UNIVERSITY HOUSE
University of California
Berkeley

Historic Assessment

10 December, 1997
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Page & Turnbull, Inc.

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I. INTRODUCTION
A. PURPOSE

This Historic Assessment is submitted as part of the Master Planning phase and is intended to provide a basis for making decisions which affect the design, rehabilitation and restoration of University House. Recent and ongoing work has focused on the restoration of the building exterior. Current work contracted between the University of California and Page & Turnbull, Inc. provides for Construction Drawing services for alterations to the interior of University House. The report focuses primarily on identifying and evaluating those spaces and elements which define the building's character, and makes recommendations regarding the treatment of these significant elements.

This document incorporates other material pertaining to University House by reference. These materials include:

- Drawings and Specifications for University House alterations and seismic strengthening, dated April 1990 and November 1990, by Brochini Architects and Degenkolb Engineers
- Drawings and Specifications for University House Exterior Repairs, dated April 2, 1996 by Page & Turnbull;
- Drawings and Specifications for University House Exterior Repairs Step 2, dated May 6, 1997 by Page & Turnbull.

Alterations which have been made to individual spaces and elements are noted. This Historic Assessment includes only general information regarding materials conservation. Treatments for exterior materials are addressed in the above referenced documents. Specific treatments for interior materials will be addressed in current work contracted for University House Interior Upgrade Step 3.

In providing both a general and detailed review of the form and structure of University House over time, this report is structured as follows: This introduction is followed by the architectural description of the exterior and interior of the building. The exterior is described briefly and recent exterior restoration work is summarized. The interior spatial analysis includes a room-by-room description, a survey and evaluation of significant elements within the room and an evaluation of the condition of the space and its elements, as well as recommendations for rehabilitation. The latter portion of the report includes major issues which affect the building and which have generated recent and ongoing building projects, and summarizes the effect that current proposed projects will have on various portions of the building.

B. HISTORY AND SIGNIFICANCE

In 1897, an international competition was held for the design of a new Master Plan to guide the development of the rapidly expanding University of California, Berkeley campus. The idea to hold a competition for the new Master Plan was conceived of by architect Bernard Maybeck and was financed by University Regent Phoebe Apperson Hearst. The competition prospectus was developed by a group of individuals, which included Berkeley faculty, the University Regents and architects Albert Pissis, William Ware, Julian Gaude and Bernard Maybeck.
In 1900, French architect Emile Benard was declared the winner of the competition. His design was described in a 1900 Study of University House developed by Brocchini Architects as a "Beaux-Arts scheme of symmetrically placed plazas connected by a major axis."

University House, which is located at the northernmost end of the formal north-south axis, is significant because it was the first and only building to be constructed as part of Benard's competition-winning plan for the University of California campus. Ground was broken for University House in May, 1900 and construction was begun in accordance to the design developed by architect Albert Pissis. Construction of University House stopped in 1902, apparently due to a lack of sufficient funds, and resumed in 1907 under the supervision of University Architect John Galen Howard.

While planning was occurring at the campus, Benard remained in Europe. Benard's prize-winning plan was criticized because it failed to address the site's natural topography and, when he expressed reluctance at returning to California to see the project through, control of the campus plan and much of its architecture was handed to local architect John Galen Howard. Howard had been the third place winner in the University campus plan competition. Under his aegis, construction of University House was restarted circa 1910 and completed by 1911. Howard made only slight alterations to Pissis' original design; it was built essentially as originally drawn.

University House is listed on the National Register of Historic Places (NR #C 82004652).

Architect Albert Pissis (1852-1914) was born in Guaymas, Mexico and came to California at age six. He studied architecture at the Ecole des Beaux-Arts in Paris, after which he returned to San Francisco. During his career in San Francisco, Pissis worked on the Hibernia Bank Building located at the corner of McAllister and Jones Streets, and the Flood and Emporium buildings located on Market Street.

C.Chronology

1900  Pissis' original design for University House (construction begun circa 1900 and halted shortly thereafter).
1910  Revised plan by John Galen Howard (construction completed in 1911).
1923  Garage added, John Galen Howard.
1933  Greenhouse added in East Garden.
1935  Rewiring of First Level through Fourth Level.
1959  Exhaust Ventilation modified.
1962  Alterations to 'President's Road' paving at northwest side of house.
1962  Window boxes added.
1964  Rose Garden planted.
1965  Alteration of bookcases in Second Level Study.
1966  Kitchen Alterations at First Level.
1970  Bookcases added to Main Stair Hall and Third Level Study.
1971  Addition of exterior stair railings.
Mid-1970s  Exterior repairs and painting.
1991  Seismic upgrade, including new clay tile roof.
1996  Exterior repairs, including paint stripping and new gutter.
1997  Exterior restoration at stone and windows: flat roof and skylight replacement; basement waterproofing.

D. Preservation Objectives and Standards

As a significant historic building which is listed on the National Register of Historic Places, University House is subject to review for compliance with the Secretary of the Interior's Standards for Rehabilitation. Restoration and design guidelines in this report follow the Secretary's Standards to the greatest extent possible. The Standards are included for reference:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated, by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
II. Architectural Description, Condition & Recommendations
A. HISTORIC BUILDING ZONES AND ZONED FLOOR PLANS

Historic Building Zones establish a framework for treatment of a building by dividing the building into logical areas consistent with use, original design, public access and integrity. The zoning of University House was designed to differentiate between more and less significant exterior and interior building areas. Each area is given one of the following three ratings: Significant, Contributing and Non-Contributing. Significant zones are recommended to be preserved. Contributing zones are recommended for rehabilitation where feasible, or mitigation by means of salvage of significant elements within the Contributing zone. Non-Contributing zones are non-historic areas that may receive substantial alterations or removal. The Historic Building Zones of University House are described and evaluated below. Floor plan diagrams illustrating these zones follow the zone descriptions.

