphological feature, is unique to the UC campus or the San Francisco Bay Area, is a particularly outstanding example of California flora, is part of an experimental planting with a special landscape or agricultural value, or is regularly used by campus instructors as an example of the species.

The following are the recommendations for the Campus Specimen Tree under the Educational category because it is a rare example of this type of tree in the San Francisco Bay Area and may be unique to the campus:

Queensland Kauri-Pine (listed as Tree 1 in the Arborist's Report)

Strawberry Creek: Removal of the tree would significantly increase erosion potential, affect the natural species diversity of the Creek as a riparian corridor.

Not applicable to the Anna Head School and Anna Head West site.

Natural Area: The tree is located within either the Wickson, Grinnell or Goodspeed Natural Areas. 127

Not applicable to the Anna Head School and Anna Head West sites.

Buildings

The following building materials and elements are Very Significant:

¹²⁷Under this program, the retention of existing specimen trees, shrubs and grass areas is a priority in the final design of proposed projects. Projects are reviewed with the UC Berkeley Design Review Committee to minimize impacts to specimens. Site preparation is conducted to minimize removal and/or damage of specimen trees or plant species to the full feasible extent. Sensitive construction practices are used to avoid possible damage to trees to be retained, including construction setbacks, installation of temporary construction fencing around individual trees to be preserved, and monitoring by a certified arborist of any required limb removal or disturbance within the dripline of trees to be retained. Grading, vegetation removal and replacement plans, where necessary, are coordinated with the Campus Landscape Architect. Specimens impacted are replaced by successful transplanting, or must be replaced by new planting at a ratio of 3 to 1 in closest available sizes. Landscaped areas are restored to the full feasible extent (University of California, Berkeley, "Campus Specimen Tree Program," Policies and Procedures Guiding Future Projects [for Biological Resources], Final Environmental Impact Report, UC Berkeley 2020 Long Range Development Plan (2005), p 4.3-22.

Channing Hall (Building C)

Exterior

Massing and Form

Shingles

Stone (foundation, exterior chimney and west porch)

Wood trim

Gutter strap on north elevation

Original windows and doors

Porches (especially west porch)

Balcony on west elevation

Monumental portals with Tuscan pilasters

Interior

Main stair and its enclosure

Board and batten wood paneling

Fireplaces and mantelpieces

Wood cornice

Sliding panel doors

Wood flooring

Blackboards

Sheet linoleum flooring

The Gables (Building B)

Exterior

Massing and form

Shingles

Wood trim

Original windows and doors

Porch on east elevation

Monumental portals with Tuscan pilasters

Interior

Main stair

Beaded sheathing

V-groove wood paneling

Sheet linoleum flooring

Study Hall (Building D)

Exterior

Massing and form

Shingles

Wood trim

Original windows and doors

Passage tunnel

Interior

Millwork, second floor

Wood floor

Blackboards

The Cottage (Building E)

Exterior

Massing and form, especially tower

Shingles

Wood trim

Original windows and doors

Bay window

Second floor porch

Chimney

Interior

Ceiling, room E202

Fireplace surround of glazed tile, room E202

 $Pool\ and\ Gymnasium\ (Building\ F)$

Exterior

Massing and form

Shingles

Wood trim

Original windows and doors

Chimney to east

Interior:

Wood floor

Alumnae Hall (Building A)

Exterior

Massing and form

Shingles

Wood trim

Light fixture in south entry porch

Interior

Wood paneling

Wood trusses

Original lighting fixtures

The following materials and elements are Significant:

Channing Hall

Exterior

Weather skylight

Interior

Plaster: original walls and ceilings

Doors

Clerestory panels on third floor of Channing Hall

Original wood wall trim (except as noted above and below)

Sheet linoleum flooring

Schoolhouse pendent light fixtures

The Gables (Building B)

Interior

Plaster: original walls and ceilings

Doors

Original wood wall trim (except as noted above and below)

The Cottage (Building E)

Interior

Plaster: original walls and ceilings

Doors

Original wood wall trim (except as noted above and below)

Study Hall (Building D)

Interior

Plaster: original walls and ceilings

Doors

Original wood wall trim (except as noted above and below)

Schoolhouse pendent light fixtures

Pool and Gymnasium (Building F)

Interior

Doors

 $Alumnae\ Hall\ (Building\ A)$

Interior

Doors

Original wood wall trim (except as noted above and below)

The following materials and elements are Contributing:

Channing Hall (Building C)

Interior

Wood wall trim which is not part of the Very Significant wall design Original and period electrical elements, e.g. push-button switches Original ventilation grilles

The Gables (Building B)

Interior

Wood wall trim which is not part of the Very Significant wall design Original and period electrical elements, e.g. push-button switches

The Cottage (Building E)

Interior

Wood wall trim which is not part of the Very Significant wall design Original and period electrical elements, e.g. push-button switches

Fireplace in Pool/Gym building

Study Hall (Building D)

Interior

Wood wall trim which is not part of the Very Significant wall design

Original and period electrical elements, e.g. push-button switches

Pool and Gymnasium (Building F)

Interior

Wood wall trim which is not part of the Very Significant wall design Fireplace on second floor

Alumnae Hall (Building A)

Interior

Wood wall trim which is not part of the Very Significant wall design Original and period electrical elements, e.g. push-button switches

The following materials and elements are Non-Contributing:

Channing Hall (Building C)

Exterior

Light fixtures, new

Fire sprinkler system

Metal utility building

All conduit, pipes, wires, devices, and signs added since the Period of Significance.

Gutters and leaders

Interior

Partitions added since period of significance

Flush doors

Vinyl composition floor tile

Sheet rubber flooring

Fluorescent lighting

Wiremold and other surface conduit

Modern shelving and casework

Fire sprinkler system

Non-original mechanical, plumbing, and building systems items, including conduit, pipes, wires, and signs added since the Period of Significance.

The Gables (Building B)

Exterior

Light fixtures, new

Fire sprinkler system

All conduit, pipes, wires, devices, and signs added since the Period of Significance.

Gutters and leaders

Interior

Partitions added since period of significance

Flush doors

Vinyl composition floor tile

Fluorescent lighting

Wiremold and other surface conduit

Modern shelving and casework

Fire sprinkler system

Non-original mechanical, plumbing, and building systems items, including conduit, pipes, wires, and signs added since the Period of Significance.

The Cottage (Building E)

Exterior

Light fixtures, new

Fire sprinkler system

All conduit, pipes, wires, devices, and signs added since the Period of Significance.

Gutters and leaders

Interior

Partitions added since period of significance

Flush doors

Vinyl composition floor tile

Fluorescent lighting

Wiremold and other surface conduit

Modern shelving and casework

Fire sprinkler system

Non-original mechanical, plumbing, and building systems items, including conduit, pipes, wires, and signs added since the Period of Significance.

Study Hall (Building D)

Exterior

Light fixtures, new

Fire sprinkler system

Metal utility building

All conduit, pipes, wires, devices, and signs added since the Period of Significance.

Gutters and leaders

Interior

Partitions added since period of significance

Flush doors

Vinyl composition floor tile

Fluorescent lighting

Wiremold and other surface conduit

Modern shelving and casework

Fire sprinkler system

Non-original mechanical, plumbing, and building systems items, including conduit, pipes, wires, and signs added since the Period of Significance.

Pool and Gymnasium (Building F)

Exterior

Light fixtures, new

Fire sprinkler system

All conduit, pipes, wires, devices, and signs added since the Period of Significance.

Gutters and leaders

Interior

Partitions added since period of significance

Flush doors

Fluorescent lighting

Wiremold and other surface conduit

Fire sprinkler system

Non-original mechanical, plumbing, and building systems items, including conduit, pipes, wires, and signs added since the Period of Significance.

 $Alumnae\ Hall\ (Building\ A)$

Exterior

Light fixtures, new

Fire sprinkler system

All conduit, pipes, wires, devices, and signs added since the Period of Significance.

Gutters and leaders

Interior

Partitions added since period of significance

Flush doors

Linoleum

Fluorescent lighting

Wiremold and other surface conduit

Fire sprinkler system

Non-original mechanical, plumbing, and building systems items, including conduit, pipes, wires, and signs added since the Period of Significance.

N. RECOMMENDATIONS

The single most important recommendation is that any project should be based on an understanding of what the property was historically and what the potential is for improving its value and appeal while bolstering its historical integrity. While the site and buildings have suffered overwhelming cosmetic damage through utilitarian alterations and lack of maintenance, it would be entirely erroneous and very unfortunate if the conclusion were drawn that it is too late to recapture the intrinsic value of the property. The notion that the only choice is to introduce a bold new design or to have a drab and unappealing historic building is not supported by the information in this report.

Landscape

The landscape design has suffered a serious diminishment of integrity because of the removal of character-defining plant materials and landscape features as part of the expansion of the width of the entry drives and the addition of asphalt paving over a majority of the site to create parking.

The nature of the current use of the property does not realistically allow for the restoration of the landscape design that characterized the property during the Anna Head School era, though this would be the recommended treatment if achievable. However, existing landscape features and materials rated as Very Significant, Significant, and Contributing should be preserved and maintained.

Additionally, the following should be undertaken:

The spatial organization of the site should be maintained: Buildings are contained on the southern portion of the site with continuous open space in the area in front (north) of these buildings and along a narrow strip along the east side of the cluster.

The "Front Lawn" area should be restored to its original location north of the main entry drive. This would require the removal of asphalt paving along its north side and west end. This action would also result in the restoration of the alignment of the west end of the main entry drive (so that both the east and west entrances to the main entrance drive would be evident) and would result in the Canary Island date palms again being location within the lawn. Remove non-compatible plant materials and re-establish the lawn.

The locations of new planting beds and/or plant materials should be compatible with the historic character of the site. Stone edging should be used to define the edges of planting beds.

Views towards the Anna Head School buildings from the Channing Way frontage and Bowditch Street should be preserved. These are the oldest and original views into the Anna Head campus, and strongly contribute to the character of the site.

New structures should not be sited or constructed north of Channing Hall or east of the Gables, between those two buildings and the public sidewalk.

Angled views towards Channing Hall are a particularly important part of the visual composition of the Anna Head site. One of these views, although now partially obscured by trees planted in the University era, is from the vicinity of the Channing/Bowditch intersection, towards the east façade of the building. The other view from the historic approach to Channing Hall was along the curved entrance drive which entered from Channing Way at a point northwest of the building, and provided visitors with views of the prominent, gabled, west end of the building as well as the main north façade. An angle of view from Channing Way southeast towards the west end of Channing Hall should be preserved. Seeing Channing Hall from these angled perspectives is equally, or perhaps even more, important than seeing it straight on from the north.

Although this is not an archeological assessment, there should be consideration about the paved over portions of both the Anna Head property's north side and the entire Anna Head West parking lot. Exploration of these areas may reveal potential archeological resources which could give further information about the properties' former structures and possibly their inhabitants.

Architectural

Spaces, features, and materials should be treated as described in the University's definitions of significance for HERs and according to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Especially significant and vulnerable to loss of integrity are the exterior elevations; the first floor interior and main stair of Channing Hall; the Art Studio and main second floor room in the Study Hall; and the auditorium (including the balcony and side galleries) in Alumnae Hall. Other spaces which have suffered serious loss of integrity because of inappropriate modifications include the Arbor and the Quad, and the second floor porch at the north end of the Gables which has been enclosed and partitioned into multiple spaces.

Standard 1 of the Secretary of the Interior's Standards for Rehabilitation (which recommends choosing an appropriate use for a historic property) ultimately boils down to a reckoning that the proof is in the pudding: only if the new use does not require inappropriate changes, is it a recommended choice. This HSR therefore cannot say which use is recommended or discouraged per se under the Standards if that implies that the use is important - because the treatment of the building is what counts. With that proviso, it can be noted that the character of the interior would appear easiest to match with some uses. The original dormitory rooms and housing on the upper floors of Channing Hall, the Gables, and the Cottage could probably be used for housing or hospitality relatively feasibly, while the larger spaces on the ground floor of all the buildings could be used for classrooms, meeting rooms, dining, library and study rooms, and open offices. The basements and crawl spaces of Channing Hall and the Gables offer the opportunity to provide new program or service spaces adjacent to the first floor. The spaces in the Pool/Gymnasium building have a low combination of significance and integrity, making this structure more adaptable than the others and worth consideration in planning adjacencies.

Very Significant spaces should be restored; previous changes and added features which are Non-Contributing may be reversed, but otherwise the design should avoid visible changes. Spaces rated Very Significant should not be altered in plan or section unless it is unavoidable for mandatory code measures. Programmatic decisions for Very Significant spaces should be adjusted where needed to avoid impacts. New openings and noticeable new features (such as building systems, lighting, signage) should be limited to those required by code or basic programmatic needs which cannot be provided otherwise. Existing features and materials rated Very Significant, Significant, and Contributing should retained and restored. Paint and stain colors should be based on historic colors substantiated by documentation or paint analysis.

Significant spaces should be retained as is (with reversal of previous Non-Contributing work) wherever possible; changes required by code or vital to the program should be compatible with the character of the space. The architectural approach to Significant spaces should adjusted where needed to avoid impacts. Changes in plan and section, new openings and noticeable new features (such as building systems, lighting, signage) should defer entirely to the character of the space except where they are unavoidable in order to prevent impact on Very Significant spaces. Existing features and materials rated Very Significant or Significant should retained and restored; those rated Contributing may be altered in a manner compatible with the character of the space as needed for code and important programmatic requirements. Paint and stain colors should be compatible with historic colors substantiated by documentation or paint analysis.

Contributing spaces should be retained as is (with reversal of previous Non-Contributing work) to the degree feasible within code, programmatic, and architectural design requirements without altering their fundamental character. The architectural approach to Contributing spaces should acknowledge and reinforce their historic character overall. Changes in plan and section, new openings, and noticeable new features (such as building systems, lighting, signage) should be compatible with the character of the space except where they are needed to prevent impact on Very Significant and Significant spaces. Existing features and materials rated Very Significant or Significant should be retained and restored; those rated Contributing may be altered in a manner compatible with the character of the space. Paint and stain colors should be compatible with the character of the space and building.

Non-Contributing spaces may be altered, combined, or sub-divided. Where possible, Non-Contributing spaces should be returned to their original layout and character. Changes should be generally compatible with the historic character of the building, especially where they are readily visible from the exterior and spaces rated Contributing or higher. Features which are Very Significant should be retained in place if feasible or moved to an appropriate location if necessary. Significant features should be retained in place or moved if feasible. Contributing features should be retained wherever achievable within the project goals. Non-Contributing features may be removed wherever they occur in the building.

Life Safety Issues

This report does not include a life safety study. Proposed uses and building programs should be considered with an eye to code requirements so that the integrity of the Anna Head School complex is not impaired because of a choice of use which was not informed. The State Historical Building Code and alternative technologies should be carefully studied for required code upgrades. See Appendix F for a tabular summary of the primary building code issues.

Accessibility Issues

Most of the buildings within the compound have two accessibility conditions of overriding importance: most entries have stairs on the exterior, and in the interior, and there are no elevators. The only exception is Alumnae Hall which has a ramp and maybe code compliant access to its north-facing entrance door. However there is no accommodation for access to the stage, balcony or basement. In addition, most of the toilet rooms on the site do not meet accessibility requirements of the California Building Code or the Americans with Disabilities Act. This report is not an accessibility survey, but a cursory check indicates the alarm system and signage are not accessible.

Recommendations: Materials and Features

The significant materials and features of the compound's six structures are in notably fair to poor condition overall.

Exterior

Siding

Replace shingles in-kind where required.

Roof

Replace composition shingles and waterproofing membrane.

Doors

Recreate pair of Dutch doors, sidelights and surround at main entry of Channing Hall.

Stairs

Recreate shingled balustrade and wood steps at main entry of Channing Hall and the Cottage. (The stone base from the Channing Hall stair appears to still exist.)

Replace, in kind, wood exit stairs on Channing Hall, the Gables and Pool/Gymnasium.

Wood Trim

Repair or replace in kind as necessary. Paint all windows and their frames and miscellaneous other trim.

Stone Masonry

Repair and re-point stone on base of west porch of Channing Hall.

Metals

Replace all gutters, downspouts and flashings, preferably with copper.

Windows

Replace all anodized aluminum windows with wood to match original. Rehabilitate existing wood windows.

Interior

Walls and Ceilings

Replace plaster and lath, where severely cracked, with gypsum board. Repair where feasible. Remove any non-historic partitions and their associated doors, baseboard and trim.

Wood Trim

Clean surfaces and recoat where needed.

Remove paint from any painted trim such as cornice and board and batten in Main Reception Hall of Channing Hall.

Doors

Replace flush doors, where they occur in historic openings, with paneled wood doors.

Flooring

Remove all non-historic floor coverings such as sheet rubber, vinyl composition tile and broadloom carpet. Leave historic linoleum in place in those closets where it occurs. Replace damaged wood flooring in kind and lightly refinish wood surface. Do not try to make perfect.

Millwork

Clean surfaces and recoat where needed.

Blackboards

Remove paint finish.

Light Fixtures

Replace existing fluorescent fixtures with original style fixtures fitted with fluorescent or other energy saving sources in the public areas such as reception halls, corridors and important rooms. Remove all exposed conduits and wires. Where knob-and-tube wiring exists, abandon use, but leave in place.

Building Systems

Install a fully concealed sprinkler system if possible; assuming this is not feasible, conceal it in the most significant spaces. Remove all exposed wires, conduits, pipes,

and other devices on interior and exterior. Install minimally intrusive smoke, fire sensors and master indicator panels.

Remove flue tile going from basement through Channing Hall's room C109 fire place firebox to flue above.

Chimneys of brick in the Cottage, Pool/Gymnasium: repair or rebuild if necessary, using original brick.

Signage: design a comprehensive signage program compatible with the building and simple and flexible enough to increase the likelihood of later signs matching this system.

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III. IMAGES

Historic Structure Report	Anna Head School, UC Berkeley
A. CURRENT LANDSCAPE CONDITIONS OF ANNA HEAD	SCHOOL SITE



Image 3.1.1. View to the southwest of the remains of the front lawn area on the north side of the Anna Head School property (along Channing Way), 2007. Denise Bradley photo (0153).



Image 3.1.2. View to the south of the east end of the entry drive to the Anna Head School property, 2008. Denise Bradley photo (0253).



Image 3.1.3. View to northwest of the west end of the remaining front lawn area, 2008. Denise Bradley photo (0246).



Image 3.1.4. View to northeast of the east end of the remaining front lawn area, 2008. Denise Bradley photo (0245).



Image 3.1.5. View to east of front drive, 2008. Denise Bradley photo (0239).



Image 3.1.6. View to west of front drive, 2007. Denise Bradley photo (0158).



Image 3.1.7. View to southeast of the remaining portions of the west end of the front lawn, 2008. Denise Bradley photo (0212).



Image 3.1.8. View to southeast of the remaining portions of the west end of the front lawn, 2008. Denise Bradley photo (0213).



Image 3.1.9. View from Channing Way (to southwest) of iconic Canary Island date palms (Trees 41 and 42) in the front lawn area, 2008. Denise Bradley (0251).



Image 3.1.10. View to northeast of Canary Island date palms (Trees 41 and 42) in the front lawn area, 2007. Denise Bradley photo (0210).



Image 3.1.11. Base of western Canary Island date palm (Tree 41), 2007. Denise Bradley photo (0206).



Image 3.1.12. Base of eastern Canary Island date palm (Tree 42), 2007. Denise Bradley photo (0214).



Image 3.1.13. View to southeast of the area where the circle planting bed was located, 2008. Denise Bradley photo (0237).



Image 3.1.14. View to southeast of the area on the west side of Channing Hall. A drive was located in this area before construction of the Study Hall, 2008. Denise Bradley photo (0240).



Image 3.1.15. View to the southwest of the area where the tennis courts were located, 2008. Denise Bradley photo (0234).

Not used.



Image 3.1.16. View to southwest of the play yard (formerly tennis courts area), 2008. Denise Bradley photo (0233).



Image 3.1.17. View to southeast of the play yard (formerly tennis courts area), 2008. Denise Bradley photo (0232).



Image 3.1.18. View to southwest of the parking lot (formerly lawn) where the tennis courts (background) and circle planting bed area (foreground) were located during the Anna Head School-era, 2008. Denise Bradley photo (0235).



Image 3.1.19. View to southeast of the property line area between Anna Head and 2520 Channing Way. There was a fence along this property line during the period of significance. The red flowering gum (Tree 28) is located to the west of the property line (on the 2520 Channing Way property), 2008. Denise Bradley photo (0222).



Image 3.1.20. View to north of the parking lot (formerly lawn) at the west edge of the Anna Head School property, 2008. Denise Bradley photo (0231).



Image 3.1.21. View to northeast of Blue Atlas Cedar (Tree 29) located in the parking lot along the west side of the Anna Head School property, 2007. Denise Bradley photo (0195).



Image 3.1.22. View to the west/southwest of the east side of the Anna Head School property along Bowditch Street, 2007. Denise Bradley photo (0146).

Not used.



Image 3.1.23. View to the north of the narrow strip of land along the east side of the school property, 2007. During the period of significance there was a hedge and, later, also a fence along the property line. Denise Bradley photo (0169).

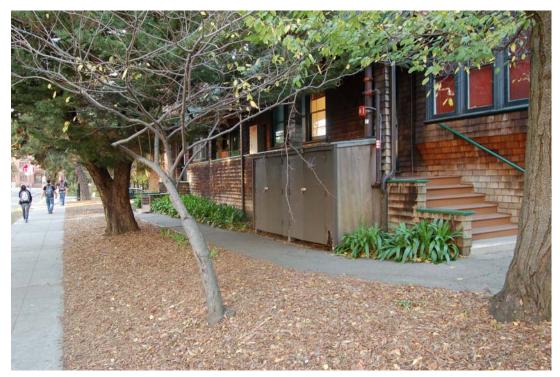


Image 3.1.24. View to south of the narrow strip of land along the east edge of the school property, 2007. There was a sidewalk next to the building in this general location during the period of significance. However, the asphalt paving material was likely added by the university. Denise Bradley photo (0166).



Image 3.1.25. View to south of asphalt-paved area on the east side of the school property, 2007. This area was part of the lawn or garden during the period of significance. Photo also shows the secondary entry (vehicular) on Bowditch Street. Denise Bradley photo (0219.



Image 3.1.26. View of the Tasmanian blue gum tree (Tree 68) located on the south side of the entrance (pedestrian) to the Gables (Building B), 2008. The arborist recommended that this tree be regularly inspected since it is located immediately next to the foundation of the building. Denise Bradley photo (0262).



Image 3.1.27. View to northwest along the south side of the school property next to Haste Street, 2008. Denise Bradley photo (0260).



Image 3.1.28. View to northeast of the east end of the south side (Haste Street) of the school property, 2007. The group of *Eucalyptus globulus* trees (Trees 62-65) were present and the Canary Island date palm (Tree 61) may also have been planted before the end of significance. The existing fence is a university-era feature, although there was a fence located along this edge during the Anna Head School-era. Denise Bradley photo (0138).



Image 3.1.29. View to northeast of the south edge of the school property (along Haste Street) and the south side of Alumnae Hall (Building A), 2007. Denise Bradley photo (0180).



Image 3.1.30. View to north of the south edge of the school property (along Haste Street) and the south side of the Pool/Gymnasium (Building F), 2007. Denise Bradley photo (0181).



Image 3.1.31. View of the narrow strip of land located along the west side The Cottage and Pool/ Gymnasium (Buildings E and F) at the southeast corner of the Anna Head School property, 2007. Denise Bradley photo (0192).

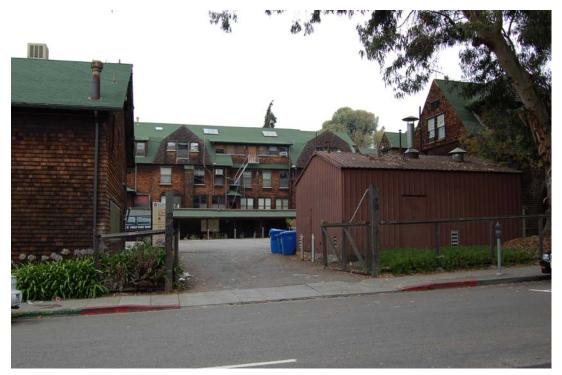


Image 3.1.32. View to the north of the entrance into the Quad, 2007. The small outbuilding (right side of the photo) is located in the general area of the Anna Head School-era water tower. Denise Bradley photo (0139).



Image 3.1.33. View to northeast of the Quad, 2008. Denise Bradley photo (0257).



Image 3.1.34. View to the south of the south side of the Quad, 2008. There was a fence located along this side of the Quad during the Anna Head School-era. Denise Bradley photo (0258).



Image 3.1.35. Wisteria (Tree 70) in the northwest corner of the Quad, 2007. (One of the three remaining wisteria plants in the Quad.) Denise Bradley photo (0175).



Image 3.1.36. Example of the rock edging used to define the edges of planting beds and entry drives during the Anna Head School-era. (Some of the current locations of rock edging may date from the University era). Denise Bradley photo (0153).

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Image 3.2.1. View to the north of the parking lot on 2520 Channing Way, 2008. Before the university purchased this lot (in 1948), there was a house, a green house, trees, lawn, and other vegetation. Denise Bradley photo (0227).



Image 3.2.2. View to the north/northwest of parking lot that is located west of the Anna Head School property (2523 Haste Street, in foreground, and 2520 Channing Way, in background), 2007. Denise Bradley photo (0186).



Image 3.2.3. View to the south of the parking lot at 2520 Channing Way, 2008. Before the university purchased this lot (in 1948), there was a house, trees, lawn, and other vegetation. Denise Bradley photo(0220).

Not used



Image 3.2.4. View to the south of the Queensland kauri-pine (Tree 1) that is located on the southern portion of the parking lot (part of the 2523 Haste Street property), 2007. Denise Bradley photo (0223).



Image 3.2.5. Base of Queensland kauri-pine (view to northeast), 2007. Denise Bradley photo (0199).



Image 3.2.6. View to the north of the Deodar Cedar (Tree 34) that is located along the north edge of the parking lot (2520 Channing Way lot), 2007. Denise Bradley photo. (0193)



Image 3.2.7. Base of the Deodar Cedar (Tree 34) view to northwest, 2007. Denise Bradley photo. (0200)



Image 3.2.8. View to north Camphor tree (tree 27) located in the central part of the lot (2520 Channing Way lot), 2007. Denise Bradley photo (189)



Image 3.2.9. Base of Camphor tree (tree 27), 2007. Denise Bradley photo (0196).



Image 3.2.10. Red Flowering Gum (Tree 28) immediately west of the property line between the 2520 Channing Way lot and the Anna Head School property (check property line), 2007. Denise Bradley photo (0215)



Image 3.2.11. Base of Red Flowering Gum tree (Tree 28), 2007. Denise Bradley photo (0190)



Image 3.2.12. View to northeast of Siberian Elm (Tree 35) located at what is thought to have been northeast corner of 2520 Channing Way, 2007. Denise Bradley photo (0215)



Image 3.2.13. Base of Siberian Elm (Tree 35), 2007. Denise Bradley photo(0201)

C. HISTORIC

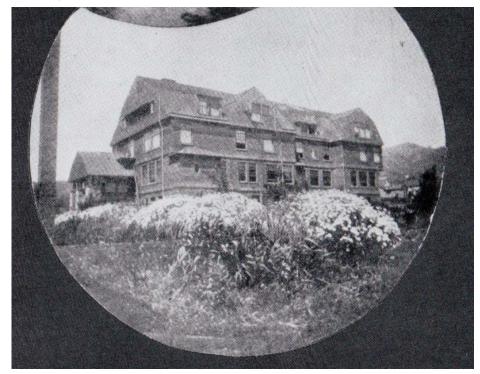
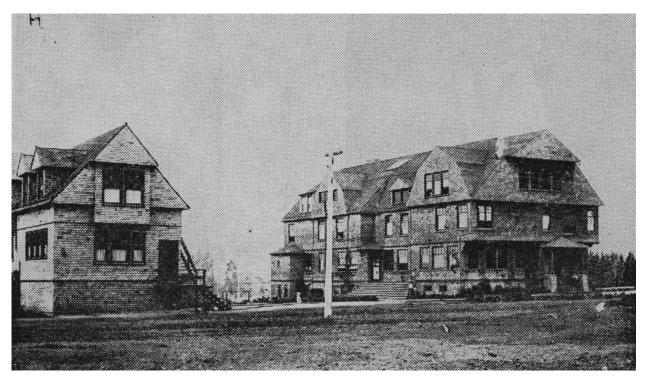


Image 3.3.1. Channing Hall, (Building C), looking north/northeast. Image courtesy of BAHA.



 $Image \ 3.3.2. \ The \ Gables \ (Building \ B), \ to \ left \ and \ Channing \ Hall, \ (Building \ C), \ to \ right, \ looking \ northwest. \\ Image \ courtesy \ of \ the \ Head-Royce \ School.$



Image

3.3.3. Channing Hall, (Building C) Early view to southeast (no date) of Channing Hall and character-defining landscape features: the front lawn, entry drives, and hedge that defined the edge of the school property. Photo was taken before the Canary Island date palms were planted in the front lawn. Image courtesy of the



Image 3.3.4. Channing Hall, (Building C), looking southeast. Image courtesy of the Head-Royce School.



Image 3.3.5. Channing Hall, (Building C), looking southeast. Image courtesy of the Head-Royce School.



Image 3.3.6. Channing Hall, (Building C) View to the north showing the landscape on the west side of Channing Hall (before the construction of the Study Hall), no date. Image courtesy of the Head-Royce School.



Image 3.3.7. Channing Hall, (Building C) View to the east showing the landscape on the west side of Channing Hall) before the construction of the Study Hall), no date. Image courtesy of the Head-Royce School.

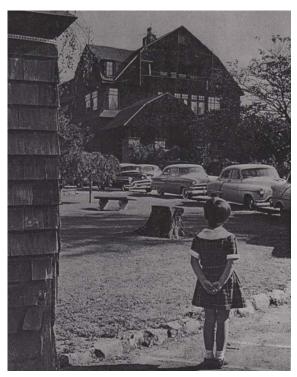


Image 3.3.8. Channing Hall, (Building C) View to the southeast of the west end of the front entry drive (on Channing Way). Image shows the wood-shingle-covered wall along the north property line and the characteristic stone edging that was used along the edges of beds and the drives. Image from the Anna Head School, *Nods and Becks* yearbook, 1957. Image courtesy of the Head-Royce School.



Image 3.3.9. Channing Hall (Building C), looking at northeast corner. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.10. Channing Hall (Building C), looking southwest. Image courtesy of the Head-Royce School.

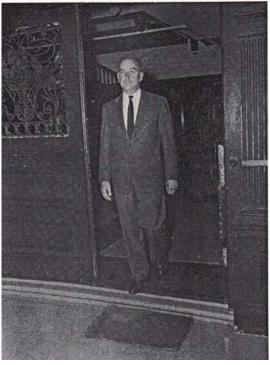


Image 3.3.11. Channing Hall, (Building C), north entrance prior to alterations (Headmaster Daniel Dewey), 1961. Photo courtesy of Anna Head School, *Nods and Becks* yearbook, 1961, p 6.



Image 3.3.12. Channing Hall, (Building C), north entrance prior to alterations, 1961. Photo courtesy of Anna Head School, *Nods and Becks* yearbook, 1961, p 10.

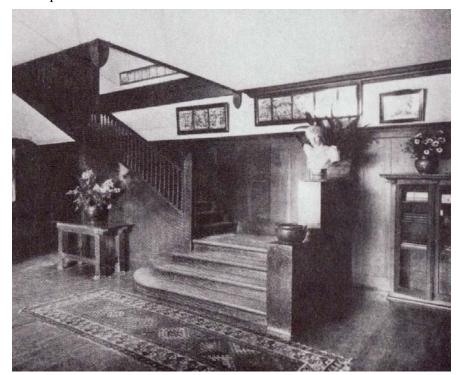


Image 3.3.13. Channing Hall, (Building C), reception room with main stair. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.14. Channing Hall, (Building C), reception room looking to parlor, looking east. Image courtesy of What Do They Do at Anna Head School?, nd.



 $Image\ 3.3.15.\ Channing\ Hall,\ (Building\ C),\ parlor,\ room\ C108,\ looking\ east.\ Image\ courtesy\ of\ the\ Head-Royce\ School.$

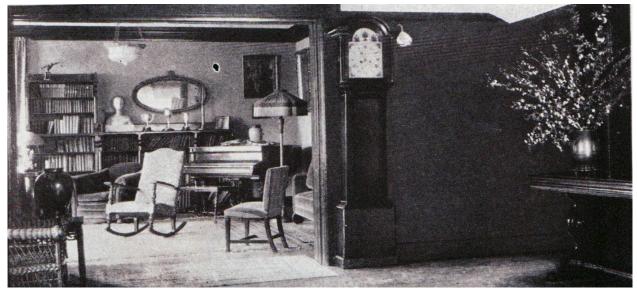


Image 3.3.16. Channing Hall, (Building C), reception room looking to parlor, room C108, looking east. Image courtesy of *What Do They Do at Anna Head School?*, nd.



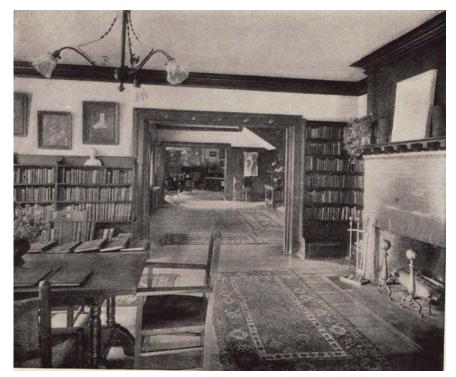
 $Image\ 3.3.17.\ Channing\ Hall,\ (Building\ C),\ parlor,\ room\ C108,\ looking\ east.\ Image\ courtesy\ of\ the\ Head-Royce\ School.$



 $Image\ 3.3.18.\ Channing\ Hall,\ (Building\ C),\ parlor,\ room\ C112,\ looking\ south.\ Image\ courtesy\ of\ the\ Head-Royce\ School.$



 $Image \ 3.3.19. \ Channing \ Hall, (Building \ C), living \ room, \ room \ C112, looking \ southeast. \ Image \ courtesy \ of \ the \ Head-Royce \ School.$



 $Image\ 3.3.20.\ Channing\ Hall,\ (Building\ C),\ living\ room,\ room\ C112,\ looking\ east\ with\ reception\ room\ beyond.$ $Image\ courtesy\ of\ the\ Head\-Royce\ School.$



Image 3.3.21. Channing Hall, (Building C), dining room, room C109, looking south. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.22. Channing Hall, (Building C), dining room, room C109, looking southwest. Image courtesy of the Head-Royce School.



Image 3.3.23. Channing Hall, (Building C), room C112A, west entry off living room, looking west. Image courtesy of What Do They Do at Anna Head School?, nd.



Image 3.3.24. Channing Hall (Building C), room C313, looking north. Image courtesy of What Do They Do at Anna Head School?, nd.



 $Image\ 3.3.25.\ Channing\ Hall,\ (Building\ C),\ Senior\ Porch,\ looking\ northeast.\ Image\ courtesy\ of\ the\ Head-Royce\ School.$

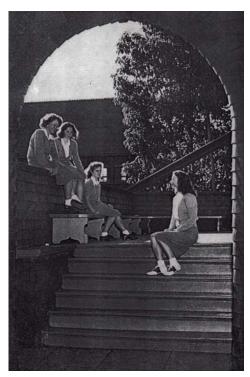


Image 3.3.26. Channing Hall (Building C), Senior Porch, looking west. Photo courtesy of Anna Head School, *Nods and Becks* yearbook, 1948.

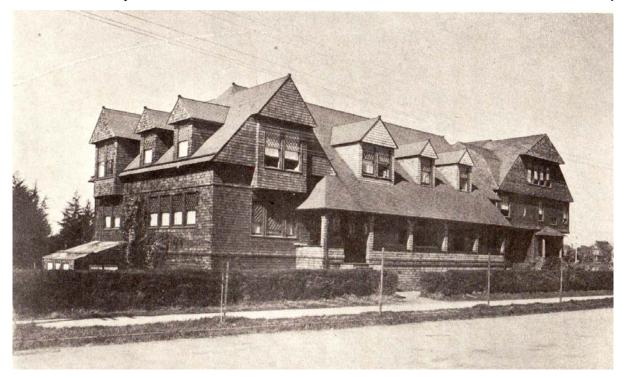


Image 3.3.27. The Gables, (Building B) View to the west/southwest, after 1923, of the west side of the property along Bowditch Street. Note the hedge that the defined the boundary of the property. Image courtesy of the Head Royce School.

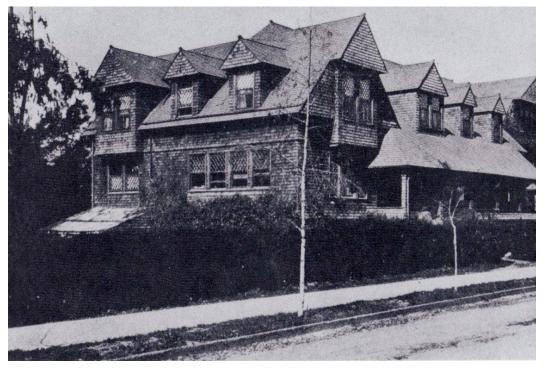


Image 3.3.28. The Gables, (Building B), looking northwest. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.29. The Gables, (Building B), looking northwest. Image courtesy of the Head-Royce School.



Image 3.3.30. The Gables, (Building B) View to the southwest of the southeast corner of the school property, ca. 1950s-1960s. Note the wood-shingle-covered wall that was added along the boundary of the property. Image courtesy of BAHA



 $Image\ 3.3.31.\ The\ Gables,\ (Building\ B),\ looking\ southwest,\ 1911\ per\ postcard\ postmark.\ Image\ courtesy\ of\ Sarah\ Wickander.$



Image 3.3.32. The Gables, (Building B) View to the southwest. Image courtesy of Sarah Wickander.

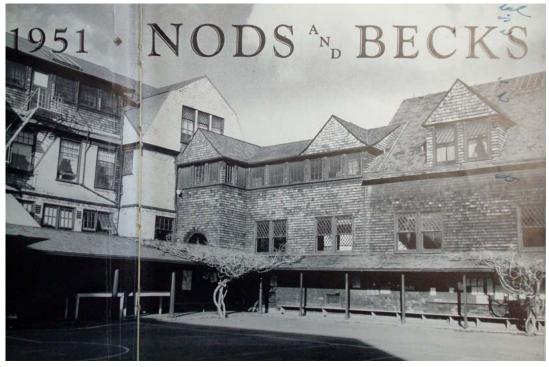


Image 3.3.33. Channing Hall, (Building C), to left and The Gables, (Building B), to right, looking northeast. Photo courtesy of Anna Head School, *Nods and Becks* yearbook, 1951.

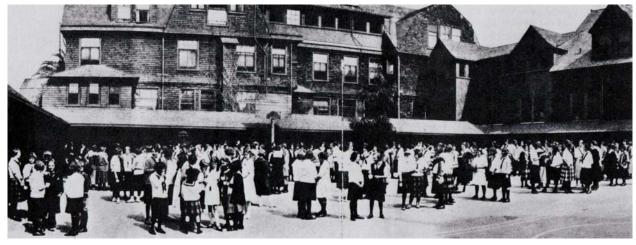


Image 3.3.34. Channing Hall (Building C) with the Gables (Building B), to the right, looking north. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.35. Study Hall, (Building D), looking northeast. Image courtesy of the Head-Royce School.

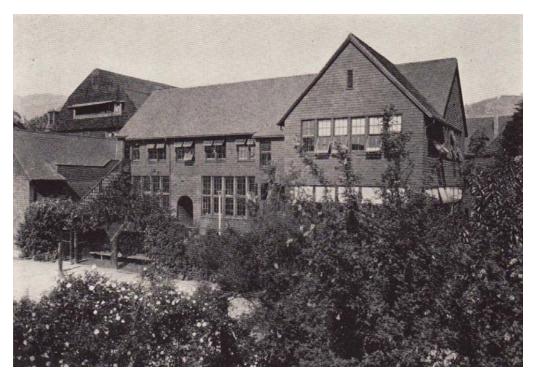


Image 3.3.36. Study Hall, (Building D), looking northeast. Image courtesy of the Head-Royce School.



Image 3.3.37. Tunnel, through first floor of Study Hall (Building D), looking west. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.38. Water tower and pump house, with the Gables (Building B) to left, looking southeast. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.39. Wall with gate, along Haste Street, adjoining Alumnae Hall (Building A). Image courtesy of the Head-Royce School.

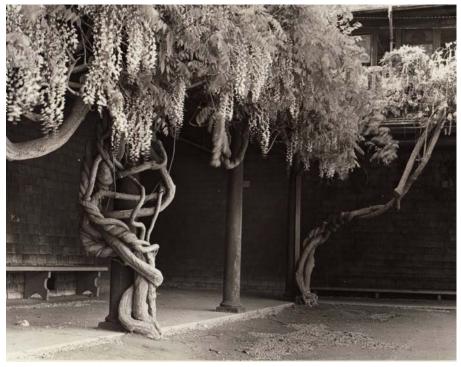


Image 3.3.40. The arbor. Image courtesy of The Head-Royce School.

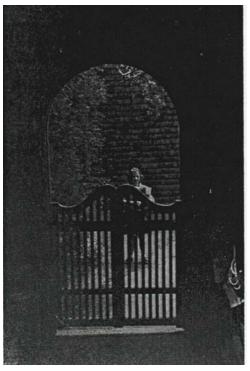


Image 3.3.41. Photo courtesy of Anna Head School, Nods and Becks yearbook, 1973, p 91.

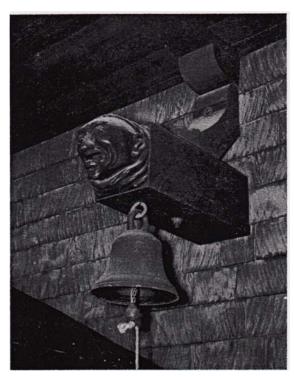


Image 3.3.42. Bell. Photo courtesy of Anna Head School, Nods and Becks yearbook, 1974, p 129.



Image 3.3.43. The Cottage (Building E), looking southwest, senior graduation. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



 $Image \ 3.3.44. \ The \ Cottage \ (Building \ E), first \ floor, room \ E100, looking \ west. \ Image \ courtesy \ of \ The \ Head-Royce \ School.$



Image 3.3.45. Alumnae Hall (Building A), looking west. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.



Image 3.3.46. Alumnae Hall (Building A), looking northwest. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.