Zone 1 – Significant

Description
Rooms given the ‘Significant’ rating embody unique or distinctive characteristics such as design, imagery, material, workmanship or association with historic persons or events crucial to the historic integrity of the building. These rooms merit the greatest preservation effort, including restoration of significant elements and materials.

Exterior spaces
North, East, South and West Elevations, including hipped roof, porches and balconies.

Interior spaces
First Level: Foyer.
Third Level: Central Stair Hall, Side Hall.

Guideline
Significant exterior elevations and interior spaces shall be retained and preserved or, where detrimental alterations have occurred, be restored. Deteriorated materials shall be repaired rather than replaced. Where replacement is necessary due to extensive deterioration, replacement materials shall match the original in kind. Where materials will be disturbed due to new construction, materials shall be salvaged and reinstalled where feasible, or replaced in kind.

Zone 2 – Contributing

Description
Contributing rooms are original to the building and have characteristics which, although modest and unexceptional, are typical of the history and design of the building, and which therefore contribute to its continuing integrity. Conscious preservation effort is worthwhile and changes should be sensitive to the space.

Interior spaces
First Level: Banquet Hall.
Second Level: Rear Stair, Rear Stair Hall.
THIRD LEVEL: Bedrooms 1-6, West Foyer, Study, Master Bedroom, Rear Stair Hall, East Bath, West Bath.
FOURTH LEVEL: Rear Stair Hall.

Guideline
Contributing spaces and elements should be retained wherever possible. Where required, alterations and additions shall be designed to be compatible with the existing building spaces, elements and materials. New materials and assemblies at reconstructed areas shall be similar to the original. New program requirements may be introduced into these locations. Alteration or demolition of these spaces may occur but should be mitigated by salvage of significant elements and materials within the space.

Zone 3 – Non-Contributing
Description
Non-Contributing spaces are spaces that are not subject to the above three categories and whose modification would not represent a loss of character, code violation or intrusion to an otherwise historically significant space. This rating also refers to rooms where inappropriate changes or severe deterioration have eliminated characteristics which contribute to the integrity of the building. Changes may be made freely in these spaces, as long as they are compatible with the original design of the building.

Exterior spaces
Flat roof.

Interior spaces
FIRST LEVEL: Hall, Kitchen/Pantry, Work Room/Furnace, Women’s Lounge and Toilet, Men’s Toilet Room, Staff Bath.
SECOND LEVEL: Kitchen and Pantry, Women’s Lounge and Toilet.
THIRD LEVEL: Kitchenette, North Foyer and Bath, Toilet Room, South Bath.
FOURTH LEVEL: Storage Space.

Guideline
Non-Contributing areas are not specifically limited by preservation recommendations, except to note that the overall character of alterations to an historic building must meet the more general requirements of the Secretary of the Interior’s Standards for Rehabilitation, as listed in the previous report section.

B. Site

1. Description and Conditions

The building site contributes to the significance of University House in that it sets the structure a visible distance above surrounding vegetation and adjacent buildings. The building is set on a knoll which is currently planted with grass and edged with trees and hedges. Asphalt paths linking University House to the rest of the campus delineate the boundaries of the structure and connect to an asphalt driveway at the northwest corner of the site. Within the asphalt boundary, University House is surrounded on the west, south
and east by lawn, and on the north by a utilitarian yard. The lawn areas to the west and south are bordered by hedges and low planting beds. The lawn to the east of the building is part of a larger garden which slopes downward and to the east—a rose garden is located at the far northeast corner. The north side of the building is a yard which is surrounded by an ornamental wood fence. Paving is brick; some planting occurs along the northern fence.

The formal approach to the building is from the south and is marked by two flights of stairs leading up from the asphalt road toward the building. Risers and treads are brick and stair stringers are of granite. Metal railings are a recent addition and are not compatible with the site and building. A brick path connects the stairs to the South Porch and continues around the west side of the building, to the asphalt paved driveway in the northwest corner. The brick path continues toward the east garden, stopping at a tall metal gate.

The brick path shows evidence of efflorescence, loose mortar, loose brick units and uplift from adjacent plantings.

2. Alterations

A garage was added between the northwest driveway and the north yard in 1923. Additional alterations to the building site include changes in trees and other plantings and the addition of stair railings and light fixtures in 1971.

3. Recommendations

Deteriorated brick should be repaired or replaced in kind. Railings should be replaced with more compatible materials. Lighting may be provided as part of a comprehensive landscape lighting plan; fixtures should be as unobtrusive as possible. Alterations to the landscape plan should respect the formality of the original and existing site conditions. In addition, plantings should be kept away from the building base, to prevent deterioration of the stone at that location.

C. EXTERIOR

1. Description and Conditions

The four-story tall building is designed in an Italianate manner, clad in a buff-colored sandstone and surmounted by a red clay tile hip roof. Ashlar masonry walls rise above a masonry base to an ornamental masonry cornice. Projecting balconies, porches, window surrounds and cornice are detailed in carved, ornamental sandstone.

The building is "L" shaped in plan. The South Elevation is symmetrically arranged around a porch and balcony, which mark the formal entry to the building. Large rectangular windows punctuate the two sides of this elevation, with large arched windows marking the center portion. Granite steps lead up to the South Porch.