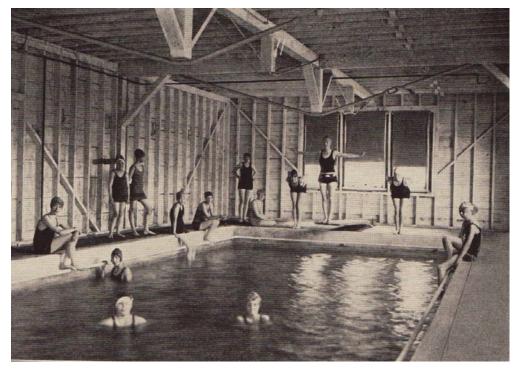


Image 3.3.47. Pool /Gymnasium, (Building F), first floor, room F1 and F1B. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.

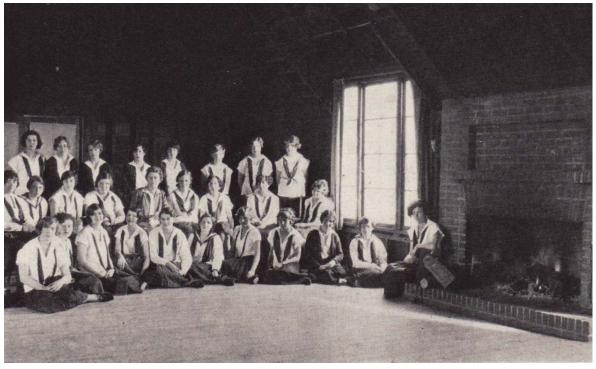


Image 3.3.48. Pool /Gymnasium, (Building F), second floor, room F2, looking southeast. Image courtesy of the Head-Royce School.



Image 3.3.49. To north of Channing Hall, (Building C), looking east. Image courtesy of What Do They Do at Anna Head School?, nd. (Photo re-touched.) Photo may have been taken from the Hinkel Residence next door.



Image 3.3.50. View to the east of the landscape on the west side of Channing Hall in 1927 after the circular planting bed feature was in place. Image from the 1930-1931 school catalog. Photo may have been taken from the Hinkel Residence next door. Image courtesy of the Head-Royce School.



Image 3.3.51. View to the east (?) of the front lawn area after the planting bed along the north edge of the property was put in place, no date. Image from "A Visit to Anna Head School." Image courtesy of the Head-Royce School.



Image 3.3.52. To north of Channing Hall (Building C), looking west. Image courtesy of What Do They Do at Anna Head School?, nd.



Image 3.3.53. To north of Channing Hall, (Building C) View to north west of the front lawn area and entry drive in the mid-1950s. Image courtesy of the Head-Royce School.



Image 3.3.54. View to the east of the hedge along the east property line (along Bowditch Street), no date. This hedge provided a boundary to the property and separated it physically and visually from the surrounding area. Sidney V. Webb photo courtesy of the Head-Royce School.



Image 3.3.55. View to the east/southeast of tennis courts that were located on the west side of the Study Hall, no date. Image courtesy of the Head-Royce School.

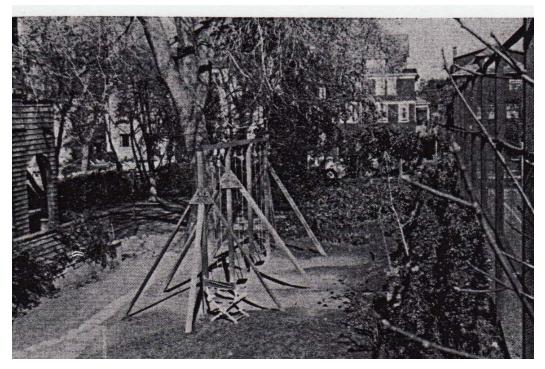


Image 3.3.56. View to the north of play equipment in the area between the Cottage, (Building C), left, and tennis courts, right. Note the wall along the west edge of the property. Image from the Anna Head School, *Nods and Becks* yearbook, 1972, 11. Image courtesy of the Head-Royce School

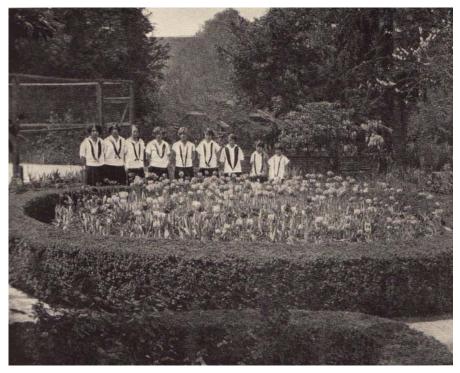


Image 3.3.57. View to the southwest of the circular planting bed feature, tennis court fence (left side of image), and the garden area along the west side of the school property (in background). Image from the 1930-1931 school catalog. Image courtesy of the Head-Royce School.



Image 3.3.58. View to the northwest of the circular planting bed feature and the garden area along the west side of the school property (in background) in 1955. Image courtesy of the Head-Royce School.

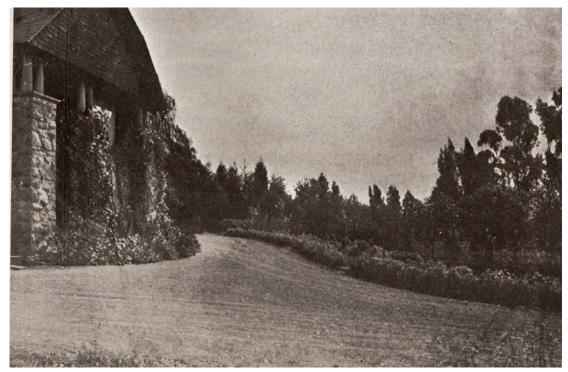


Image 3.3.59. Channing Hall, (Building C) Early view to the south of the drive that led around the west end of Channing Hall (before the construction of the Study Hall in 1917). Image from the 1903-1904 school catalog. Image courtesy of the Head-Royce School.

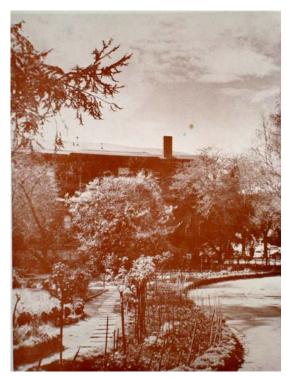


Image 3.3.60. Garden. Image courtesy of the Head-Royce School.



Image 3.3.61. View of the "Arbor" that was located in the garden (area between the Study Hall and Cottage?), no date. Image courtesy of the Head-Royce School.

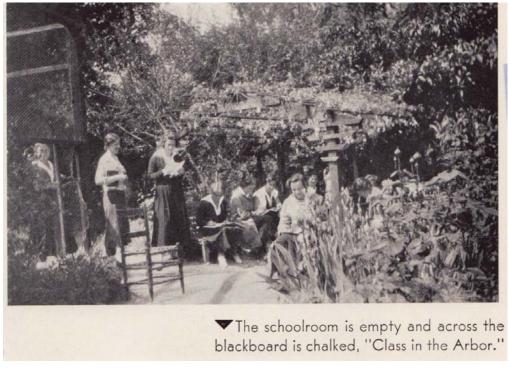


Image 3.3.62. View of the "Arbor" that was located in the garden (area between the Study Hall and Cottage?), no date. Image from "A Visit to the Anna Head School" (no date.) Image courtesy of the Head-Royce School.

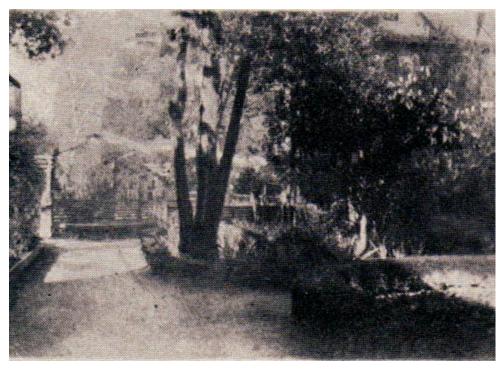


Image 3.3.63. Garden scene. Image courtesy of What Do They Do at Anna Head School?, nd.



Image 3.3.64. Detail of the "Arbor" that was located in the garden (area between the Study Hall and Cottage?), no date. Image courtesy of The Head-Royce School.



Image 3.3.65. Image to the northwest of the Quad showing the extent of the wisteria along the arbor, ca. 1938. Image mounted on a posterboard, courtesy of The Head Royce School.



 $Image \ 3.3.66.\ 1950\ aerial\ photo\ of\ the\ site.\ Photo\ by\ Pacific\ Aerial\ Surveys,\ a\ division\ of\ HJW\ GeoSpatial,\ Oakland,\ CA.$



 $Image \ 3.3.67.\ 1950\ aerial\ photo\ of\ the\ site.\ Photo\ by\ Pacific\ Aerial\ Surveys,\ a\ division\ of\ HJW\ GeoSpatial,\ Oakland,\ CA.$



 $Image \ 3.3.68.\ 1959\ aerial\ photo\ of\ the\ site.\ Photo\ by\ Pacific\ Aerial\ Surveys,\ a\ division\ of\ HJW\ GeoSpatial,\ Oakland,\ CA.$



 ${\bf Image~3.3.69.~1969~aerial~photo~of~the~site.~Photo~by~Pacific~Aerial~Surveys,~a~division~of~HJW~GeoSpatial,~Oakland,~CA.}$

Not used.

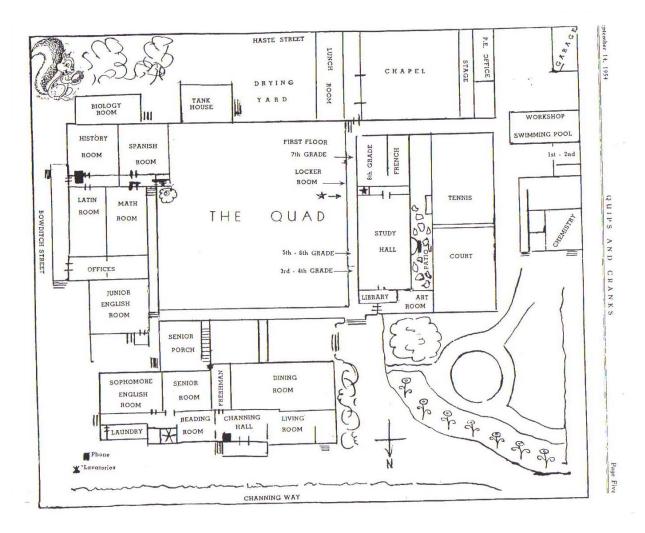


Image 3.3.70. Layout of the school. Nods and Becks yearbook, 1954. Courtesy of Head-Royce School.



Image 3.3.71.2520 Channing Way where the Anna Head West parking lot is sited today. Image courtesy of BAHA.

Not used.

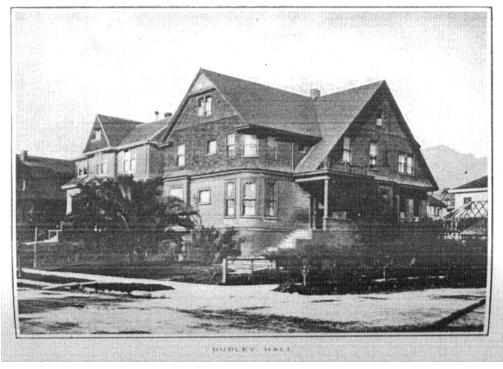


Image 3.3.72. Dudley Hall on northeast corner at the intersection of Haste and Bowditch Streets. Image courtesy of BAHA.



Image 3.3.73. Dudley Hall, after being relocated to 2649 Benvenue Street where it remains today, altered. Image courtesy of BAHA Ormsby Donogh collection, 1939.

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Image 3.4.1. Channing Hall, (Building C), north elevation, 2007. Christopher Pollock photo.



Image 3.4.2. Channing Hall (Building C), east elevation, 2007. Christopher Pollock photo.



Image 3.4.3. Channing Hall, (Building C), south elevation, 2007. Christopher Pollock photo.



Image 3.4.4. Channing Hall (Building C), west elevation, 2007. Christopher Pollock photo.



Image 3.4.5. Channing Hall, (Building C), northwest corner at west porch, 2008. Christopher Pollock photo.



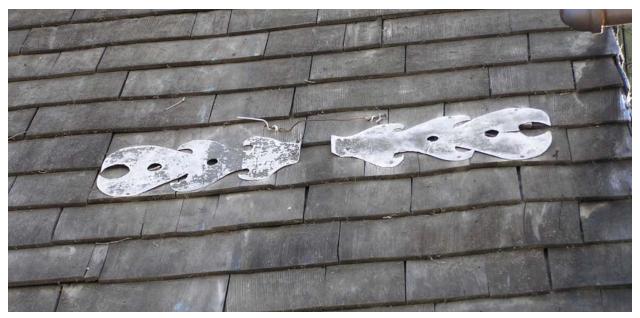
Image 3.4.6. Channing Hall (Building C), west porch, north elevation, 2008. Christopher Pollock photo.



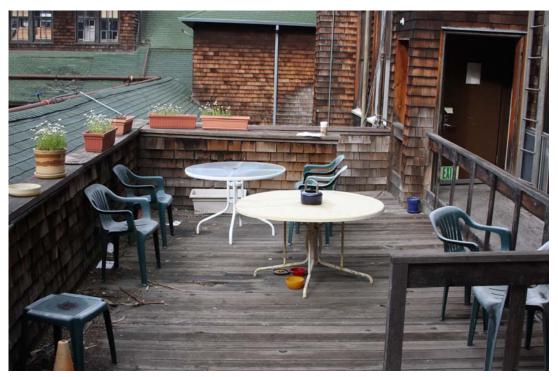
 $Image \ 3.4.7. \ Channing \ Hall, (Building \ C), south \ elevation \ at \ basement \ entry \ leading \ to \ room \ C9, 2008. \ Christopher \ Pollock \ photo.$



 ${\bf Image~3.4.8.~Channing~Hall~(Building~C),~semi-enclosed~area~under~room~C109A,~2008.~Christopher~Pollock~photo.}$



 $Image \ 3.4.9. \ Channing \ Hall, (Building \ C), remnant \ of \ metal \ gutter \ leader \ strap, north \ elevation, northwest \ corner, 2008. \ Christopher \ Pollock \ photo.$



 ${\bf Image~3.4.10.~Channing~Hall~(Building~C),~deck~known~as~Senior~Porch,~looking~west,~2008.~Christopher~Pollock~photo.}$



Image 3.4.11. Channing Hall (Building C), basement, room C1, looking southeast, 2007. Steve Finacom photo.



Image 3.4.12. Channing Hall (Building C), basement, room C2, looking east, 2007. Steve Finacom photo.



 $\label{thm:composition} \textbf{Image 3.4.13. Channing Hall (Building C), basement, looking from room C1 to room C9, looking south, 2007. \\ \textbf{Steve Finacom photo.}$



Image 3.4.14. Channing Hall (Building C), basement, looking from room C9 to room C1, looking north, 2007. Steve Finacom photo.



 $Image \ 3.4.15. \ Channing \ Hall \ (Building \ C), \ basement, \ room \ C12, \ looking \ southwest, \ 2007. \ Steve \ Finacom \ photo.$



Image 3.4.16. Channing Hall (Building C), basement, looking from room C9 to room C10, looking southeast, 2007. Steve Finacom photo.

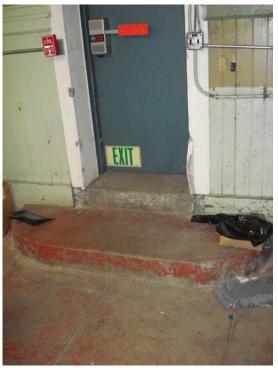


Image 3.4.17. Channing Hall (Building C), basement, room C9, looking south, 2007. Steve Finacom photo.



Image 3.4.18. Channing Hall (Building C), basement, west corridor, looking west, 2007. Steve Finacom photo.



Image 3.4.19. Channing Hall (Building C), basement, room C5, looking north, 2007. Steve Finacom photo.

Not used.



Image 3.4.20. Channing Hall (Building C), main entry, looking southeast, 2007. Steve Finacom photo.



Image 3.4.21. Channing Hall (Building C), main entry, looking east, 2007. Steve Finacom photo.



Image 3.4.22. Channing Hall (Building C), main entry, looking east, 2007. Steve Finacom photo.

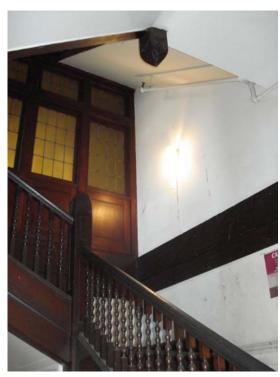


Image 3.4.23. Channing Hall (Building C), main entry, looking southeast and up, 2007. Steve Finacom photo.



 $Image \ 3.4.24. \ Channing \ Hall \ (Building \ C), \ main \ entry \ stair, \ south \ to \ right, \ looking \ up, \ 2007. \\ Steve \ Finacom \ photo.$



Image 3.4.25. Channing Hall (Building C), main entry stair, looking southeast, 2007. Steve Finacom photo.



Image 3.4.26. Channing Hall (Building C), main entry stair, crown molding detail on south elevation, looking up, 2007. Steve Finacom photo.

Not used.



 $Image \ 3.4.27. \ Channing \ Hall \ (Building \ C), office \ north \ of \ main \ entry, looking \ northwest, 2007. \ Steve \ Finacom photo.$

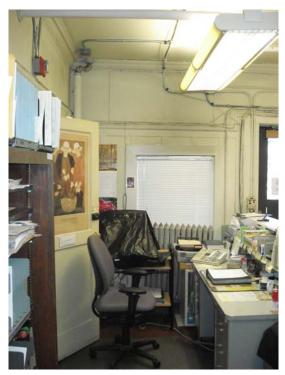


Image 3.4.28. Channing Hall (Building C), main entry, looking north, 2007. Steve Finacom photo.

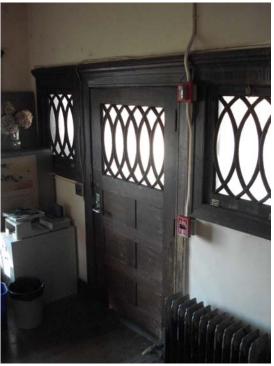


Image 3.4.29. Channing Hall (Building C), room C112A, looking northwest, 2007. Steve Finacom photo.



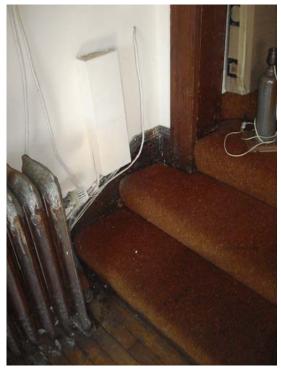
Image 3.4.30. Channing Hall (Building C), room C112A, looking west, 2007. Steve Finacom photo.



Image 3.4.31. Channing Hall (Building C), room C112A, looking northwest, 2007. Frederic Knapp photo.



Image 3.4.32. Channing Hall (Building C), room C112A, looking southeast, 2007.Frederic Knapp photo.



 $Image\ 3.4.33.\ Channing\ Hall\ (Building\ C),\ room\ C112A,\ looking\ northeast\ and\ down,\ 2007.\ Frederic\ Knapp\ photo.$



 $Image\ 3.4.34.\ Channing\ Hall\ (Building\ C),\ room\ C112A,\ looking\ southeast\ and\ up,\ 2007.\ Frederic\ Knapp\ photo.$



 $Image \ 3.4.35. \ Channing \ Hall \ (Building \ C), \ corridor \ outside \ room \ C112, \ looking \ south, 2007. \ Steve \ Finacom \ photo.$



 ${\bf Image~3.4.36.~Channing~Hall~(Building~C),~corridor~outside~room~C112,~looking~west,~2007.~Steve~Finacom~photo.}$



 $Image \ 3.4.37. \ Channing \ Hall \ (Building \ C), \ corridor \ outside \ room \ C112, \ looking \ southeast, \ 2007. Steve \ Finacom \ photo.$



 ${\bf Image~3.4.38.~Channing~Hall~(Building~C),~corridor~outside~room~C112,~looking~east,~2007.~Steve~Finacom~photo.}$

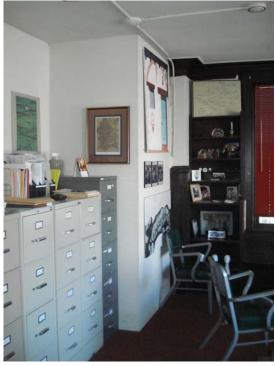


Image 3.4.39. Channing Hall (Building C), room C112, looking west, 2007. Christopher Pollock photo.



Image 3.4.40. Channing Hall (Building C), room C112, looking southwest, 2007. Christopher Pollock photo.



Image 3.4.41. Channing Hall (Building C), room C112, looking northwest, 2007. Christopher Pollock photo.



Image 3.4.42. Channing Hall (Building C), room C112, looking northeast, 2007. Christopher Pollock photo.



Image 3.4.43. Channing Hall (Building C), room C112, looking northwest, 2007. Christopher Pollock photo.



Image 3.4.44. Channing Hall (Building C), room C112, looking northeast, 2007. Christopher Pollock photo.



Image 3.4.45. Channing Hall (Building C), room C109, 2007. Christopher Pollock photo.



Image 3.4.46. Channing Hall (Building C), room C109, 2007. Christopher Pollock photo.



Image 3.4.47. Channing Hall (Building C), room C109, 2007. Frederic Knapp photo.



Image 3.4.48. Channing Hall (Building C), room C109, 2007. Frederic Knapp photo.



Image 3.4.49. Channing Hall (Building C), room C109, looking south, 2007. Frederic Knapp photo.



Image 3.4.50. Channing Hall (Building C), room C109, looking northeast, 2007. Frederic Knapp photo.



Image 3.4.51. Channing Hall (Building C), room C109, looking southwest, 2007. Frederic Knapp photo.



Image 3.4.52. Channing Hall (Building C), room C109, looking southeast, 2007. Frederic Knapp photo.



Image 3.4.53. Channing Hall (Building C), room C109, looking southwest, 2007. Frederic Knapp photo.



Image 3.4.54. Channing Hall (Building C), room C109, looking southeast, 2007. Frederic Knapp photo.



Image 3.4.55. Channing Hall (Building C), room C109, looking northeast, 2007. Frederic Knapp photo.



Image 3.4.56. Channing Hall (Building C), room C109A, looking east, 2007. Frederic Knapp photo.



Image 3.4.57. Channing Hall (Building C), room C109A, looking northwest, 2007. Frederic Knapp photo.



Image 3.4.58. Channing Hall (Building C), room C109A, looking north, 2007. Frederic Knapp photo.



 $Image\ 3.4.59.\ Channing\ Hall\ (Building\ C),\ room\ C109B\ looking\ into\ room\ C107,\ looking\ southeast,\ 2007.$ Christopher\ Pollock\ photo.



Image 3.4.60. Channing Hall (Building C), room C109B looking into main reception, looking north, 2007. Christopher Pollock photo.



 $Image \ 3.4.61. \ Channing \ Hall \ (Building \ C), \ room \ C107 \ looking \ into \ room \ C109B, looking \ southwest, 2007. \ Christopher \ Pollock \ photo.$



Image 3.4.62. Channing Hall (Building C), main stair, looking southwest and down from second floor, 2007. Christopher Pollock photo.



 $Image \ 3.4.63. \ Channing \ Hall \ (Building \ C), \ main \ stair \ hall, second \ floor, looking \ south, 2007. \ Christopher \ Pollock \ photo.$



Image 3.4.64. Channing Hall (Building C), main stair hall, second floor, looking east, 2007. Christopher Pollock photo.



 $Image \ 3.4.65. \ Channing \ Hall \ (Building \ C), \ main \ stair \ hall, second \ floor, looking \ south, 2007. \ Christopher \ Pollock \ photo.$



Image 3.4.66. Channing Hall (Building C), main stair hall, second floor, looking southeast, 2007. Christopher Pollock photo.



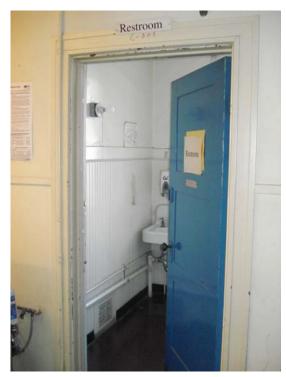
 $Image \ 3.4.67. \ Channing \ Hall \ (Building \ C), \ main \ stair, looking \ north \ and \ down \ from \ third \ floor, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.4.68. Channing Hall (Building C), main stair hall, second floor, looking north, 2007. Christopher Pollock photo.



 $Image \ 3.4.69. \ Channing \ Hall \ (Building \ C), \ main \ stair \ hall, second \ floor, looking \ west, 2007. \ Christopher \ Pollock \ photo.$



 $Image \ 3.4.70. \ Channing \ Hall \ (Building \ C), main \ stair \ hall, second \ floor, looking \ north, 2007. \ Christopher \ Pollock \ photo.$



 $Image \ 3.4.71. \ Channing \ Hall \ (Building \ C), \ main \ stair, \ third \ floor, \ looking \ southeast \ and \ up, \ 2007. \ Christopher \ Pollock \ photo.$

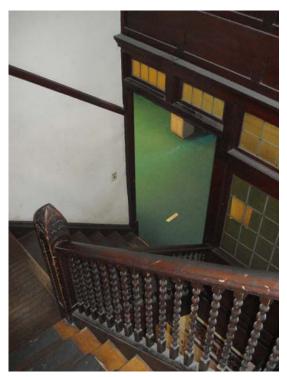


Image 3.4.72. Channing Hall (Building C), main stair, second floor, looking west and down, 2007. Christopher Pollock photo.



Image 3.4.73. Channing Hall (Building C), typical third floor room door, room C308, 2007. Christopher Pollock photo.



Image 3.4.74. Channing Hall (Building C), room C320W, looking west, 2007. Christopher Pollock photo.



Image 3.4.75. Channing Hall (Building C), room C313, looking south, 2007. Christopher Pollock photo.



 $Image\ 3.4.76.\ Channing\ Hall\ (Building\ C),\ balcony\ outside\ room\ C317,\ looking\ southwest,\ 2007.\ Christopher\ Pollock\ photo.$



 ${\bf Image~3.4.77.~Channing~Hall~(Building~C),~room~C320,~looking~west~and~down,~2007.~Christopher~Pollock~photo.}$



Image 3.4.78. Channing Hall (Building C), room 316, looking northeast, 2007. Christopher Pollock photo.



Image 3.4.79. Channing Hall (Building C), room C307, looking south from corridor, 2007. Christopher Pollock photo.



Image 3.4.80. Channing Hall (Building C), room C307, looking west from corridor, 2007. Christopher Pollock photo.



Image 3.4.81. Channing Hall (Building C), room C303, looking east, 2007. Christopher Pollock photo.



 $Image \ 3.4.82. \ Channing \ Hall \ (Building \ C), \ room \ C303, \ looking \ southeast \ and \ down, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.4.83. Channing Hall (Building C), room C306, looking north, 2007. Christopher Pollock photo.



Image 3.4.84. Channing Hall (Building C), room C306, looking southeast, 2007. Steve Finacom photo.



Image 3.4.85. Channing Hall (Building C), attic, looking north and down, 2007. Steve Finacom photo.



Image 3.4.86. Channing Hall (Building C), attic, looking west, 2007. Steve Finacom photo.



Image 3.4.87. Channing Hall (Building C), attic, looking northwest, 2007. Steve Finacom photo. (Note door with leaded glass that probably belongs to opening from main stair to second floor.)



Image 3.4.88. Channing Hall (Building C), attic, looking east, 2007. Steve Finacom photo.

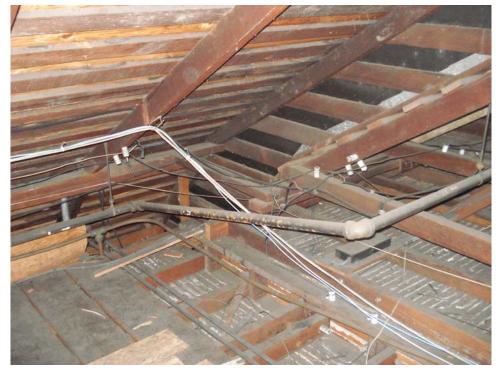


Image 3.4.89. Channing Hall (Building C), attic, 2007. Steve Finacom photo.



Image 3.4.90. Channing Hall (Building C), attic, skylight on south facing roof, 2007. Steve Finacom photo.

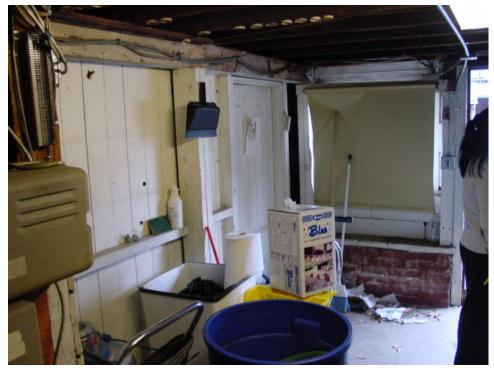


Image 3.5.1. The Gables, (Building B), basement, looking southwest, 2007. Christopher Pollock photo.



Image 3.5.2. The Gables, (Building B), basement, looking northwest, 2007. Christopher Pollock photo.



Image 3.5.3. The Gables, (Building B), basement, looking southwest, 2007. Christopher Pollock photo.



Image 3.5.4. The Gables, (Building B), basement, looking northwest, 2007. Christopher Pollock photo.



Image 3.5.5. The Gables, (Building B), east elevation, 2007. Christopher Pollock photo.

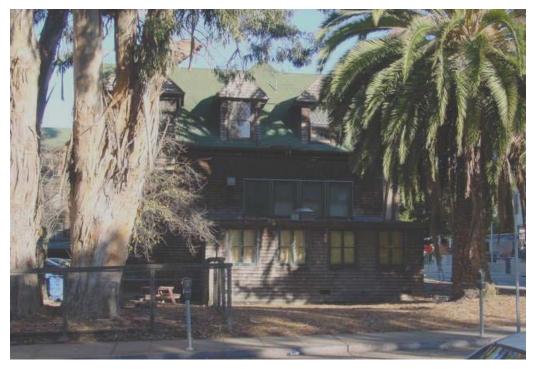


Image 3.5.6. The Gables (Building B), south elevation, 2007. Christopher Pollock photo.



Image 3.5.7. The Gables, (Building B), looking northwest, 2008. Christopher Pollock photo.



Image 3.5.8. The Gables (Building B), looking northwest, 2008. Christopher Pollock photo.



Image 3.5.9. The Gables (Building B), east elevation, 2008. Christopher Pollock photo.



Image 3.5.10. The Gables (Building B), east elevation, 2008. Christopher Pollock photo.



Image 3.5.11. The Gables, (Building B), east elevation, 2007. Christopher Pollock photo.



Image 3.5.12. The Gables, (Building B), west elevation, 2007. Christopher Pollock photo.



Image 3.5.13. The Gables, (Building B), porch at northern end of west elevation, 2007. Steve Finacom photo.



Image 3.5.14. The Gables, (Building B), porch at north end, first floor, 2007. Steve Finacom photo.



Image 3.5.15. The Gables, (Building B), west elevation, detail of 1923 building (left) abutting 1901 building (right), 2008. Christopher Pollock photo.

Not used.



Image 3.5.16. The Gables, (Building B), room B103, looking northwest, 2008. Christopher Pollock photo.



Image 3.5.17. The Gables, (Building B), room B103, looking north, 2008. Christopher Pollock photo.



Image 3.5.18. The Gables, (Building B), room B103, looking south, 2008. Christopher Pollock photo.



Image 3.5.19. The Gables, (Building B), room B103, looking northwest, 2008. Christopher Pollock photo.



Image 3.5.20. The Gables (Building B), main entry, looking east, 2007. Christopher Pollock photo.



 $Image \ 3.5.21. \ The \ Gables \ (Building \ B), \ stair \ in \ main \ entry, \ looking \ southwest, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.5.22. The Gables (Building B), main entry, looking southeast, 2007. Christopher Pollock photo.



Image 3.5.23. The Gables (Building B), main entry, looking southeast, 2007. Christopher Pollock photo.



Image 3.5.24. The Gables (Building B), main entry, looking northeast, 2007. Christopher Pollock photo.



Image 3.5.25. The Gables (Building B), main entry, looking northwest, 2007. Christopher Pollock photo.



Image 3.5.26. The Gables (Building B), main entry, closet under stair, looking southeast, 2007. Steve Finacom photo.

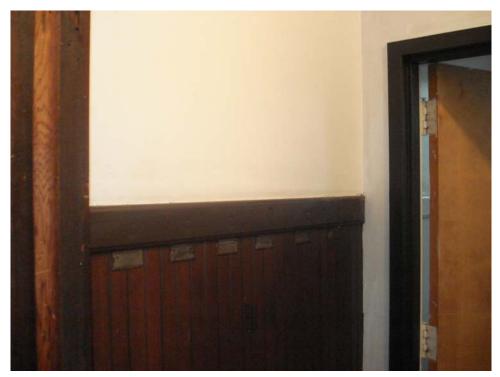


Image 3.5.27. The Gables (Building B), main entry at former wall hook location with label holders, looking southwest, 2007. Steve Finacom photo.



 $Image \ 3.5.28. \ The \ Gables \ (Building \ B), \ main \ entry, \ looking \ into \ room \ B105, \ looking \ northwest, \ 2007. \ Steve \ Finacom \ photo.$



 $Image \ 3.5.29. \ The \ Gables \ (Building \ B), \ toilet \ off \ main \ hall \ first \ floor, \ looking \ northwest, \ 2007. \ Steve \ Finacom \ photo.$



Image 3.5.30. The Gables (Building B), x, x, looking north, 2007. Steve Finacom photo.

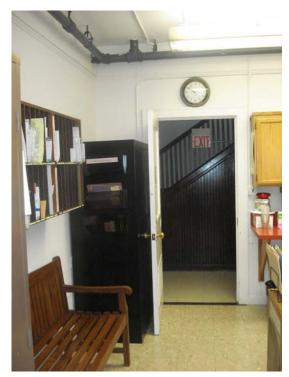


Image 3.5.31. The Gables (Building B), room B105, looking south, 2007. Steve Finacom photo.



Image 3.5.32. The Gables, (Building B), room B107, looking southwest, 2007. Steve Finacom photo.



Image 3.5.33. The Gables, (Building B), room B107, looking northeast, 2007. Steve Finacom photo.



Image 3.5.34. The Gables (Building B), room B102, looking southwest, 2007. Steve Finacom photo.



Image 3.5.35. The Gables (Building B), room B102, looking east, 2007. Steve Finacom photo.



Image 3.5.36. The Gables (Building B), room B102, looking northeast, 2007. Steve Finacom photo.



Image 3.5.37. The Gables (Building B), room B102, looking northwest, 2007. Steve Finacom photo.



Image 3.5.38. The Gables, (Building B), room B104, looking east, 2007. Steve Finacom photo.



Image 3.5.39. The Gables, (Building B), room B102A, looking east, 2007. Steve Finacom photo.



Image 3.5.40. The Gables, (Building B), room B100B, looking east, 2007. Steve Finacom photo.



Image 3.5.41. The Gables, (Building B), room B100A, looking east, 2007. Steve Finacom photo.



Image 3.5.42. The Gables, (Building B), corridor outside rooms B100A and B100B, looking northwest, 2007. Steve Finacom photo.



Image 3.5.43. The Gables, (Building B), corridor outside rooms B100A and B100B, looking southwest, 2007. Steve Finacom photo.



Image 3.5.44. The Gables, (Building B), stair to second floor, 2007. Steve Finacom photo.



Image 3.5.45. The Gables, (Building B), stair landing, 2007. Steve Finacom photo.



Image 3.5.46. The Gables (Building B), stair landing, looking southeast and down, 2007. Christopher Pollock photo.



Image 3.5.47. The Gables (Building B), second floor stair landing, looking northeast, 2007. Christopher Pollock photo.



Image 3.5.48. The Gables, (Building B), second floor corridor, looking south, 2007. Christopher Pollock photo.



Image 3.5.49. The Gables, (Building B), second floor corridor, looking west, 2007. Steve Finacom photo.



Image 3.5.50. Gables (Building B), room B213, corridor, looking south, 2007. Christopher Pollock photo.



Image 3.5.51. The Gables (Building B), second floor corridor, looking east, 2007. Christopher Pollock photo.



Image 3.5.52. The Gables, (Building B), room B208, 2007. Christopher Pollock photo.



Image 3.5.53. The Gables, (Building B), room B208, showing linoleum floor, 2007. Christopher Pollock photo.



Image 3.5.54. The Gables, (Building B), room B212, looking south, 2007. Christopher Pollock photo.



Image 3.5.55. The Gables, (Building B), room B212, looking southwest, 2007. Christopher Pollock photo.

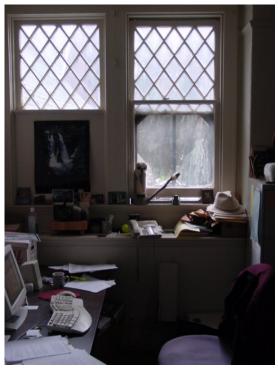


Image 3.5.56. The Gables, (Building B), room B202, looking north, 2007. Christopher Pollock photo.



Image 3.5.57. The Gables, (Building B), room B202, looking southwest, 2007. Christopher Pollock photo.



Image 3.5.58. The Gables, (Building B), room B200, looking northwest, 2007. Christopher Pollock photo.



Image 3.5.59. The Gables, (Building B), room B200, looking north, 2007. Christopher Pollock photo.



Image 3.6.1. The Cottage (Building E), north elevation, 2007. Christopher Pollock photo.



Image 3.6.2. The Cottage (Building E), east elevation, 2008. Christopher Pollock photo.



Image 3.6.3. The Cottage (Building E), east elevation, 2008. Christopher Pollock photo.



Image 3.6.4. The Cottage (Building E), west elevation, 2007. Christopher Pollock photo.



Image 3.6.5. The Cottage (Building E), room E100, looking northwest, 2007. Steve Finacom photo.



Image 3.6.6. The Cottage (Building E), room E100, looking east, 2007. Steve Finacom photo.



Image 3.6.7. The Cottage (Building E), room E100, looking southwest, 2007. Christopher Pollock photo.



Image 3.6.8. The Cottage (Building E), room E101, looking southeast, 2007. Steve Finacom photo.



Image 3.6.9. The Cottage (Building E), first floor storage, looking south, 2007. Steve Finacom photo.



Image 3.6.10. The Cottage (Building E), first floor toilet, looking west, 2007. Steve Finacom photo.



Image 3.6.11. The Cottage (Building E), room E102, looking southwest, 2007. Christopher Pollock photo.



Image 3.6.12. The Cottage (Building E), Room E204A, looking southwest, 2007. Christopher Pollock photo.



Image 3.6.13. The Cottage (Building E), room E102, looking southwest, 2007. Christopher Pollock photo.



Image 3.6.14. The Cottage (Building E), stair from second floor to third floor, looking east and down, 2007.Steve Finacom photo.



Image 3.6.15. The Cottage (Building E), room E202, looking southeast, 2007. Christopher Pollock photo.

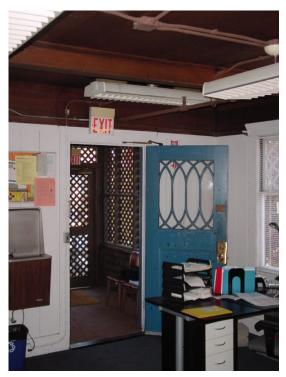


Image 3.6.16. The Cottage (Building E), room E202, looking northeast, 2007. Christopher Pollock photo.



Image 3.6.17. The Cottage (Building E), room E202, looking southwest, 2007. Christopher Pollock photo.



Image 3.6.18. The Cottage (Building E), room E202, looking southwest, 2007. Christopher Pollock photo.



Image 3.6.19. The Cottage (Building E), room E204, looking south, 2007. Christopher Pollock photo.



Image 3.6.20. The Cottage (Building E), room E204, looking east, 2007. Christopher Pollock photo.



Image 3.6.21. The Cottage (Building E), room E203, looking south, 2007. Christopher Pollock photo.

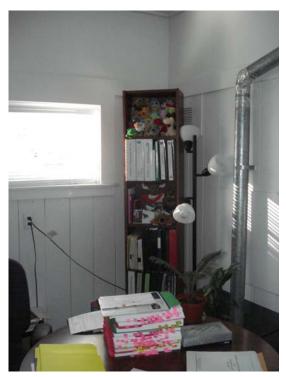


Image 3.6.22. The Cottage (Building E), room E200, looking west, 2007. Christopher Pollock photo.



Image 3.6.23. The Cottage (Building E), room E300, looking northwest, 2007. Steve Finacom photo.

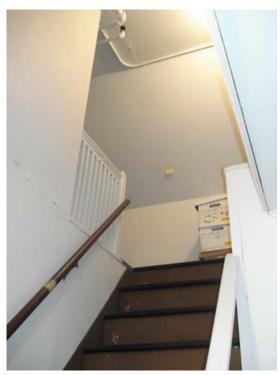


Image 3.6.24. The Cottage (Building E), stair from second floor to third floor, looking west and up, 2007. Steve Finacom photo.



Image 3.7.1. Study Hall (Building D), north elevation, 2007. Steve Finacom photo.



Image 3.7.2. Study Hall (Building D), east elevation, 2007. Christopher Pollock photo.



Image 3.7.3. Study Hall (Building D), north elevation, 2007. Christopher Pollock photo.



 $Image \ 3.7.4. \ Study \ Hall \ (Building \ D), \ tunnel \ between \ the \ Quad \ and \ west \ yard, \ looking \ west, \ 2007. \ Steve \ Finacom \ photo.$



 $Image \ 3.7.5. \ Study \ Hall \ (Building \ D), \ north \ elevation \ of \ room \ D100, \ detail \ of \ bay \ window, \ 2007. \ Christopher \ Pollock \ photo.$



 $Image \ 3.7.6. \ Study \ Hall \ (Building \ D), \ north \ elevation \ of \ room \ D100, \ detail \ of \ bay \ window, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.7.7. Study Hall (Building D), looking east, 2007. Christopher Pollock photo.

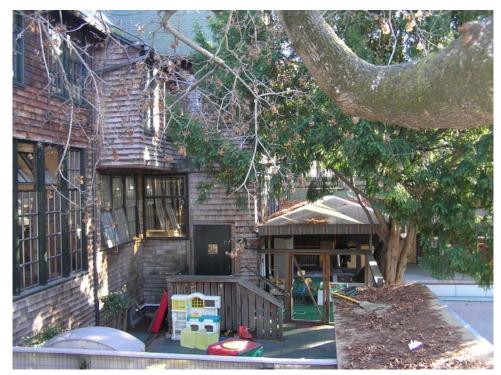


Image 3.7.8. Study Hall (Building D), looking south, 2007. Steve Finacom photo.