The West and East Elevations are similar in composition, each arranged around a projecting bay. The East Elevation is arranged symmetrically around the East Porch and Balcony. At the West Elevation, the southern portion is arranged symmetrically around a semicircular ornamental bay, while the northern portion steps eastward and contains the semicircular North Porch. The western portion of the North Elevation shares the North Porch; the eastern portion is somewhat less formal in design, and contains entrances to the First and Second Levels of the building.
The South Porch, which serves as the main building entrance, is entered through three arched openings and paved in ornamental marble mosaic. The South Porch is surmounted by the South Balcony railing. The East Porch, also paved in ornamental marble mosaic, is surrounded by an ornamental stone railing. The North Porch serves as the secondary entrance to the building and is articulated by a low railing and stone columns which support the North Balcony above. The North Porch features the only remaining sandstone railing.

2. Significant original elements

A. Sandstone: buff-colored sandstone, likely originating from the Sites Quarry in Williams, California. Ashlar masonry at building walls and below the water table. Ornamental stone at building quoins, window surrounds, porches, balconies and cornice. Stone is currently undergoing restoration. Where deteriorated, repairs are being made with new matching sandstone (at building quoins and South Balcony railing,) cast stone (below water table, railing caps, and other areas close to grade or susceptible to water intrusion,) and restoration mortar (at ornamental areas requiring rebuilding of lost profiles or edges.)

B. Wood Windows: double-hung wood windows, generally rectangular in shape, punctuate the exterior walls. Three windows at the area adjacent to the South Balcony are arched. Windows are curved along the curved bay on the West Elevation. Window sash is typically constructed of pine, while frame and trim are redwood. Sash, frame and trim are painted at the exterior; interior finishes vary between paints and stains. Windows are currently undergoing restoration. Where deteriorated, elements are being repaired with wood filler or consolidant, or replaced. Replacement sash is constructed of fir. Glazing varies throughout the building. Laminated, bullet-proof glass was installed at all Second Level windows; original glass remains at most Third Level windows. Exterior lead-based paint was stripped from windows in 1997 and new paint applied. Interior finishes were left in place except where repairs occurred.

Additional materials are compatible with and contribute to the significance of the building, although they are not original. These include the copper gutters, which replaced the original copper gutters in 1996, the red clay tile roof, which replaced the original clay tile roof in 1991, and cast stone balusters, which replaced deteriorated stone balusters in the mid-1970s.

3. Alterations

Alterations to the building exterior are limited to several recent additions. A wheelchair lift was added at the North Porch and a stair was built to connect the east garden with the First Level Banquet Hall. A fire escape, which had been installed in one of the Third Level windows at the North Elevation, was removed circa 1972, except for the Third Level platform, which remains. The garage, which was built in 1923, was accompanied in 1972 by the addition of an enclosed passage between the garage and the building. The addition of the enclosed passage blocked two of the windows on the North Elevation.

Additional alterations focused on materials repair and replacement. The building exterior was covered with vines by the early 1970s; the vines were removed in the mid-1970s and the building painted. At that time, repairs were made to the stone, and deteriorated porch and balcony railing elements were replaced in cast stone. The paint and repairs made in the mid-1970s exacerbated deterioration of the stone to the extent that sections of ornamental stone, especially at the cornice level, began falling from the building in the early-to-mid 1990s. Paint was removed from the building in 1996, revealing the extent of
stone deterioration. Stone restoration is currently underway and will be complete by the end of 1997.

The hip tile roof was replaced in its entirety in 1991, as part of an overall seismic upgrade of the building. The copper gutter was replaced in 1996. Restoration of wood doors and windows is currently underway, and the flat roof and skylights are currently being replaced.

Paving at the North Porch was covered with terrazzo to accommodate a wheelchair lift and raise the Porch floor to be even with the interior floor level. Original marble mosaic paving at the East and West Balconies was covered with membrane decking in 1991; Balcony surfaces at the East and South Balconies are currently being replaced.

4. Recommendations

No further changes are recommended for the exterior of the building, except for regular maintenance.

D. INTERIOR

FIRST LEVEL

The First Level of University House, although technically a Basement, contains one of the building's primary entertaining spaces, the Banquet Hall. This floor also contains many utilitarian areas, including the Banquet Kitchen, Pantry, Work Room and Furnace.

1. FOYER

   Zone 1 — Significant

   a. General Description and Condition

   The Foyer is located at the base of the first flight of the Central Stair, and provides access to both the Women's Lounge and the Banquet Hall. The Foyer originally gave access to the Carpenter's Shop, which was located where the Women's Lounge is today. Stairs rise along the east wall of the Foyer.

   b. Significant Elements

      1. WALLS: The walls are painted smooth plaster.

      2. BASEBOARD: An 8 ½" high painted wood baseboard runs the perimeter of the room.

      3. DOORS: A dark stained, single-panel wood door with a glass knob, painted wood trim and a clear finished oak threshold provides access to the Women's Lounge to the west. Similarly detailed double wood doors along the south wall lead to the Banquet Hall, and along the east wall provide access to the Hall. The Hall-side of the east door is painted white and has a bronze knob.
c. **Alterations**

The floor of the Foyer, which was originally wood, has been covered in plush, dark red carpeting, the ceiling has been covered in white acoustic tile and there is a ceiling-mounted incandescent light fixture at the center of the room.

d. **Recommendations**

This room should be retained. Any alterations should seek to maintain the existing configuration as closely as possible; significant elements within the room should be preserved.

2. **BANQUET HALL**  
Zone 1 - Contributing

a. **General Description and Condition**

The Banquet Hall, which occupies the space beneath the Main Hall, the Living Room and the Dining Room, is the largest continuous space in University House. It is composed of three continuous rectangular spaces with a half-circle alcove at the room's west end.

As a formal gathering space, the Banquet Hall relates more to the other formal rooms found on the Second Level than it does to the utilitarian spaces that comprise most of the First Level. Alterations made to the room in 1991 have altered its original character to the extent that it has lost some of its significance.