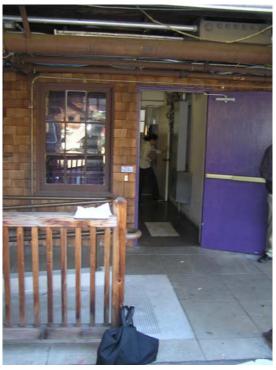


Image 3.7.9. Study Hall (Building D), east elevation, looking to stair hall, 2007. Christopher Pollock photo.



 $Image\ 3.7.10.\ Study\ Hall\ (Building\ D),\ north\ elevation,\ detail\ of\ arbor\ entrance,\ 2007.\ Christopher\ Pollock\ photo.$



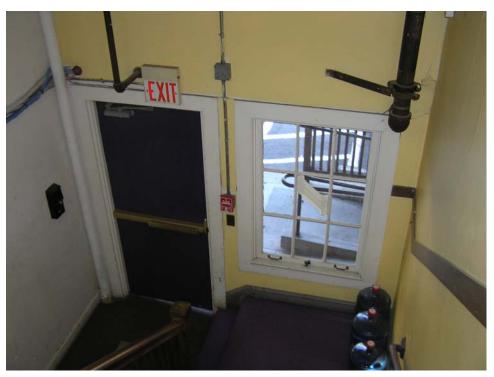
Image 3.7.11. Study Hall (Building D), Entry to room D104, 2008. Christopher Pollock photo.



Image 3.7.12. Study Hall (Building D), Room D104, looking southwest, 2008. Christopher Pollock photo.



Image 3.7.13. Study Hall (Building D), main stair, first floor, looking south, 2007. Christopher Pollock photo.



 $Image \ 3.7.14. \ Study \ Hall \ (Building \ D), \ main \ stair, \ first \ floor, \ looking \ south \ and \ down, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.7.15. Study Hall (Building D), main stair, first floor, looking northwest, 2007. Christopher Pollock photo.



Image 3.7.16. Study Hall (Building D), first floor, toilet, looking southeast, 2007. Steve Finacom photo.



Image 3.7.17. Study Hall (Building D), room D101, looking northeast, 2007. Steve Finacom photo.

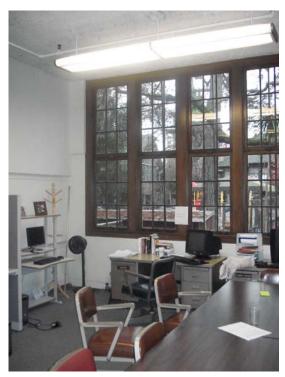


Image 3.7.18. Study Hall (Building D), room D101, looking southwest, 2007. Steve Finacom photo.



Image 3.7.19. Study Hall (Building D), room D102, looking southwest, 2007. Christopher Pollock photo.



Image 3.7.20. Study Hall (Building D), room D102, looking southeast, 2007. Christopher Pollock photo.



Image 3.7.21. Study Hall (Building D), room D202, looking northwest, 2007. Christopher Pollock photo.



Image 3.7.22. Study Hall (Building D), room D202, looking south, 2007. Christopher Pollock photo.



Image 3.7.23. Study Hall (Building D), room D201, looking southeast, 2007. Christopher Pollock photo.



Image 3.7.24. Study Hall (Building D), room D201, looking northwest, 2007. Christopher Pollock photo.



 $Image \ 3.7.25. \ Study \ Hall \ (Building \ D), \ main \ stair, second \ floor, looking \ southwest, 2007. \ Christopher \ Pollock \ photo.$



Image 3.7.26. Study Hall (Building D), room D203, looking southeast, 2007. Christopher Pollock photo.



Image 3.7.27. Study Hall (Building D), room D203, looking northwest, 2007. Christopher Pollock photo.



Image 3.7.28. Study Hall (Building D), room D203, looking south corner, 2007. Christopher Pollock photo.



Image 3.7.29. Study Hall (Building D), room D203, looking northeast, 2007. Christopher Pollock photo.



Image 3.7.30. Study Hall (Building D), room D203, looking north, 2007. Christopher Pollock photo.



Image 3.7.31. Study Hall (Building D), room D100, looking northeast, 2007. Steve Finacom photo.



Image 3.7.32. Study Hall (Building D), room D100, looking west, 2007. Steve Finacom photo.



Image 3.7.33. Study Hall (Building D), room D100, looking northeast, 2007. Steve Finacom photo.



Image 3.7.34. Study Hall (Building D), room D100, detail of truss bracket, 2007. Steve Finacom photo.

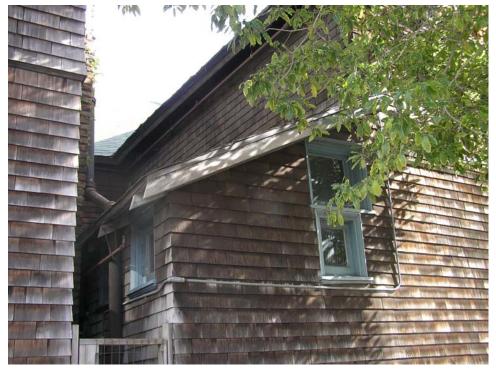


Image 3.8.1. Pool/Gymnasium (Building F), east elevation, 2007. Christopher Pollock photo.



Image 3.8.2. Pool/Gymnasium (Building F), south elevation, 2007. Christopher Pollock photo.



Image 3.8.3. Pool/Gymnasium (Building F), west elevation, 2007. Christopher Pollock photo.



Image 3.8.4. Pool/Gymnasium (Building F), north elevation, 2008. Christopher Pollock photo.



Image 3.8.5. Pool/Gymnasium (Building F), south elevation, 2007. Steve Fiancom photo.



Image 3.8.6. Pool/Gymnasium (Building F), south elevation, 2008. Steve Fiancom photo.



Image 3.8.7. Pool/Gymnasium (Building F), looking north, 2008. Christopher Pollock photo.



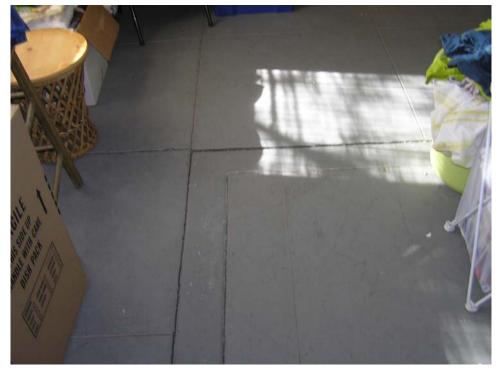
Image 3.8.8. Pool/Gymnasium (Building F), main entrance door, looking northwest, 2007. Steve Finacom photo.



Image 3.8.9. Pool/Gymnasium (Building F), room F1, looking west 2007. Christopher Pollock photo.



Image 3.8.10. Pool/Gymnasium (Building F), room F1, looking southeast, 2007. Christopher Pollock photo.



 $Image \ 3.8.11. \ Pool/Gymnasium \ (Building \ F), \ room \ F1, \ looking \ west \ at \ pool \ deck/coping \ and \ infill, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.8.12. Pool/Gymnasium (Building F), room F1B, looking northeast 2007. Christopher Pollock photo.



Image 3.8.13. Pool/Gymnasium (Building F), room F1A, looking east, 2007. Steve Finacom photo.

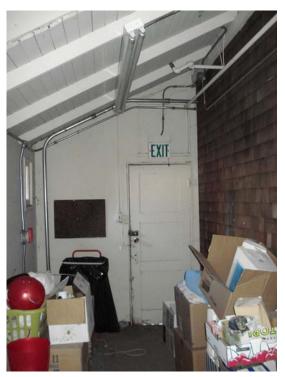
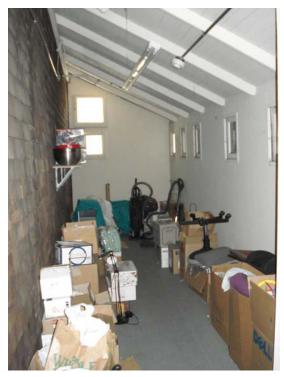


Image 3.8.14. Pool/Gymnasium (Building F), room F1A, looking east, 2007. Steve Finacom photo.



 $Image \ 3.8.15.\ Pool/Gymnasium\ (Building\ F),\ room\ F1A,\ looking\ west\ in\ former\ shower\ room,\ 2007.\ Steve\ Finacom\ photo.$

Not used.



Image 3.8.16. Pool/Gymnasium, (Building F) room F2, Building F, looking north, 2007. Steve Finacom photo.



Image 3.8.17. Pool/Gymnasium (Building F), room F2, looking east, 2007. Steve Finacom photo.



Image 3.8.18. Pool/Gymnasium (Building F), room F2, looking southwest, 2007. Steve Finacom photo.



Image 3.8.19. Pool/Gymnasium (Building F), room F2, looking west, 2007. Christopher Pollock photo.



Image 3.8.20. Pool/Gymnasium (Building F), room F2, looking north, 2007. Steve Finacom photo.



Image 3.8.21. Pool/Gymnasium (Building F), room F2, looking west, 2007. Steve Finacom photo.



Image 3.9.1. Alumnae Hall (Building A), south elevation, 2007. Christopher Pollock photo.



Image 3.9.2. Alumnae Hall (Building A), south elevation, 2007. Christopher Pollock photo.



Image 3.9.3. Alumnae Hall (Building A), north elevation, 2007. Christopher Pollock photo.



Image 3.9.4. Alumnae Hall (Building A), west elevation, 2007. Christopher Pollock photo.



Image 3.9.5. Alumnae Hall (Building A), east elevation, 2008. Christopher Pollock photo.



 $Image \ 3.9.6. \ Alumnae \ Hall \ (Building \ A), south \ elevation, \ detail \ of \ gutter \ receiving \ box, \ 2008. \ Christopher \ Pollock \ photo.$



Image 3.9.7. Alumnae Hall (Building A), east elevation, detail of eaves, 2008. Christopher Pollock photo.

Not used.



Image 3.9.8. Alumnae Hall (Building A), south elevation, entry light detail, 2008. Christopher Pollock photo.



Image 3.9.9. Alumnae Hall (Building A), south elevation, entry doors, 2008. Christopher Pollock photo.



Image 3.9.10. Alumnae Hall (Building A), main entry, looking north, 2007. Christopher Pollock photo.



Image 3.9.11. Alumnae Hall (Building A), main stair, looking east, 2007. Christopher Pollock photo.



Image 3.9.12. Alumnae Hall (Building A), main entry, looking north, 2007. Steve Finacom photo.



 ${\bf Image~3.9.13.~Alumnae~Hall~(Building~A),~main~stair,~balcony,~looking~northeast,~2007.~Christopher~Pollock~photo.}$



 $Image \ 3.9.14. \ Alumnae \ Hall \ (Building \ A), \ Kitchen, \ room \ A5, \ looking \ southeast, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.9.15. Alumnae Hall (Building A), kitchen, room A5, looking north, 2007. Christopher Pollock photo.



 $Image \ 3.9.16. \ Alumnae \ Hall \ (Building \ A), \ play \ area, \ Room \ A1, \ looking \ southwest, \ 2007. \ Christopher \ Pollock \ photo.$



Image 3.9.17. Alumnae Hall (Building A), play area, Room A1, looking southeast, 2007. Christopher Pollock photo.



Image 3.9.18. Alumnae Hall (Building A), play area, Room A1, looking west, 2007. Steve Finacom photo.

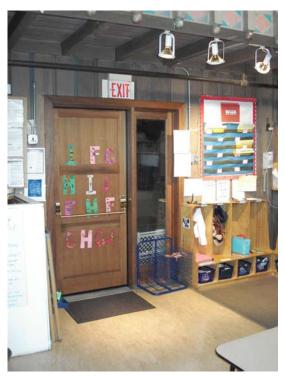


Image 3.9.19. Alumnae Hall (Building A), play area, Room A1, looking west, 2007. Steve Finacom photo.



 $Image \ 3.9.20. \ Alumnae \ Hall \ (Building \ A), north \ balcony, room \ A6A, looking \ west, 2007. \ Christopher \ Pollock \ photo.$



Image 3.9.21. Alumnae Hall (Building A), room A1, light fixture, 2007. Steve Finacom photo.



Image 3.9.22. Alumnae Hall (Building A), east balcony, room A6A, looking east, 2007. Steve Finacom photo.



Image 3.9.23. Alumnae Hall (Building A), room A1A, looking northeast, 2007. Steve Finacom photo.



Image 3.9.24. Alumnae Hall (Building A), room A1A, looking southwest, 2007. Christopher Pollock photo.



Image 3.9.25. Alumnae Hall (Building A), room A6, looking southeast, 2007. Christopher Pollock photo.



Image 3.9.26. Alumnae Hall (Building A), basement, room A2, looking northwest, 2007. Steve Finacom photo.



Image 3.9.27. Alumnae Hall (Building A), basement, room A3, looking southeast, 2007. Steve Finacom photo.



Image 3.10.1. The Arbor, entrance from the Gables, 2007. Christopher Pollock photo.



Image 3.10.2. The Arbor, looking southeast at the Gables, 2007. Christopher Pollock photo.



Image 3.10.3. The Arbor, looking east, 2007. Steve Finacom photo.



Image 3.10.4. The Arbor, looking east, 2007. Christopher Pollock photo.



 ${\bf Image~3.10.5.~The~Arbor,~looking~northeast,~2007.~Christopher~Pollock~photo.}$



Image 3.10.6. The Arbor, looking west, 2007. Christopher Pollock photo.



Image 3.10.7. The Arbor, entrance into Alumnae Hall, 2007. Christopher Pollock photo.



Image 3.10.8. The Arbor, Alumnae Hall to left and Study Hall to right, 2007. Christopher Pollock photo.



Image 3.10.9. The Arbor, entrance from north, 2007. Christopher Pollock photo.



Image 3.10.10. The Arbor, looking south to Alumnae Hall, 2007. Christopher Pollock photo.

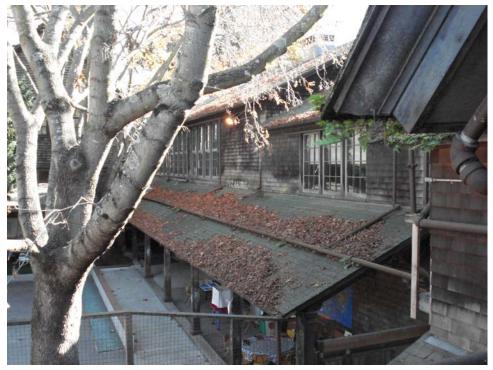


Image 3.10.10. The Arbor, looking at north face of Alumnae Hall, 2007. Christopher Pollock photo.



 ${\bf Image~3.10.12.~The~Arbor,~wisteria,~looking~northwest,~at~Study~Hall~and~Channing~Hall,~March~20,~2008.}$ Christopher Pollock photo.



 ${\bf Image~3.11.1.~Outbuilding, looking~southeast, 2007.~Christopher~Pollock~photo.}$



 ${\bf Image~3.11.2.~Outbuilding, looking~west, 2007.~Christopher~Pollock~photo.}$

Historic Structure Repo

Anna Head School, UC Berkeley

E. PERSONALITIES



Image 3.12.1. Anna Head. Image courtesy of Head-Royce School.



Image 3.12.2. Anna Head. Image courtesy of Head-Royce School.



Image 3.12.3. Mary Elizabeth Wilson. Image courtesy of Head-Royce School.

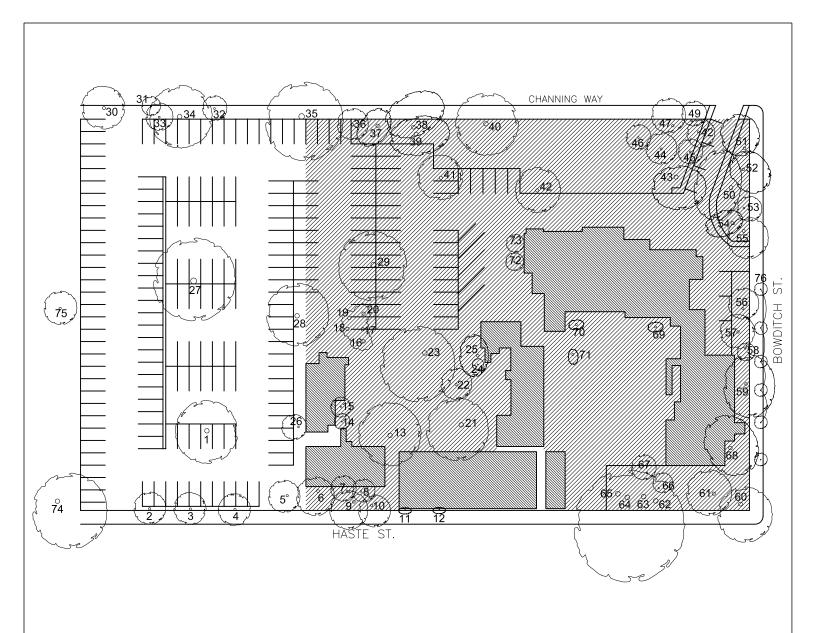


Image 3.12.4. Walter H. Ratcliff Jr. Image courtesy of the Ratcliff family, via BAHA.

Historic Structure Report	Anna Head School, UC Berkeley
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IV. APPENDICES

Historic Structure Report	Anna Head School, UC Berkeley
A. SIGNIFICANCE DIAGRAMS	
A. SIGNIFICANCE DIAGRAMS	











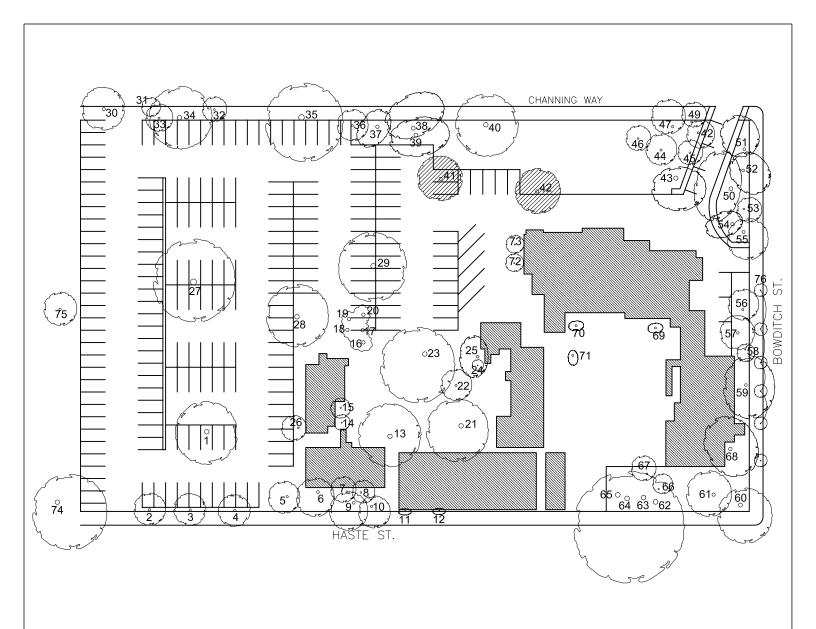


SPATIAL ORGANIZATION OF SITE

FREDERIC KNAPP ARCHITECT

Architecture • Historic Preservation

	LANDSCAPE	SIGNIFICANCE	SHEET NUMBER
PROJECT AN	INA HEAD SCHOOL		001
DATE	03/21/08	2538 CHANNING WAY	
SCALE	NTS	BERKELEY, CA 94704	













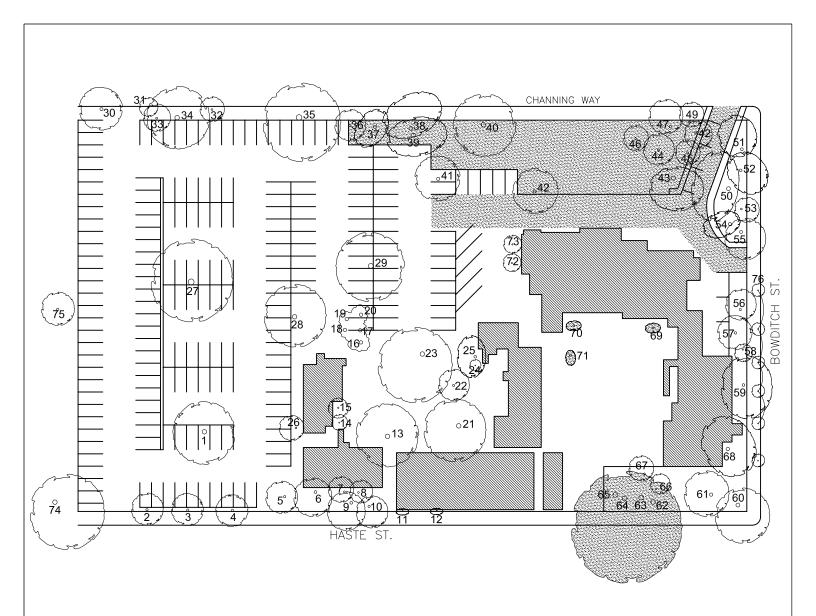
•TWO CANARY ISLAND DATE PALMS (TREES 40 &41)

VERY SIGNIFICANT TREES

FREDERIC KNAPP ARCHITECT

Architecture • Historic Preservation

LANDSCAPE SIGNIFICANCE		SHEET NUMBER
PROJECT ANNA HEAD SCHOOL		002
03/21/08	2538 CHANNING WAY	
SCALE NTS	BERKELEY, CA 94704	











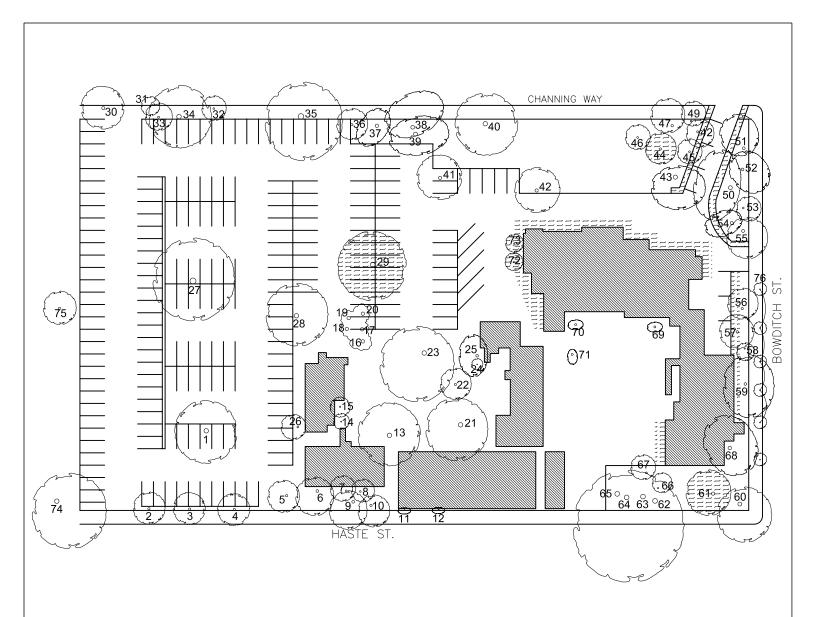


- ALIGNMENT OF MAIN ENTRY DRIVE
- ALIGNMENT OF SECONDARY ENTRY DRIVE
- FRONT LAWN
- WISTERIA (TREES 69,70,71)
- EUCALYPTUS (TREES 62,63,64,65)

SIGNIFICANT CIRCULATION, LAYOUT & TREES

FREDERIC KNAPP ARCHITECT Architecture • Historic Preservation

LANDSCAPE S	SIGNIFICANCE	SHEET NUMBER
ANNA HEAD SCHOOL		003
03/21/08	2538 CHANNING WAY	
NTS NTS	BERKELEY, CA 94704	













- SIDEWALK ALIGNMENT ALONG EASTSIDE OF GABLES.
- •BLUE ATLAS CEDAR (TREE 29)
- COASTAL REDWOOD (TREE 44)
- CANARY ISLAND DATE PALM (61)
- FOUNDATION BEDS AROUND CHANNING HALL.
- STONE EDGING ALONG DRIVES & AROUND FOUNDATION BEDS.