Although the Banquet Hall can be accessed through exterior doors from the East Garden and from the north through the Work Room, its formal entrance continues to be through the Foyer. A storage closet opens off the south wall of the Banquet Hall.

b. **Significant Elements**

1. **Floor:** The Banquet Hall has a straight-laid oak strip floor with a redwood finish. The floor is quite scratched and some areas of the floor are springing – this is an indication of the possible presence of rotted flooring or sub-flooring.

2. **Walls:** The walls of the room are smooth plaster with a painted fabric covering. The painted fabric wall covering is detaching from the plaster beneath the windows at the west end of the room where the underlying plaster has been damaged by water.

3. **Ceiling Beams:** Two original structural ceiling beams are visible in the Banquet Hall. Although they are in their original locations, the character of the beams has been modified through the addition of wood trim.

4. **Columns:** Two fluted, painted wood columns are positioned beneath the exposed ceiling beams.

5. **Doors and Thresholds:** To the north a pair of single-panel dark stained wood doors open onto the Foyer and one similar door leads to the Work Room. Both sets of doors have painted wood frames, clear finished oak thresholds, glass knobs and bronze hardware.
A similar door in the south wall provides access to an unfinished brick and concrete barrel-vaulted storage room.

c. Alterations

The Banquet Hall was significantly modified in 1991. The ceiling, which had presumably been smooth plaster painted to match the walls, was opened for the addition of a structural plywood diaphragm, and then covered in white acoustic tile. A speaker system was also added at that time. Along the east wall a pair of glazed steel frame doors opens to the garden.

Wood baseboard and ceiling trim was added around the perimeter of the room and to the ceiling beams. Operable glass louvers were installed at the windows along the south and west walls; they are covered by full-height painted wood shutters. Incandescent bronze light fixtures were added at the walls and ceilings. Metal protective covers were recently added over the original radiators.

d. Recommendations

The Banquet Hall should be preserved in close to its current condition. Alterations to the appearance of the ceiling can be made freely. Significant elements should be preserved. The floor and walls should be repaired where deteriorated.

3. WOMEN’S LOUNGE AND TOILET
   Zone 3 – Non-Contributing

a. General Description and Condition

The Women’s Lounge and Toilet is accessible only from the Foyer. The area, which was originally the Carpenter Shop, contains two small closets, a lounge space and a small, separate room with two sinks and two toilets. The spaces have been remodeled and very little material of historic value remains.

b. Significant Elements

1. Doors: The wood panel door to the Foyer is painted on the Lounge side, and is surrounded by painted wood trim. The closet doors are painted wood panel.

c. Alterations

The floor in the Women’s Lounge has been covered in rose-colored carpeting. In the toilet area vinyl flooring has been laid. There is a single louvered glass window along the north wall, with a turnd-out ledge beneath it. The original baseboard was replaced with rubber. A contemporary vanity with a linoleum countertop has been built along the north wall with a wall-mounted fluorescent light fixture above. Both the Lounge and the Toilet Room have ceiling-mounted incandescent light fixtures.

In the Toilet Room, the sinks are separated from the toilets with painted wood partitions. There is one ventilation grille in this area, which has been placed in the location of an original window, and there is piping running through the stalls.

The closets are very basic rooms with detailing that is similar to the Lounge. However, in the north closet a section of wall remains from the Carpenter’s Shop, which has a white-painted wainscot wall with a steel sash window above.
4. **HALL**  
**Zone 3 - Non-Contributing**

a. **General Description and Condition**

The First Level Hall is located at the base of the Rear Stair. The Hall serves to connect the Kitchen, Work/Furnace Room, two small Supply Closets, Men's Toilet and Foyer.

b. **Significant Elements**

1. **Walls and Ceiling:** The Hall has painted, smooth plaster walls and ceiling.

2. **Doors and Thresholds:** At the west end of the Hall a wood door opens to a small closet which occupies the space beneath the stairs.

3. **Baseboard:** There is a 9" painted wood baseboard in the Hall.

c. **Alterations**

The floor is covered with gray and beige vinyl. Swinging wood doors were added between the Hall and the Kitchen and at the west end of the hall near the Men's Toilet Room. At the base of the stairs is a built-in shelf-niche. The Hall is illuminated with ceiling-mounted incandescent lights.

d. **Recommendations**

Alterations are unrestricted in this area, except that doors and trim should be retained to the greatest extent possible.

5. **MEN'S TOILET ROOM**  
**Zone 5 - Non-Contributing**

a. **General Description and Condition**

At the west end of the Hall is a small Men's Toilet Room. This room, which was originally designed to be the Wine Room, was converted into a Toilet Room with the addition of a sink, a urinal and a toilet.

b. **Significant Elements**

1. **Door:** The door that leads to the hallway is four-panel painted wood with an obscure glass light. The door has a bronze knob and hardware.
c. Alterations

Gray vinyl flooring, wallpaper and a gray rubber baseboard were added to this room. The room is illuminated with a wall-mounted fluorescent fixture and a ceiling-mounted incandescent fixture. A ¾ height wood partition has been built around the toilet; a white porcelain sink and urinal occupy the space outside the partition. There is a vent in the north wall and pipes that extend across the ceiling.

d. Recommendations

Alterations are unrestricted in this room, although the door should be retained.

6. WORK ROOM / FURNACE ROOM
   Zone 3 – Non-Contributing

a. General Description and Condition

Between the Banquet Hall and the Hall is a Work Room/Furnace Room. Originally referred to as the Heater Room, this room has been divided into two separate zones: the Work area, which contains a sink, counters and cabinets, and the Furnace area. This room is very utilitarian, and retains little material of historic value.

b. Significant Elements

   1. Door and Threshold: Along the south wall is a single-panel, painted wood door with a clear finished oak threshold and a bronze knob that opens to the Banquet Hall. The north wall contains a painted door with an obscure glass light and a bronze knob that opens to the Hall. Both doors have painted wood trim.

c. Alterations

The floor in the Work Room has been laid with gray and green vinyl flooring. A 6'-11" high wood partition has been built to separate the furnace from the work area. The north and south walls of the Work Room are lined with white-painted wood cupboards. Beneath the upper cupboards is a gray linoleum countertop and backsplash. There is a painted grille along the east wall and contemporary ceiling-mounted fluorescent light fixtures. A painted wood door with no threshold opens to the storage room.

d. Recommendations

Alterations are unrestricted in this room, although doors should be retained.

7. KITCHEN / PANTRY
   Zone 3 – Non-Contributing

a. General Description and Condition

The Kitchen on the First Level currently functions as the House’s main banquet Kitchen, although historically it functioned as the building’s Laundry Room. The Kitchen contains modern appliances and few materials of historic value.
b. Significant Elements

1. **BASEBOARD**: There is a 9 ½" painted wood baseboard in the room.

2. **WALLS AND CEILING**: White plaster walls are covered with shelving units and appliances; the painted plaster ceiling is obscured with pipes and conduit.

3. **DOORS AND WINDOW TRIM**: Along the east wall are several small casement windows and along the north wall is a large, double-hung window. The trim surrounding these windows is painted wood.

A non-historic door was inserted in an original opening along the north wall; the opening is trimmed in painted wood and has a clear-finished oak threshold. A double-panel door to the closet along the south wall is painted wood with an obscure glass light. The door and surrounding trim are painted white, and the door has bronze hardware and knob. A single-panel painted wood door leads to the Staff Bath on the west wall. This door also has a painted wood frame, bronze hardware and knob; there is no threshold beneath this door.

c. Alterations

Alterations include gray vinyl flooring and the addition of equipment and shelving.

d. Recommendations

Alterations are unrestricted in this room, except that original doors and windows should be preserved to the greatest extent possible.

8. **STAFF BATH**
   Zone 3 – Non-Contributing

a. General Description and Condition

To the west of the Kitchen is a small Bath with a sink, bathtub and an inoperable toilet. The function of this space has remained consistent over time, but only the sink is currently used.

b. Significant Elements

1. **WALLS AND CEILING**: Smooth, painted plaster walls and ceiling.

2. **BASEBOARD**: There is a 9" painted wood baseboard around the room.

3. **WINDOW TRIM**: Two small, casement windows with painted wood trim are located along the north wall.

c. Alterations

Red vinyl flooring and a fluorescent wall-mounted fixture were added to this room. A black rubber baseboard has been adhered to the original wood baseboard. A white porcelain sink and a non-historic toilet have been added to the space. The windows were closed off with the addition of a garage.
d. Recommendations

Alterations are unrestricted in this room.

SECOND LEVEL

The Second Level contains the formal entrance to the building as well as most of the main gathering and entertaining spaces. Most of the rooms on this level have been rated Significant. Although the Serving Kitchen and several storage spaces have been altered and retain little, if any, material of historic value, most of the spaces on this Level are character-defining spaces which have been used traditionally for entertaining and University-related social events.

1. MAIN HALL
   Zone 1 – Significant

a. General Description and Condition

The Main Hall is among the most elegant rooms in the building. As the main entrance to the building, the Main Hall serves to connect the entry with the Living Room to the west, the Drawing Room and Dining Room to the east, and the Main Stair, Vestibule and Study to the north. Its original character and use remained unchanged, and its historic materials remain in excellent condition.

b. Significant Elements

1. WALLS: The walls of the Main Hall are covered in Honduran mahogany paneling that extends to 8’-5” above the floor. Above the paneling, smooth plaster walls rise to a heavy cornice.

2. CEILING: The ceiling of the Main Hall is smooth plaster painted white.

3. FLOOR: The floor is covered in dark stained, straight-laid oak strip.

4. BASEBOARD AND CEILING TRIM: The Honduran mahogany baseboard is integral to the paneling; the wood cornice trim, which is also Honduran mahogany, defines the perimeter of the room.

5. DOORS AND WINDOW TRIM: The main entry door, which opens to the South Porch, is a single-panel door with Honduran mahogany veneer and a white marble threshold. Between the Main Hall and the adjacent rooms are sliding Honduran mahogany pocket doors. Along the north wall of the Main Hall are two Honduran mahogany hinged doors with glass knobs and bronze hardware, one which opens to a small closet and one which opens to the Dining Room. Interior hinged doors have oak thresholds that match the floor finish.

6. LIGHT FIXTURES: Early ceramic wall-mounted light fixtures remain.

7. GRILLES: Beneath each window is a bronze heater grille.

c. Alterations

No significant alterations have occurred in this space.
d. Recommendations

This space should be preserved.

2. STAIR HALL
Zone 1 – Significant

a. General Description and Condition

The Stair Hall is located to the west of the Central Stair on the Second Level, connecting the Main Hall with the Vestibule. The Stair Hall provides access to the Vestibule, the Men’s Toilet Room, the Study and the First Level flight of the Central Stair.

The character of the Stair Hall is much like that of the Main Hall. As interconnected spaces, they share similar paneling and detailing, but are separated spatially at the ceiling level with a Honduran mahogany beam and carved Honduran mahogany brackets.

b. Significant Elements

1. WALLS: Full-height stained Honduran mahogany paneling lines the walls of the Stair Hall.

2. FLOOR: The Stair Hall has a straight-laid, dark stained oak strip floor, which matches the floor in the Main Hall.

3. LIGHT FIXTURES: Wall-mounted ceramic light fixtures of the same design as those in the Main Hall illuminate the Stair Hall.