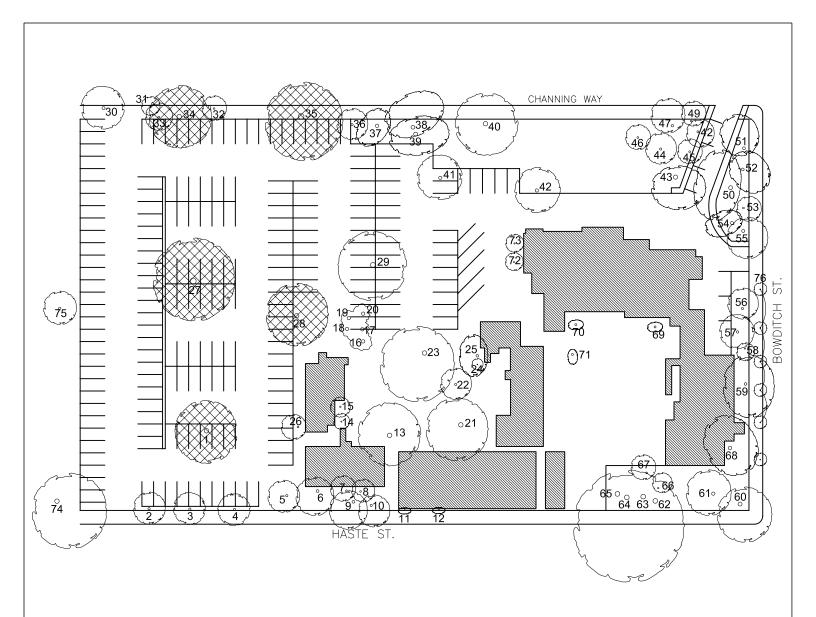
CONTRIBUTING TREES, PLANTING & FEATURES

FREDERIC KNAPP ARCHITECT

Architecture • Historic Preservation

564 MARKET STREET SAN FRANCISCO CALIFORNIA 94104 415-986-2327

LANDSCAPE SIGNIFICANCE PROJECT ANNA HEAD SCHOOL DATE 03/21/08 2538 CHANNING WAY BERKELEY, CA 94704 NTS













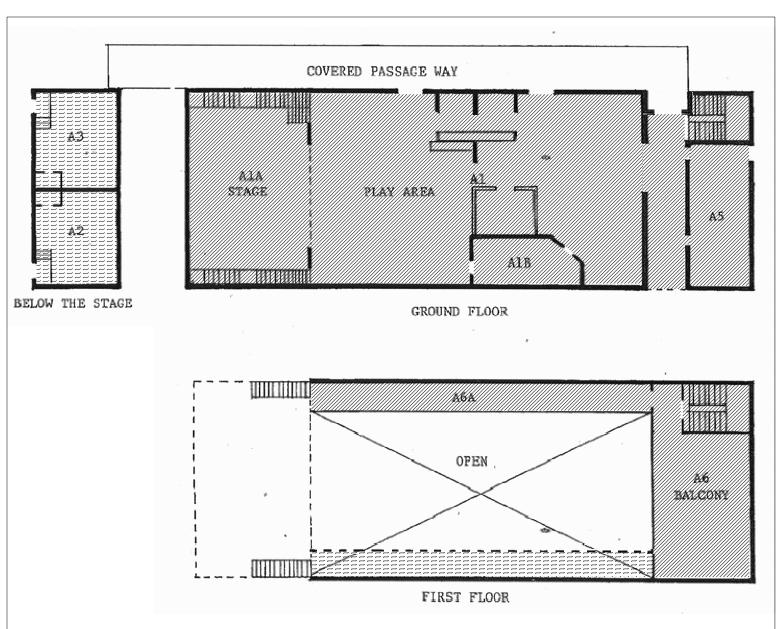
- QUEENSLAND KAURI-PINE (TREE 1)
- CAMPHOR TREE (TREE 27)
- RED FLOWERING GUM (TREE 28)
- DEODAR CEDAR (TREE 34)
- SIBERIAN ELM (TREE 35)

COMPATIBLE TREES ON ANNA HEAD WEST PARKING LOT

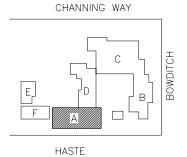
FREDERIC KNAPP ARCHITECT

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LANDSCAPE SIGNIFICANCE		SHEET NUMBER
PROJECT ANNA HEAD SCHOOL		005
03/21/08	2538 CHANNING WAY	
SCALE NTS	BERKELEY, CA 94704	











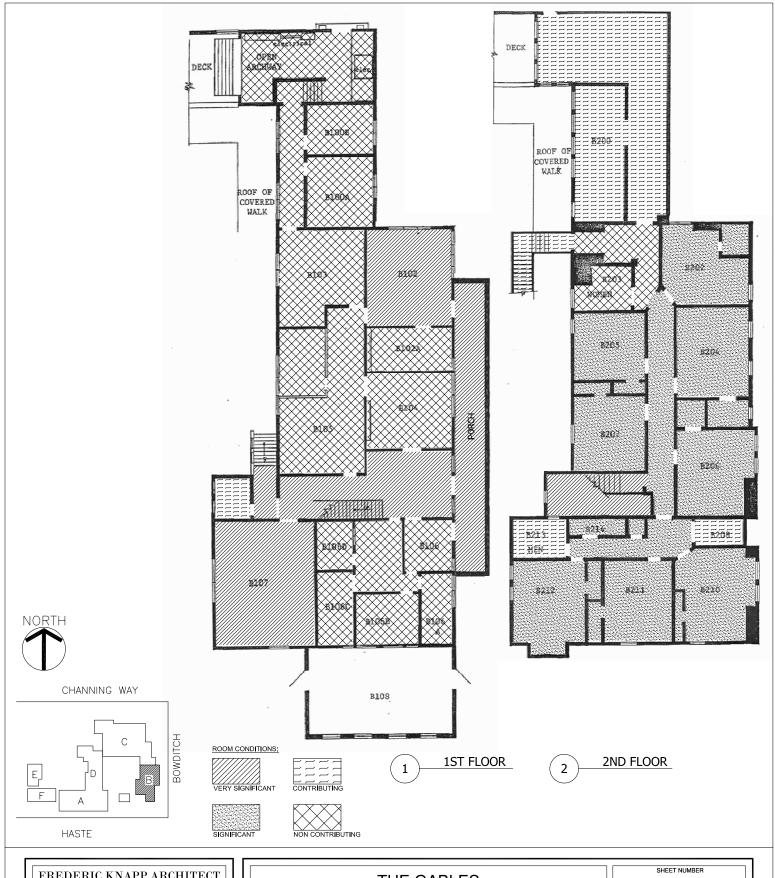




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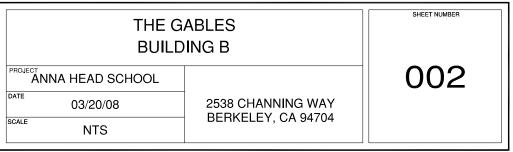
 ${\bf Architecture} \, \bullet \, {\bf Historic \, Preservation}$

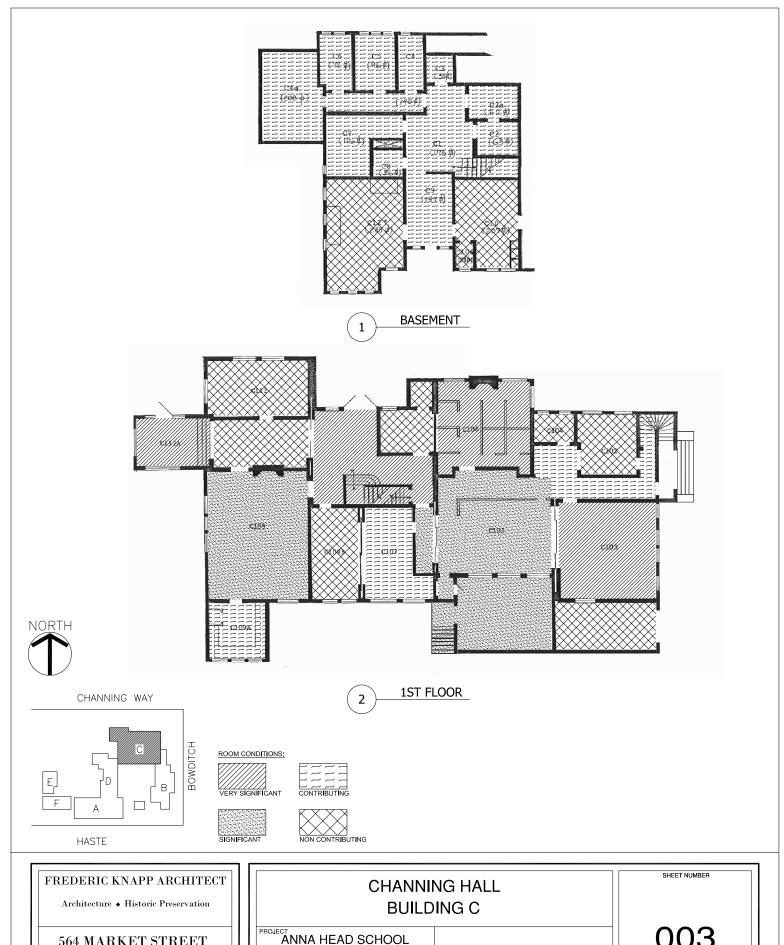
SIGNIFICANCE RATINGS	ALUMNAE HALL BUILDING A	SHEET NUMBER
ANNA HEAD SCHOOL		001
03/20/08	2538 CHANNING WAY	
SCALE NTS	BERKELEY, CA 94704	



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CALIFORNIA 94104
415-986-2327

BUILDING C

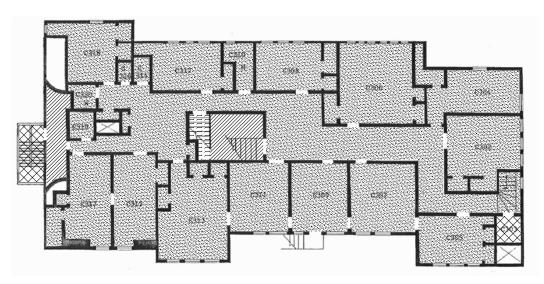
PROJECT
ANNA HEAD SCHOOL

DATE
03/20/08
SCALE
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2538 CHANNING WAY
BERKELEY, CA 94704

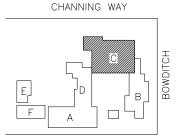


1 2ND FLOOR



NORTH

3RD FLOOR



ROOM CONDITIONS:

VERY SIGNIFICANT



HASTE

XVIEICANT N

NON CONTRIBUTION

FREDERIC KNAPP ARCHITECT

 ${\bf Architecture} \, \bullet \, {\bf Historic} \, {\bf Preservation}$

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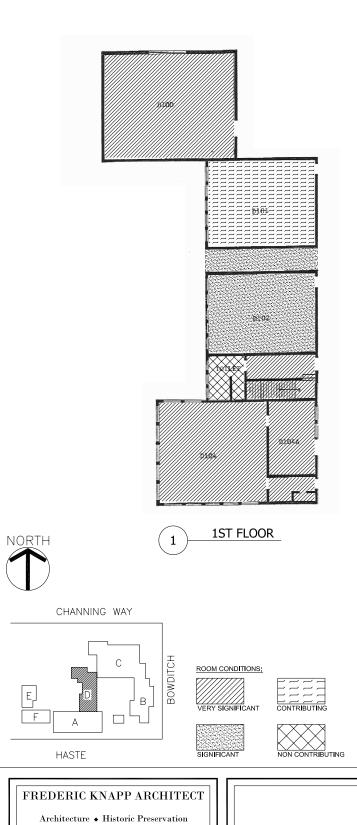
CHANNING WALL BUILDING C

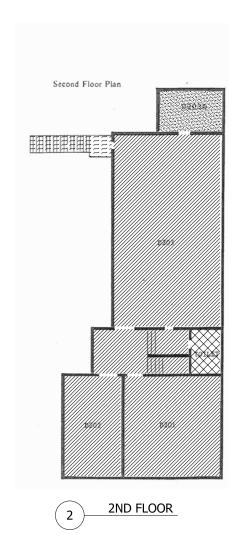
ANNA HEAD SCHOOL

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03/20/08 SCALE 2538 CHANNING WAY BERKELEY, CA 94704 SHEET NUMBER

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STUDY HALL
BUILDING D

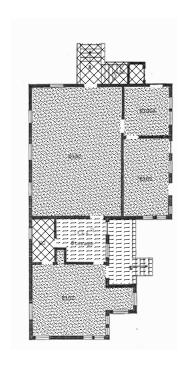
ANNA HEAD SCHOOL

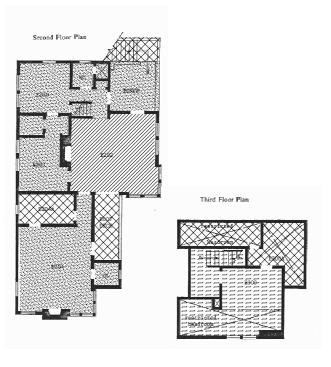
DATE 03/20/08

SCALE NTS

2538 CHANNING WAY BERKELEY, CA 94704 SHEET NUMBER

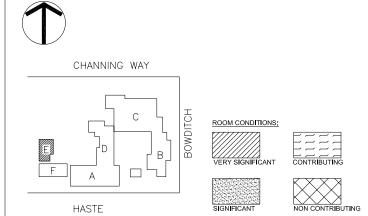
005





1ST FLOOR

2ND FLOOR

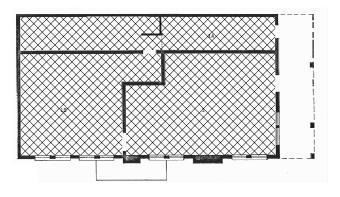




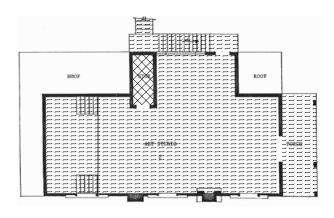
FREDERIC KNAPP ARCHITECT

NORTH





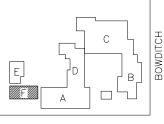
1 1ST FLOOR



2ND FLOOR



CHANNING WAY



HASTE









FREDERIC KNAPP ARCHITECT

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564 MARKET STREET SAN FRANCISCO CALIFORNIA 94104 415-986-2327

ADDITION TO THE COTTAGE BUILDING F

ANNA HEAD SCHOOL

NTS

03/20/08

SCALE

2538 CHANNING WAY BERKELEY, CA 94704 SHEET NUMBER

007

F	Ιi	storic	Structure	Report

Anna Head School, UC Berkeley

B. ARBORIST REPORT



EVALUATION OF TREES AT U.C. BERKELEY ANNA HEAD SCHOOL 2536 CHANNING WAY BERKELEY

Prepared at the request of:
Frederic Knapp
Frederic Knapp AIA
564 Market Street, #402
San Francisco, CA 94104

Copies to: Denise Bradley 1965 Page Street, #202 San Francisco, CA 94117

Prepared by: Michael L. Bench Consulting Arborist November 28th, 2007

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Assignment	Page 2
Summary	Page 2
Observations	Page 2
Comments about Specific Trees	Page 4
Risks to Trees by Construction	Page 5
Guidelines for Work near Trees	Page 5
Enclosures	Page 7

Assignment

I was asked by Mr. Fredric Knapp to evaluate the existing trees located at the Anna Head School, U.C. Berkeley, 25% Channing Way, Berkeley, California.

The plan provided for this evaluation is the Site Plan of existing features, prepared by an unidentified professional, undated.

Summary

A total of 81 trees are included in this inventory.

All of the 81 trees are identified by species, briefly described (trunk diameter, height, spread, health, structural integrity) and given an overall condition rating of Excellent, Good, Fair, Poor, Extremely Poor.

Several trees are described in greater detail to include disease, structural weakness, or site conditions, which influence a tree's decline or prosperity.

The plans for the proposed project were not available at the time of this Tree Survey. For that reason, recommendations for the protection of trees in relation to specific plan features are not included in this report.

Basic guidelines for construction near trees are discussed to aide with planning.

Methods

The trunk measurements of the existing trees were taken using a standard measuring tape at 4 ½ feet above soil grade, except those specimens whose form does not allow a representative measurement at this height. This is referred to as DBH (Diameter at Breast Height). When possible, the trunk measurement was taken below the lowest fork on the trunk of multi-stem specimens. I measured the larger specimens at this site with a Diameter Tape. For all trees regardless of the measurement tool, I rounded the measurement to the nearest inch. The height and canopy spread of each tree is estimated using visual reference only. The estimated shape of the canopy relative to the other nearby trees has been drawn on the attached map.