4. DOORS AND THRESHOLDS: The doors that lead to the Vestibule, the Study, the Men’s Toilet Room and the First Level flight of the Central Stair are single-panel Honduran mahogany, which match the surrounding paneling. The doors have bronze hardware and glass knobs. There is no threshold at the doors that lead to the Vestibule. Oak thresholds exist at the doors to the Study, the Stair Hall closet and the First Level flight of the Central Stair. The door to the Men’s Toilet Room has a white marble threshold.

c. Alterations

No significant alterations have occurred in this space.

d. Recommendations

This space should be preserved. Where alterations are required for new construction, materials and finishes should be salvaged and reinstated.

3. MEN’S TOILET
Zone 1 – Significant

a. General Description and Condition

The Men’s Toilet, a small room accessed off the Stair Hall, contains many historic materials.
b. Significant Elements

1. **FLOOR**: The floor of the Men's Toilet Room is laid with white marble tiles. The tiles appear to be in good condition, with minor visible surface wear.

2. **WALLS AND CEILING**: The walls of the room are faced in white marble that rises to a height of approximately 4'-8"; at that point the walls become smooth painted plaster. The plaster ceiling is also finished smooth and painted.

3. **SINK**: An original porcelain pedestal sink with a chrome faucet remains in the room.

4. **LIGHT FIXTURES**: There is both a ceiling-mounted and a wall-mounted bronze light fixture in the Men's Toilet Room.

5. **WINDOW TRIM**: The window in the north wall has a white marble sill and is set into the wall without other periphery trim.

c. Alterations

The toilet is a replacement fixture and the painted metal partition was added to separate the toilet from the lavatory.

d. Recommendations

This room should be preserved to the greatest extent possible. Where alterations are required, significant materials should be salvaged and reinstalled in their original location.

4. **VESTIBULE**

Zone 1 – Significant

a. General Description and Condition

At the north end of the Stair Hall is the Vestibule, which is a small, quarter-circle entrance area that opens off the North Porch and connects the front entertaining areas of the Second Level with the rear service areas and staircases. This small room retains its historic character, materials and use.

b. Significant Elements

1. **FLOOR**: The Vestibule has a straight-laid, oak strip floor.

2. **WALLS AND CEILING**: Honduran mahogany paneling rises to a height of 8'-8". Above the paneling the walls and ceiling are smooth plaster painted white.

3. **BASEBOARD**: The Honduran mahogany baseboard is integral to the paneling.

4. **DOORS AND WINDOW TRIM**: The curved wall in the Vestibule contains a curved wood door with a glass light. The door hardware is bronze; the knob is glass. The door has a white marble threshold. The windows that flank the door are trimmed in dark stained wood.
To the east, a pair of Honduran mahogany sliding pocket doors with etched glass panels open onto the Rear Stair Hall.

5. LIGHT FIXTURES: A ceiling-mounted incandescent light fixture illuminates the space.

c. Alterations

A security panel has been added to the east wall of the Vestibule.

d. Recommendations

This space should be preserved.

5. STUDY

Zone 1 – Significant

a. General Description and Condition

The Study can be accessed either from the south through the Living Room, or from the east through the Stair Hall. The room retains its historic materials, character and use.

b. Significant Elements

1. FLOOR: The Study has an oak strip floor.

2. WALLS: The walls of the Study are lined with oak paneling, which rises to a height of approximately 6'-4". All the oak in the room has been finished with a light-colored translucent coating. Above the wood paneling the walls are smooth, painted plaster.

3. BASEBOARD AND TRIM: The oak baseboard is integral to the paneling. Above the plaster walls is wood cornice trim, which has been finished to match the paneling.

4. BUILT-IN BOOKCASES: Built-in oak bookcases, which line the north and east walls of the study, have been finished to match the surrounding paneling and trim.

5. WINDOW TRIM: The two windows in the room are trimmed in oak which has been finished to match the surrounding paneling and cornice trim.

6. FIREPLACE: A fireplace is located in the center of the study’s south wall. The fireplace is set into the oak paneling; the hearth and its surround are clad in dark colored marble with green highlights.

7. GRILLE: One bronze heater grille is located beneath the window in the west wall.

c. Alterations

Contemporary brass and glass doors have been added to the fireplace. Carpet and a carpet pad have been nailed to the oak floor. Original light fixtures have been replaced with contemporary, square ceiling lights.
The oak bookcases that line the north and east walls of the Study were not indicated on Pissis’ circa 1900 drawings but were shown on John Galen Howard’s 1910 drawings. Other drawings indicate that the bookcase along the north wall was modified in 1965.

d. Recommendations

This room should be preserved to the greatest extent possible. Carpeting may be removed or replaced.

6. LIVING ROOM
   Zone 1 – Significant

a. General Description and Condition

The Living Room, located directly west of the Main Hall, originally functioned as the House’s Library. It can be reached either through the Main Hall or through the Study. The room retains its historic materials and character.

The room is divided into two parts: a main rectangular space with an adjoining semi-circular alcove to the west. The opening of the alcove is framed by two free-standing fluted wood Doric columns and two corner wood pilasters. Each column sits on a low wood pedestal and rises to a wood beam that visually separates the alcove from the main Living Room space.

The long rectangular space has a fireplace at its north end, a large window at its south end, and a window facing west. The opening to the Main Hall is framed by painted wood pilasters.

b. Significant Elements

1. FLOOR: Like the other rooms on the Second Level, the Living Room has a straight-laid oak strip floor.

2. BASEBOARD AND CEILING TRIM: A painted oak baseboard and cornice trim run the perimeter of the room.

3. WALLS AND CEILING: The walls and the ceiling in the Living Room are smooth, painted plaster. The ceiling has decorative faux-beams that are painted beige to match the surrounding wood trim and paneling.