Observations

There are 81 plants included in this tree survey. This includes all of the trees, large shrubs and vines located on this site, the street trees located in the park strips on 3 side of the site, and 2 trees located on the neighboring property toward the west. The attached map shows the locations of all 81 plants and their approximate canopy dimensions. Metallic labels have been affixed to plants located on this property and the street trees for field reference. No labels were affixed to the trees on the neighboring properties.

```
The 81 plants are classified as follows:
       Tree # 1 – Queensland kauri-pine (Agathis robusta)
       Trees # 2, 3, 4 – Southern magnolia (Magnolia grandiflora)
       Tree # 5 – White alder (Alnus rhombifolia)
       Trees # 6, 7, 8, 13, 21, 25, 37 – Big leaf maple (Acer macrophyllum)
       Trees # 9, 10 – Red box (Eucalyptus polyanthemos)
       Trees # 11, 12, 49, 56, 57, 58, 66, 67 - Wild plum (Prunus cerasifera)
      Tree # 14 – English hawthorne (Crataegus laevigata)
      Trees # 15, 16, 17, 18, 19, 20 - American sweet gum (Liquidambar styraciflua)
      Trees # 22, 48 – English yew (Taxus baccata)
       Trees # 23, 60 – Monterey pine (Pinus radiata)
      Trees # 24, 46 – Cabbage tree (Cordyline australis)
      Tree # 26 – Tawhiwhi (Pittosporum tenuifolium)
      Tree # 27 - Camphor (Cinnamomum camphora)
      Tree # 28 – Red Flowering gum (Eucalyptus ficifolia)
      Tree # 29 – Blue atlas cedar (Cedrus atlantica glauca)
      Trees # 30, 31, 32 - Sammuel Sommer magnolia (Magnolia grandiflora 'Sammuel
      Sommer')
      Trees # 33, 47 – Chilean mayten (Maytenus boaria)
      Tree # 34 – Deodar cedar (Cedrus deodara)
      Tree # 35 – Siberian elm (Ulmus pumila)
      Tree # 36 – Japanese privet (Ligustrum japonicum)
      Trees # 38, 39, 74 – Blackwood acacia (Acacia melanoxylon)
      Tree # 40 – Australia brush cherry (Syzygium paniculatum)
      Trees # 41, 42, 61 – Canary Island date palm (Phoenix canariensis)
      Tree # 43 – Giant sequoia (Sequoiadendron giganteum)
      Tree # 44 – Coast redwood (Sequoia sempervirens)
      Tree # 45 – Incense cedar (Calocedrus decurrens)
      Tree # 50 – Red flowering yellow gum (Eucalyptus leucoxylon macrocarpa)
      Trees # 51, 52, 53, 54, 55 – Red Ironbark (Eucalyptus sideroxylon)
      Tree # 59 – Monterey cypress (Cupressus macrocarpa)
      Trees # 62, 63, 64, 65, 68 - Tasmanian blue gum (Eucalyptus globulus)
      Vines # 69, 70, 71 – Chinese wisteria (Wisteria sinensis)
      Shrub # 72 – Camellia (Camellia japonica)
      Shrub # 73 – Tobira (Pittosporum tobira)
      Tree # 75 – Tree of Heaven (Ailanthus altissima)
      Tree # 76 - Chinese pistache (Pistacia chinensis): representing 6 recently planted
```

The particulars about these trees (species, trunk diameter, height, spread, and structure) are included in the attachments that follow this text. Please note on these data sheets that the health and structure of each specimen are rated on a scale of 1-5 (Excellent - Extremely poor), which provides the basis for the overall condition rating of each tree, stated above. The condition ratings are ranked using the following range: (1) Excellent,

small trees

(2) Good, (3) Fair,	(4) Poor, ((5) Extremely	Poor.
---------------------	-------------	---------------	-------

Excellent	Good	Fair	Poor	Extremely Poor
Specimens	Specimens	Specimens	Specimens	Specimens
21, 22, 30,	1, 2, 3, 4, 9,	5,6,7,8, 24,29,		11,12,43,49, 66
41, 42, 61,	10,13-20,23,	33,35,36,37,		
72, 73	25,26,27,28,	45,47,48,58,		
	31,32,34,38,	60,67,69,76		
	39,40,44,46,			
	50-57,59,62,			
	63-65,68,70,			
	71,74,75			

Comments about Specific Trees

Tree # 1, a Queensland Kauri-pine (*Agathis robusta*), is a rare species for this area. This tree is a large specimen in good condition, having a trunk diameter of 52 inches DBH, a height of approximately 90 feet, and a spread of approximately 35 feet. Virtually its entire root zone is covered by asphalt paving. Roots of this tree have raised the paving at several locations around the trunk.

Tree # 27 is a large camphor (*Cinnamomum camphora*). Its trunk measurement is 57 inches at 2 feet. The overall height is about 40 feet and the spread is approximately 60 feet. There is intermittent die back of several branches throughout the canopy. At this point, this die back is fairly minor. The canopy overall is quite dense and has a rich green color. This is a little unusual because many of the camphor trees that I have observed in the bay area are chlorotic (yellow-green leaf color). The entire root zone is covered by asphalt paving.

Trees # 41 and 42 are Canary Island Date palm (*Phoenix canariensis*) in good health.

Tree # 50, a red flowed yellow gum (Eucalyptus leucoxylon macrocarpa) is also a fairly rare species for the bay area.

Trees # 51-55, red ironbark (*Eucalyptus sideroxylon*) is a fairly common species in the bay area. These 5 trees have all been "topped". The *E. sideroxylon* species is known for limb drop in their natural condition without having been topped. Since these trees have been topped, the risk of limb drop has been dramatically increased. If these trees are to be preserved, it will be essential to prune these trees for end-weight removal every 3-5 years for their natural lives.

Tree # 68, a Tasmanian blue gum (*Eucalyptus globulus*), is located near the historical building, which is near the corner of Bowditch Street and Haste Street. Tree # 41 is a fairly mature specimen having a trunk diameter of 41 inches DBH. A Tasmanian blue

gum specimen of this size may have the capacity to lift the footing of this building. I recommend that the footing of this building be inspected regularly for cracks and lifting.

Risks to Trees by Construction

The plans for the proposed project were not available at the time of this Tree Survey.

For that reason, recommendations for protection of trees in relation to specific features are not included in this report.

The removal of the existing paving can potentially be very harmful to the root systems of the trees which have their root systems covered by paving. It will be essential to remove the paving without disturbing the soil directly beneath the paving, because of the presence of significant roots near the surface. Once the paving is removed, roots may dry out quickly. In this event, the tree may be put at significant risk of root mortality. To avoid this we suggest: (1) that a layer of wood chips (or pea gravel) be spread over the exposed soil immediately following the removal of the paving, (2) spreading must be by hand, (3) wet the area down immediately, (4) maintain moist soil in the root zone area for 2 months minimum or longer depending on the season, and (5) vehicles must not drive inside the driplines of trees after the paving is removed.

Some of the common risks are as follows:

- The management of materials and equipment at a location such as this site where staging will be a major logistics challenge.
- The dumping of soil or materials on root systems.
- The stockpiling of materials on root systems.
- The trenching across the root zones for utilities, for drainage, or for landscape irrigation.
- The use of vehicles or equipment across the root system resulting in soil compaction and root die back.
- Canopy loss for construction access.
- The breaking of limbs by passing vehicles.

Guidelines for Work near Trees

All of the following comments apply to healthy trees. Thus, all of the trees rated for health as "1" on the data sheets following this text, these comments would generally apply. These comments would not apply to trees rated less than "1" for health. Those trees with health ratings of 2 or 3 would require larger areas free of construction procedures. Trees with health ratings of 4 or 5 should be considered for removal or replacement.

We recommend that the total loss (canopy loss and root loss combined) to a healthy tree must be limited to about 25% of the total mass, depending on the species.

For example, in our experience, a trench across the root zone of a tree must be a minimum distance from the trunk of 5 times the trunk diameter. This presumes that no other trenching, excavation, grading or other earthwork would be done on any of the other sides of the tree inside the distance of 10-12 times the trunk diameter. This (5x trunk diameter distance) also presumes that the total canopy loss would be a maximum of about 5% or less.

As an alternative, the location of a building adjacent to a tree could be closer, possibly much closer, than the distance of 5x the trunk diameter if the building were built on piers, and if the canopy loss would be limited to 25% of the total canopy. The exception to this alternative is that the drilling of piers must not sever large roots. For this reason, the first 24 inches of a pier near the trunk of a tree must be dug with an air spade or a water jet spade. Pier locations may have to be relocated if large roots are encountered. This would require additional engineering of the structure.

In the event that 2 sides of a tree would be subjected to trenching or other significant earth work, the minimum distance must be 7x - 8x the trunk diameter measured from the trunk. Again this presumes the canopy loss would be minimal and the other two sides of the root zone would be completely undisturbed.

In the event that all 4 sides of a tree would be subjected to trenching or other significant earth work, for example, a footing on 3 sides and a retaining wall on the 4th, the minimum distance from the trunk must be 10x - 12x the trunk diameter.

Respectfully submitted,

Michael L. Bench, Associate

Barrie D. Coate, Principal

MLB/sh Enclosures: Assumptions and Limiting Conditions Tree Protection Before, During and After Construction Map

Job Name: U.C. Berkeley, Anna Head School

Date: November 28th, 2007

Job Name: U.C. Berkeley, Anna Head School

Date: November 28th, 2007

Job #: 11-07-191

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13 10 8 5 4						4	ļ		_	-	-						L	
13 40 60 1 2 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6								1			1	1					ļ	
(a) 2' 20 15 1 (b) 3' 25 15 1 20 15 1 20 15 1 (c) 2' 15 1 (d) 2' 15 1		2		10		4											ļ	stump sprout
(a) 2' 20 15 1 (b) 3' 25 15 1 20 15 1 25 15 1 30 15 1 (c) 2' 15 1	+	+	13	+ +		7	 								+	+		
Q 3' 25 15 1 20 15 1 1 20 15 1 1 30 15 1 1 Q 2' 15 12 1	-	t+-		4	1	2	-								1	++		
(a) 3' 25 15 1 20 15 1 25 15 1 30 15 1 (a) 2' 15 12 1	+	7	1	+	+	1	-		-	-					-		-	
20 15 1 25 15 1 30 15 1 20 10 1 @ 2' 15 12 1				+	1	2				-								
25 15 1 30 15 1 20 10 1 @ 2' 15 12 1		5			1	2				-							 -	
30 15 1 20 10 1		9				2	ļ							T	†	 		
20 10 1 @ 2' 15 12 1		9				2			-						1		ļ	
@ 2' 15 12 1		4.5				2			-						†	+	ļ	
		4.5		2		2	ļ								+		·	

Tree Evaluation During Property Development

Page 2 of 8

Page 3 of 8

Job Name: U.C. Berkeley, Anna Head School

Date: November 28th, 2007

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Date: November 28th, 2007

Date: November 28th, 2007

trunk decay

×

2

3

15

15

13

Wild Plum

67

N

40

85

4

Tasmanian Blue Gum

68

4

3

10

9

8

10

Chinese Wisteria

69

N

20

9

0

9

Chinese Wisteria Wisteria sinensis

100

Notes

Disposition

Condition

Measurements

Tree Evaluation During Property Development

NOTES AND COMMENTS

RECOMMEND P.T.R. *see below

TNAJ92NART OT BJBATIUS SUITABLE TO PRESERVE

ROOT COLLAR COVERED

CABLES INDICATED HEAVY ENDWEIGHT **LOPPED CROWN**

CD with I.B. *see below

STRUCTURE

S @ SIAMAIC

DIAMETER @ 4-1/2 FEET

23535 Summit Road Los Gatos, CA 95030

(408) 353-1052

BARRIE D. COATE and ASSOCIATES HEALTH

SPREAD

HEIGHT

DBH

D8H

0

50

85

50

Tasmanian Blue Gum

62

20

30

35

Canary Island Date Palm

61

Tree Name

Tree #

3

40

09

37

Tasmanian Blue gum

63

3

40

09

33

Tasmanian Blue Gum

64

3

98

99

Tasmanian Blue Gum

65

2

4

15

15

0

13

Wild Plum

99

FRITAGE TREE?

PROTECTED?

MEEDS WATER

DEADWOOD DISEASE NZECTS Page 7 of 8

Job Name: U.C. Berkeley, Anna Head School

Date: November 28th, 2007

Job Name: U.C. Berkeley, Anna Head School

Date: November 28th, 2007



23535 Summit Road Los Gatos, CA 95030

DEFINITION OF TERMS ON TREE EVALUATION CHARTS

DBH 1 Diameter in inches at breast height, or 4 1/2 feet.

Check mark if the tree has more than one stem. MULTI-STEM TREE

Diameter at breast height for the multi-stem trunks, if any. DBH 2 and DBH 3

As explained, listed by feet, approximately. HEIGHT

Canopy diameter listed by feet, approximately. CANOPY DIAMETER

A judgment of relative health for the species in the subject HEALTH

area and soil. Number 1 signifies excellent health. A rating of number 5

represents specimens which are dead or actively dying.

Judgement of relative structure: 1= perfect structure; 2= good to average STRUCTURE

structure; 3= potentially hazardous and repairable; 4= actively hazardous, but

repairable; 5= actively hazardous and not repairable.

A proportionate degree of hazard, based on 3 factors, HAZARD RATING

failure potential, size of part which would fail, and a

target rating potential 4-12.

A composite of Health and Structure ratings. CONDITION RATING

Crown cleaning is the removal of dead, dying, diseased, CROWN CLEANING

crowded, weakly attached, and low-vigor branches and watersprouts from a tree

Includes crown cleaning and the selective removal of branches to increase light CROWN THINNING

penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, more than one-third

of the live foliage should never be removed.

Used to reduce the height and/or spread of a tree. Thinning cuts are most CROWN REDUCTION

effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being

made.

Can improve the structure and appearance of trees that have been topped or CROWN RESTORATION

severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length of growth in order to ensure adequate attachment for the size of the sprout.

Restoration may require several prunings over a number of years.

CROWN RAISING

Removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

PRUNING PRIORITY

The relative importance of the recommended pruning based on the danger created by the unpruned portions.

REMOVE END-WEIGHT

Defined as requiring the removal of the ends of major limbs or major branches in sufficient quantity to prevent the breakage of the limb in question. This is done by thinning. Different species will require different amounts of end-weight removal depending on the inherent structure of the tree. As an example, Elm trees must not be allowed to develop heavy end-weights, where the same amount of end-weight on Magnolia may not be dangerous. Possible entries in that column would be 1 through 5. Number 1 meaning no attention is needed, 5 meaning immediate attention is needed.

CABLES NEEDED

If support cables are needed, the quantity needed would be noted here.

INSECTS

This would define the proportion of insect presence and damage to a tree. A separate list might accompany this to show what insects might be found in each different species of tree. The potential numbers listed under this column would be 1 through 5 showing the proportionate severity of the infestation of insects. Number 1 being no presence visible at the time the survey was taken, 5 being a very severe case that should be treated immediately.

TREE CROWN DISEASES

Defined as the proportion of diseases present in the specimen at the time the survey was taken. Potential entries in this column would be 1 through 5. Number 1 signifying very severe disease presence that should be treated. For this column a high rating may only serve to provide warning for the following year that treatment for the diseases in question should be planned in advance. Examples are Anthracnose disease on Modesto Ash. They would have to be sprayed before foliage is developed far enough for the disease to damage the foliage, usually in early March.

DEAD WOOD

Self-explanatory. Defines the proportion of dead wood that is in the crown of a tree. Entries possible in that column would be 1 through 5. Number 1 meaning none present, 5 meaning a significant quantity of dead parts present. This would usually be reflected in the health rating for this tree, but not always if the species typically accumulates dead twigs in the tree, as does Albizia julibrissin.

TRUNK DECAY

Trunk decay would signify the proportionate amount of decay in the trunk of the tree. This is usually a result of removal of large limbs or branches from which decay travels and is a far more serious problem in some species than in others. Significant amounts of trunk decay in Elms would be a very serious potential problem, where the same amount of trunk decay in a Magnolia might not be nearly so dangerous. Potential entries in that column would be 1 through 5. Number 1 signifying no decay, 5 signifying so much decay that the tree should be immediately removed.

ROOT COLLAR COVERED

When the root collar of many species is covered, *Armillaria mellea*, *Phytophthora cactorum*, or other diseases, may kill vascular tissue, implying that this condition must be corrected.



BARRIE D. COATE AND ASSOCIATES

Horticultural Consultants (408) 353-1052 Fax (408) 353-1238 23535 Summit Rd. Los Gatos, CA 95033

TREE PROTECTION BEFORE, DURING, AND AFTER CONSTRUCTION These are general recommendations And may be superseded by site-specific instructions

BEFORE

Plan location of trenching to avoid all possible cuts beneath tree canopies. This includes trenches for utilities, irrigation lines, cable TV and roof drains.

Plan construction period fence locations which will prevent equipment travel or material storage beneath tree canopies.

Install fences before any construction related equipment is allowed on site. This includes pickup trucks.

Inform subcontractors in writing that they must read this document. Require return of signed copies to demonstrate that they have read the document.

Prune any tree parts, which conflict with construction between August and January. Except for pines which may be pruned between October-January. Only an ISA certified arborist, using ISA pruning instructions may be used for his work. If limbs are in conflict with the construction equipment before the certified arborist is on-site, carpenters may cut off offending parts of 6" diameter or less, leaving an 18" long stub, which should be re-cut later by the arborist.

Under no circumstances may any party remove more than 30% of a trees foliage, or prune so that an unbalanced canopy is created.

DURING

Avoid use of any wheeled equipment beneath tree canopies.

Maintain fences at original location in vertical, undamaged condition until all contractors and subcontractors, including painters are gone.

Clear root collars of retained trees enough to leave 5-6 buttress roots bases visible at 12" from the trunk.

Irrigate trees adjacent to construction activity during hot months (June-October). Apply 10 gallons of water per 1" of trunk diameter (measured at 4 ½) once per 2 week period by soaker hose. Apply water at the dripline, or adjacent to construction not around the trunk.

Apply mulch to make a 3" deep layer in all areas beneath tree canopies and inside fences. Any organic material which is non toxic may be used.

AFTER

Irrigate monthly with 10 gallons of water per 1" of trunk diameter with a soaker hose, placed just inside the dripline. Continue until 8" of rain has fallen.

Avoid cutting irrigation trenches beneath tree canopies.

Avoid rototilling beneath tree canopies since that will destroy the small surface roots which absorb water.

Avoid installation of turf or other frequently irrigated plants beneath tree canopies.



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.

2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of

information provided by others.

3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.

4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.

5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.

6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the

reporting of a specified value nor upon any finding to be reported.

7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.

8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.

10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

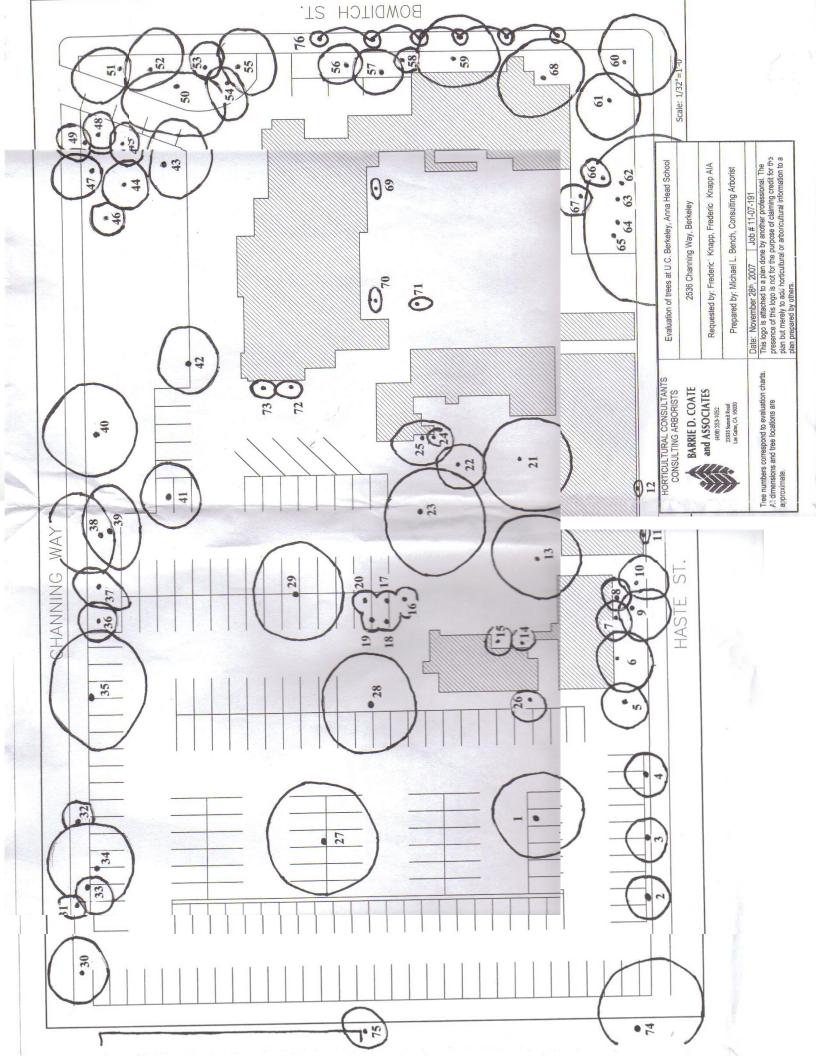
Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand! Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Darrie D. Coate Barrie D. Coate ISA Certified Arborist

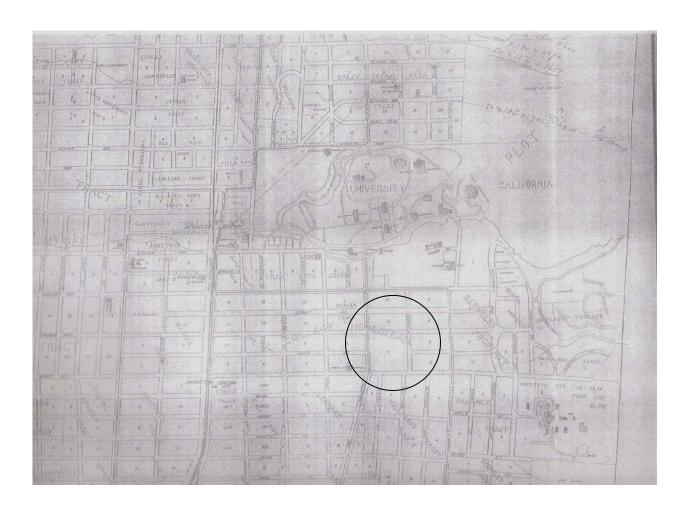
Horticultural Consultant



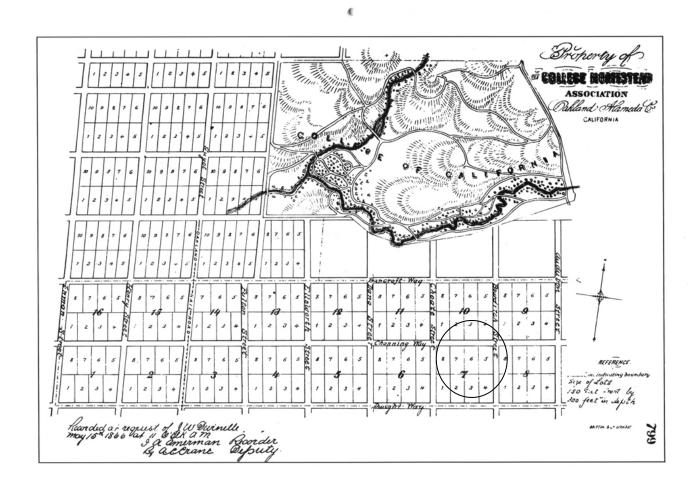
Historic	Structure	Report
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Anna Head School, UC Berkeley

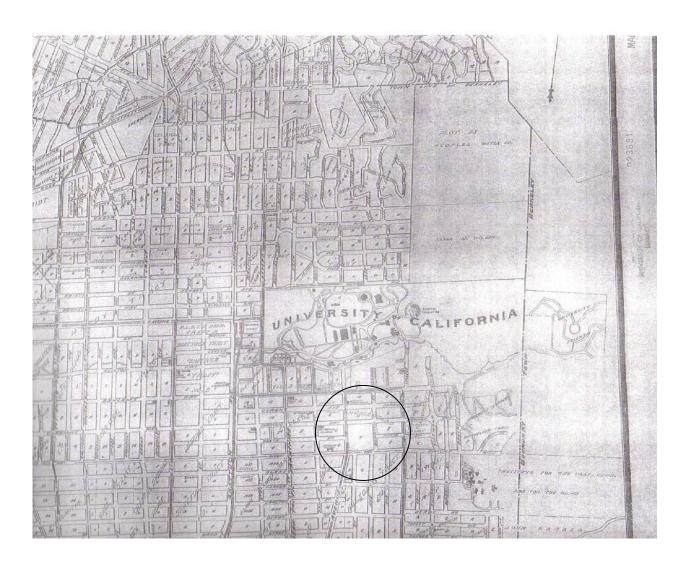
C. REGION, SITE AND TRACT MAPS



Tract Map, 1897.



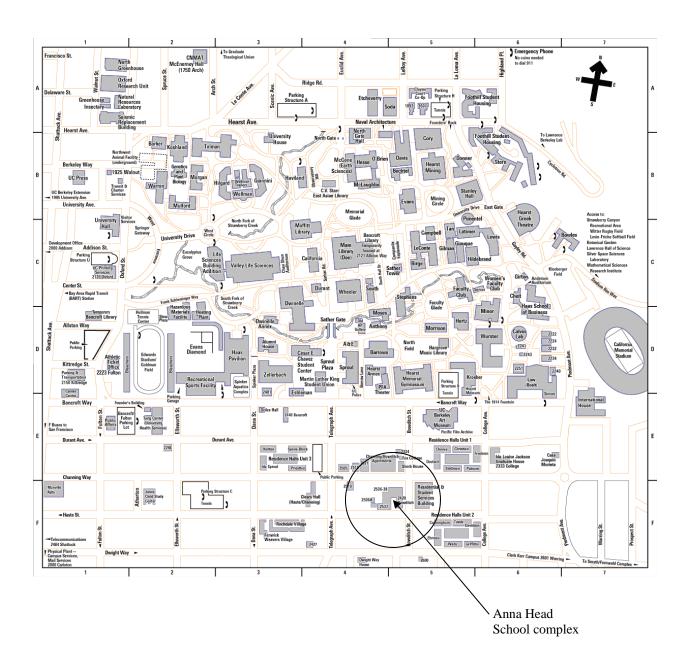
College Homestead Association map, 1866. Image courtesy of BAHA.



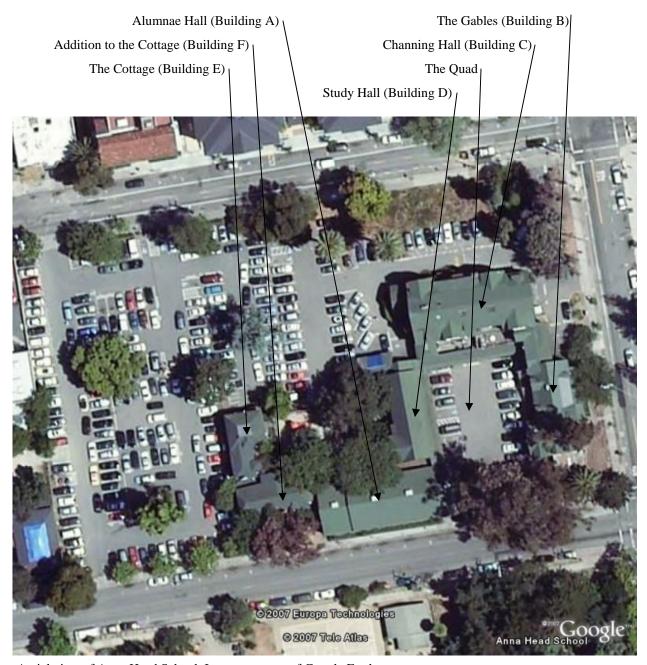
Tract Map, 1906.



Tract Map, 1926.



Plan of UC Berkeley campus. Image courtesy of UC Berkeley.

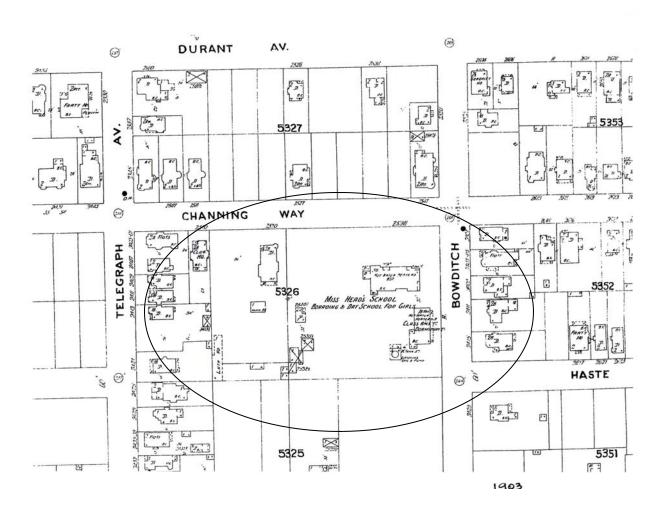


Aerial view of Anna Head School. Image courtesy of Google Earth.

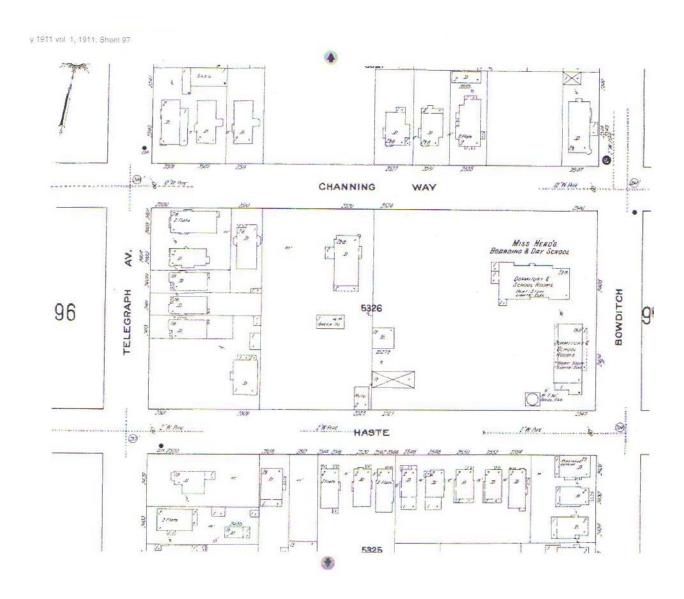
Historic Structure Report	

Anna Head School, UC Berkeley

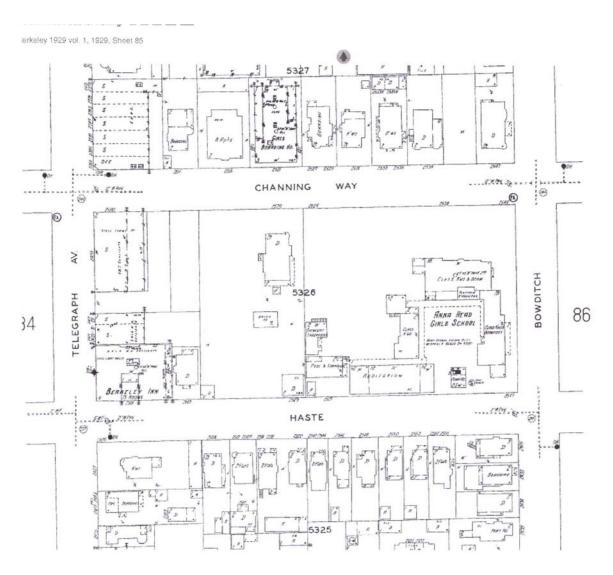
D. SANBORN FIRE INSURANCE MAPS



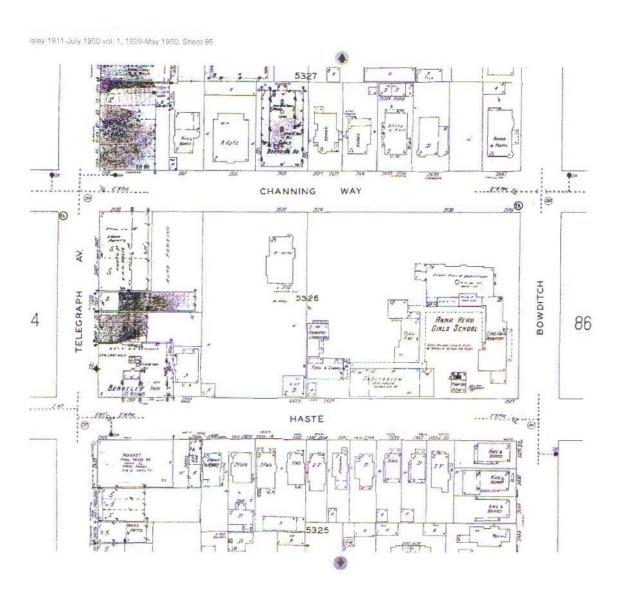
Sanborn Fire Insurance Map, 1903.



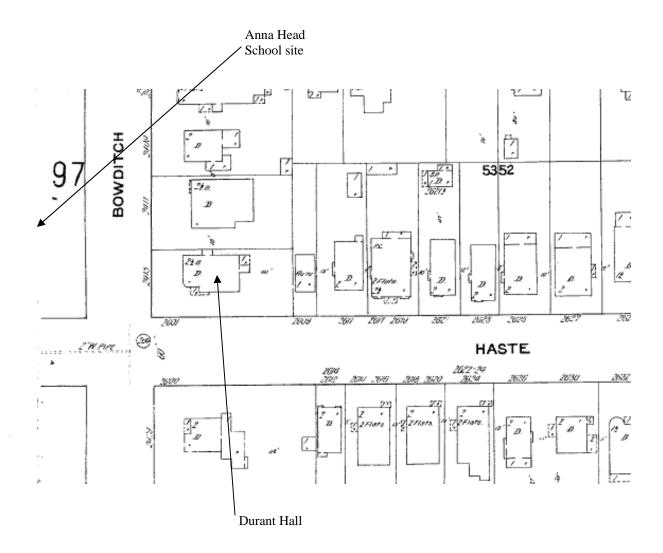
Sanborn Fire Insurance Map, 1911.



Sanborn Fire Insurance Map, 1929.



Sanborn Fire Insurance Map, 1911-1950.



Sanborn Fire Insurance Map, 1911 showing location of Durant Hall.

Historic Structure Report	Anna Head School, UC Berkeley
E. CURRENT USES OF BUILDINGS	

E. CURRENT USES OF BUILDINGS

Building	Tenant			
Channing Hall (Building C)	Entire Building: Survey Research Center			
Gables (Building B)				
	First Floor: Institute for the Study of			
	Social Change (ISSC)			
	Room B108: Unknown			
	Second Floor: Survey Research Center			
Cottage (Building E)	First Floor: Room E102, Survey Research			
	Center			
	Remainder of First Floor: (Adolph C. And			
	Mary Sprague) Miller Institute for Basic			
	Research in Science.			
	Second Floor and Attic Office of Student			
	Life, Student Judicial Affairs			
Study Hall (Building D)	First Floor: Rooms D104, D104A, Early			
ctualy IIaii (Building B)	Childhood Education Program			
	Rooms D100 and D101: Institute for the			
	Study of Social Change			
	Second Floor: Institute for Urban and			
	Regional Development (IURD).			

Pool/Gymnasium (Building F)	First Floor: Equipment Loan Center of		
	the Foreign Student and Scholar		
	Committee, which is part of the		
	University Section Club, Inc.		
	Second Floor: unassigned		
Alumnae Hall (Building A)	Entire Building: Early Childhood		
	Education Program, part of Residential		
	and Student Services Programs		
	(RSSP). Specific programs in Anna Head		
	from ECEP are Anna Head 1 (children 24-		
	34 months old), Anna Head 2 (children		
	34-56 months).		

Historic Structure Report	Anna Head School, UC Berkeley
E DITH DING CODE CHMMADY	
F. BUILDING CODE SUMMARY	

F. BUILDING CODE SUMMARY

This summary is intended as a guide to topics which merit special attention in considering maintenance and improvement of the buildings; it is not a detailed or comprehensive building code study. The Anna Head School was constructed long before many basic provisions of modern building codes were adopted; while the University has made some significant code upgrades-especially for exiting-the buildings do not meet many current code provisions. Generally, the most significant code issues are likely to result from the basic construction of the buildings, which is almost entirely of wood components and assemblies typical of their era. The current code prescribes use of specific modern materials and assemblies. The construction and configuration of corridors, stairs, and shafts is especially likely to fall outside the requirements of the current code; this study does not include a detailed analysis of these conditions. Another aspect of the code requiring detailed analysis is the rating of exterior walls and openings with respect to property lines; here again many existing conditions are unlikely to meet the current code. Defining whether Channing Hall and the Gables are to be one building or two under the code and applying the applicable requirements will be an important task for code analysis of these buildings. In general, the buildings appear to meet code requirements for height, area, and overall exiting.

The current code does not include a blanket requirement that existing buildings be upgraded to meet it in all respects. Additions and alterations must conform to the current code, and an alteration such as a new door in a corridor can trigger compliance with current code for the whole corridor. Another important trigger for compliance with the current code is change in occupancy. Chapter 34 of the building code contains detailed provisions for existing buildings. The California Historical Building Code (Title 24, Part 8) applies to the Anna Head School and contains many important provisions allowing alternate ways to provide the health, safety, and welfare which underlie the prevailing code. This report does not include structural and building systems (mechanical, electrical, plumbing, fire alarm, emergency lighting) engineering or code provisions related to them. This is a building code summary; it does not include accessibility.

A general review of the most relevant provisions of the 2007 California Building Code follows in tabular form. Certain sections which may be important and require detailed study beyond the scope of this report are noted in parentheses (). These notations are not comprehensive, though. "NOV" means No Obvious Violations; where basic compliance appears to be problematic, the general issue or area of concern is noted in *italics*.

Topic	Chapter/	Channing	The Gables	The	Pool-	Study	Alumna
•	Section	Hall		Cottage	Gymnasiu	Hall	e Hall
					m		
SF Basic/		15,497/	7,708/	3,515/		4,326/	8,463/
ASF (FDX)		10,921	4,525	1,955		$3,418^{1}$	5,078
SF this study		15,497	7,708	3,515	3,500	5,000	8,463
Occupancy	3	B 304.1	B 304.1	В 304.1	B 304.1	B304.1	E
							305.2^{2}
Special	4						(442)
requirements							
Height	T503	60	60	60	60	60	60/2
$feet/stories^3$	504.2						
Base area	T503	29,000	29,000	29,000	29,000	9,500	29,000
With bonus	506	87,000	104,701	101,978	102,685	106,423	34,498
for sprinklers							
Type of	6	V-B	V-B	V-B	V-B	V-B	V-B
construction	T601						
Exterior wall	T602	0/1	0 (except	0/1	0/1	0/1	0/1
$ m rating^4$			Channing)				
)				
Fire-		(7), (8)	(7),(8)	(7),(8)	(7), (8)	(7),(8)	(7), (8)
resistance ⁵							
Exterior	704.B	south	north	south	north, east	south	west
opening area		(east &				(2^{nd})	
(elevations)		west				floor)	
		ends)					
Sprinklers ⁶		(9)	(9)	(9)	(9)	(9)	(9)
Function of	1004	Business	Business	Busines	Mercantile	Busines	Day
space				s	$(1^{ m st} \ { m only})^7$	s	Care
Occupant	T1004.	155	77	36	58	50	145
load	1						
Stair/door	T1005.	10/24	8/12	8/6	12/9	10/8	89/22

¹ FDX lists this building as 2538A Channing and lists the Art Studio as 2536A Channing, with square footages of 2,854/2,499. The one-story Art Studio measures approximately 24 by 15 feet – far smaller than the square footage in FDX. The FDX figures apparently include the Pool Gymnasium Building, which does not appear in FDX.

² The auditorium would be an A occupancy in it is original use, but has been modified for day care.

³ See also Section 3410.6; this study did not include measuring the height of the buildings.

⁴ Since most of the perimeter of each building faces a large open space or street, but a portion of the perimeter of each building is adjacent to another building, the requirements vary.

⁵ Fire resistance of materials and assemblies not studied, but presumed not to comply with current code in many respects. See also Chapter 34 and 34a and State Historical Building Code, Title 24 Part 8.

⁶ Building has fire sprinklers throughout; code provisions allowing bonuses for sprinklers generally used in this table. No assessment of fire sprinklers was performed.

⁷ Second floor is vacant and was not included in occupant calculation.

Topic	Chapter/	Channing	The Gables	The	Pool-	Study	Alumna
-	Section	Hall		Cottage	Gymnasiu	Hall	e Hall
					m		
width ⁸ inches	1						
Stairs ¹⁰ and		(1009)	(1009)	(1009)	(1009)	(1009)	(1009)
corridors		(1012)	(1012)	(1012)	(1012)	(1012)	(1012)
		(1013)	(1013)	(1013)	(1013)	(1013)	(1013)
		(1020)	(1020)	(1020)	(1020)	(1020)	(1020)
		(1021)	(1021)	(1021)	(1021)	(1021)	(1021)
Exit access ¹¹	1014	East 1st	Southeast	Second	NOV	NOV	NOV
		floor	1st floor	floor			
Two exits	T1015.	NOV	NOV	NOV	1st floor	NOV	NOV
	1						
Travel	1016	NOV	NOV	NOV	NOV	NOV	NOV
distance							
Exits/floor	1019	NOV	NOV	3 rd floor	(2 nd floor	NOV	2nd
					vacant)		floor12
Horizontal	1022	General	$General^{13}$				
exits		13					
Interior		(12)	(12)	(12)	(12)	(12)	(12)
environment							
14							
Exterior		(14)	(14)	(14)	(14)	(14)	(14)
$ m walls^{14}$							
$ m Roof^{14}$		(15)	(15)	(15)	(15)	(15)	(15)
Glazing ¹⁴		(24)	(24)	(24)	(24)	(24)	(24)
$Plaster^{14}$		(25)	(25)	(25)	(25)	(25)	(25)

⁸ Stairs and doors assumed to be three feet wide; no measurements taken. Stair width based on upper floors calculated from Basic SF divided by number of floors.

⁹ One-quarter building occupancy used because of limited second floor size.

¹⁰ Stairs and corridors not observed in detail or measured, but presumed not to comply with current code in many respects, including rise/run, materials, and construction details. See also Chapter 34 and 34a and State Historical Building Code, Title 24 Part 8.

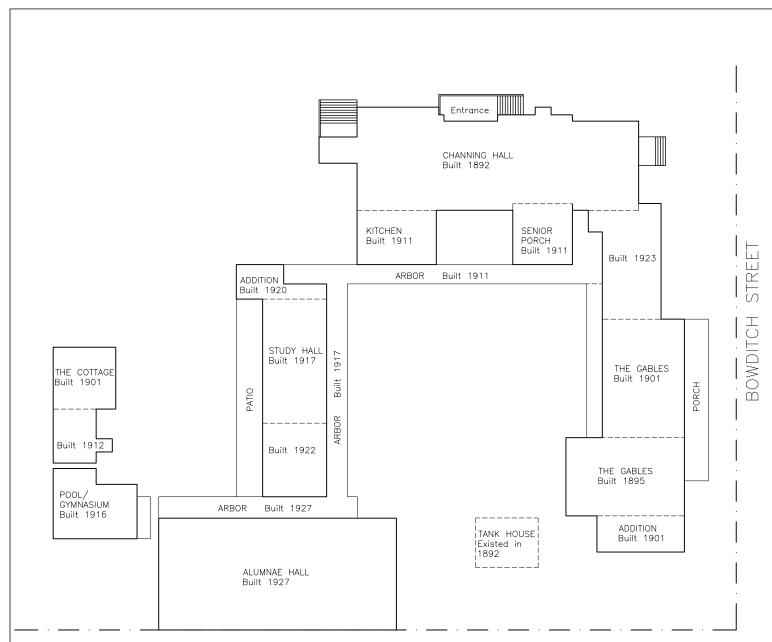
¹¹ No detailed observations or analysis, but compliance more likely to depend on compliance of corridors and stairs than on direct access to exit from each space.

¹² E occupancies do not permit second floor with one exit per Table 1019.2.

¹³ The second floor connection between Channing Hall and the Gables would need to meet the requirements for a horizontal exit unless the buildings were modified to eliminate it.

¹⁴ Code provisions not evaluated, but building is presumed not to comply with current code in many respects. See also Chapter 34 and 34a and State Historical Building Code, Title 24 Part 8.

Historic Structure Report	Anna Head School, UC Berkeley
G. CONSTRUCTION SEQUENCE PLAN	



HASTE STREET



SCHEMATIC LAYOUT

Architecture • Historic Preservation 564 MARKET STREET SAN FRANCISCO CALIFORNIA 94104

415-986-2327