4. DOORS AND WINDOW TRIM: To the west of the fireplace, along the Living Room’s north wall, is a single-panel wood door that leads to the Study. The door, frame and trim are all painted with an opaque beige finish. The door has bronze hardware and a glass knob. A pair of Honduran mahogany pocket doors opens to the Main Hall.

   Window trim in the Living Room is oak finished to match surrounding cornice and baseboard.

5. FIREPLACE: The Living Room fireplace is similar to the fireplace in the Study, with a surround and hearth of dark marble with green highlights. The marble fireplace surround is set into a painted oak mantle that projects from the wall.
6. **Light Fixtures:** The Living Room is entirely lamp-lit; no wall-mounted or ceiling-mounted fixtures exist.

7. **Grilles:** Three bronze heater grilles are located in the west wall below the windows.

c. **Alterations**

As in the Study, this fireplace has been equipped with a contemporary brass and glass screen that does not complement the rich marble backdrop.

d. **Recommendations**

This room should be preserved.

7. **Drawing Room**

Zone 1 – Significant

a. **General Description and Condition**

The Drawing Room is located immediately east of the Main Hall. Designed to accommodate formal social functions and gatherings, the Drawing Room is rectangular, has a fireplace, and opens onto the formal Dining Room. The room retains its historic materials, character and use.

b. **Significant Elements**

1. **Floor:** Straight-laid oak strip floor. Historic drawings indicate that the oak floor originally had a redwood finish.

2. **Doors and Window Trim:** A wood door with a glass panel and transom opens to the East Deck. The door has a white marble threshold and bronze hardware. There is a pair of Honduran mahogany pocket doors on the north wall that lead to the Dining Room and there are two windows in the room, one which faces east and one which faces south. The trim surrounding all doors and windows is painted wood.

3. **Walls and Ceiling:** The Drawing Room has smooth plaster walls that are painted white. The plaster ceiling has visible cracks which continue through the plaster moulding on the east and west walls.

4. **Baseboard and Ceiling Trim:** A painted wood baseboard runs around the perimeter of the room and painted wood wainscot rises to a height of 3'-2". There is plaster perimeter moulding at the ceiling.

5. **Light Fixtures:** A chandelier hangs from the center of the ceiling.

6. **Fireplace:** A fireplace is located along the east wall between the door and window. The fireplace surround is brightly colored orange and red limestone Breccia with greatly varying grain size. The same stone was used to surround the fireplace in the adjacent Dining Room. The fireplace is trimmed in painted wood and has a painted wood mantle.
7. GRILLES: There are two bronze grilles in the room: one beneath the south window, and one on the floor in the northeast corner of the room.

c. Alterations

The fireplace has been equipped with a contemporary brass and glass fireplace screen. Ceramic seashell light sconces (presumably not original) are fixed to the walls.

d. Recommendations

This room should be preserved. Light fixtures may be altered.

8. DINING ROOM

Zone 1 – Significant

a. General Description and Condition

The Dining Room can be entered through a single door in the Main Hall, through the pocket doors in the Drawing Room or through the Pantry. The Dining Room is a rectangular space with a barrel-vaulted ceiling. The room retains its historic materials, character and use.

b. Significant Elements

1. FLOOR: The floor is straight-laid strip oak, finished to match the floor in other rooms on the Second Level.

2. WALLS AND CEILING: The walls of the Dining Room are elegantly faced in full-height Honduran mahogany paneling. From the top of the wood paneling the ceiling springs into a smooth plaster barrel vault, which runs the length of the room. There is evidence of water damage in the east end of the room where the ceiling plaster is peeling and blistering.

3. DOORS AND WINDOW TRIM: At the east end of the room a pair of wood frame doors, each with a glass panel and transom, faces the east deck. The doors have a white marble threshold and bronze hardware. Sliding Honduran mahogany pocket doors with no threshold are located between the Drawing Room and the Dining Room; a single panel, dark stained wood swinging door leads into the Pantry and a single panel, dark stained wood door opens to the Main Hall. The door to the Pantry has bronze hardware, with a bronze knob on the Pantry side of the door and a glass knob facing the Dining Room. The door to the Main Hall has glass knobs.

4. BASEBOARD AND CORNICE TRIM: The Honduran mahogany baseboard and cornice trim are integral to the paneling.

5. LIGHT FIXTURES: Silver candle-like incandescent light fixtures are mounted to the paneling around the room, and a chandelier hangs from the center of the ceiling.

6. FIREPLACE: A formal fireplace is situated along the center of the west wall, framed by Honduran mahogany paneling and surmounted by a Honduran mahogany mantel. The fireplace surround and hearth are brightly colored orange
and red limestone Breccia that matches the stone used in the Drawing Room fireplace.

c. Alterations

Contemporary brass and glass doors have been added to the fireplace. Two recessed can light fixtures have been added to the ceiling. Historic drawings indicate that the plaster barrel vaulted ceiling was intended to be decoratively painted.

d. Recommendations

This room should be preserved. Deteriorated materials should be repaired.

9. REAR STAIR HALL
Zone 2 – Contributing

a. General Description and Condition

Between the Vestibule and the Kitchen is a small stair hall that leads to both the Rear Stair and to the Women’s Lounge and Toilet. There is a small closet on the south wall.

b. Significant Elements

1. FLOOR: The Rear Stair Hall has a straight-laid oak strip floor.

2. WALLS AND CEILING: The walls and ceiling are smooth plaster painted white.

3. DOORS: The doors that open into the Stair Hall are single-panel, dark stained wood with bronze hardware and glass knobs, with the exception of the door along the east wall, which is not historic. The doors have painted wood trim. The closet that opens off the hall is similar, with a bronze knob.

4. BASEBOARD AND CORNICE TRIM: The Rear Stair Hall is bordered with a painted wood baseboard.

c. Alterations

A wood door was added along the east wall.

d. Recommendations

This room should be retained, if feasible. If alterations are required, significant elements should be salvaged and reused.

10. WOMEN’S LOUNGE AND TOILET
Zone 3 – Non-Contributing

a. General Description and Condition

The Women’s Lounge and Toilet, which originally functioned as the Servant’s Hall, is accessed from the Rear Stair Hall. It has been remodeled and little historic material remains.
b. Significant Elements

1. Baseboard: Portions of a painted wood baseboard still exist on the west, south and east walls.

2. Doors and Window Trim: The window in the west wall has painted wood trim. The door to the Rear Stair Hall is painted on the Women’s Lounge side and has painted wood trim.

c. Alterations

The floor has been covered in speckled vinyl flooring that is currently in poor condition. A new sink, counter, toilet and toilet partition have been added and much of the original wood trim has been replaced. The baseboard has been removed on the north wall and replaced with a new unprofiled wood baseboard. Light fixtures are contemporary incandescent.

d. Recommendations

Alterations are unrestricted in this room, except that the window opening and trim should be retained.

11. Kitchen and Pantry

Zone 3 – Non-Contributing

a. General Description and Condition

The Kitchen and Pantry, which are located in the northeast corner of the building, were remodeled in 1966 and currently contain no historic features or materials. However, in the small storage room to the west of the Kitchen, an original double-hung wood window and wood baseboard trim still exist. The Pantry opens onto the formal Dining Room to the south of the Kitchen.

b. Significant Elements

1. Baseboard and Window Trim: In the small storage room, the wood window trim is painted to match the room, as is the baseboard, which is only found in short runs along the south and west walls.

c. Alterations

The Kitchen has been completely remodeled, including new finishes, cabinetry and equipment. The door between the Pantry and Kitchen has been removed.

The Pantry is currently only a small room between the Kitchen and the Dining Room, but it originally extended farther west. Sometime during the early-1990’s the size of the Pantry was reduced to allow for the construction of a new stair, which was intended to safely connect the Kitchen on the First Level with the Kitchen on the Second Level. On page 115 of Broccolini Architects’ 1990 Study of University House, a recommended priority for Life Safety and Code compliance was the “installation of code acceptable stair between Kitchens to replace existing non-conforming stair.” Broccolini Architects suggest that “The flow between the first floor and basement Kitchens can be helped a great deal and made safer by the construction of a straight run switch back stair, eliminating the existing winder stair which is unsafe and not to current code.”
d. Restorations and Design Parameters

Alterations are unrestricted in this room, except that window openings and trim should be retained.

THIRD LEVEL

The Third Level is a residential Level, originally designed to be occupied by the University President, family and servants. The spaces on this Level consist primarily of bedrooms and bathrooms. The northernmost two bedrooms on this Level were designed as Servant's quarters.

1. CENTRAL STAIR HALL
   Zone 1 – Significant

a. General Description and Condition

The Central Stair Hall on the Third Level is the upper landing for the Central Stair. In addition to being the termination point for the formal Central Stair, the space also provides access to other rooms on the Third Level. The room retains its historic materials, character and use.

b. Significant Elements

   1. FLOOR: The Front Stair Hall has a straight-laid oak strip floor.

   2. WALLS AND CEILING: The walls and ceiling of the hall are smooth plaster, painted white.

   3. BASEBOARD AND CEILING TRIM: A dark stained wood baseboard and painted plaster moulding run the perimeter of the room.

   4. DOORS: Several doors and doorways open off the Central Stair Hall. The doors are all dark stained wood with clear finish and dark stained wood trim. There is a sliding pocket door to the Kitchenette/ Master Bedroom at the east end of the Hall. The doors in the Hall all have bronze hardware. Hinged doors have glass knobs and oak thresholds that match the floor finish.

   5. LIGHT FIXTURES: The Stair Hall is illuminated with bronze, wall-mounted fixtures.

   6. MISC.: A fuse cabinet with a dark stained wood door is built into the Stair Hall's north wall.

c. Alterations

Mahogany bookcases were built along the south wall of the Stair Hall in 1971. The floor has been covered, almost entirely, with light brown carpeting.
d. Recommendations

This room should be preserved. Where adjacent openings require alteration, doors and trim should be salvaged and reinstalled.

2. WEST FOYER
   Zone 2 – Contributing

a. General Description and Condition

Located at the west end of the Central Stair Hall, the West Foyer connects the Stair Hall with Bedrooms No. 1 and No. 2.

b. Significant Elements

1. FLOOR: The West Foyer has a straight-laid oak strip floor.

2. WALLS AND CEILING: Walls and ceiling are smooth plaster painted white.

3. BASEBOARD AND CEILING TRIM: Baseboard and doorway trim is dark stained wood, which matches the trim in the Stair Hall.

4. LIGHT FIXTURES: There is one ceiling-mounted light fixture in the Foyer.

5. DOORS AND THRESHOLDS: The doors to the bedrooms are dark stained wood with bronze hardware and oak thresholds finished to match the floor.

c. Alterations

A door to the closet of Bedroom No. 2 originally opened off the Foyer. When alterations were made to the closet, the opening was closed up and plastered over.

d. Recommendations

This space should be preserved where feasible.

3. BEDROOM No. 1
   Zone 2 – Contributing

a. General Description and Condition

Bedroom No. 1 originally functioned as the Dressing Room for Bedroom No. 2. Located in the northwest corner of the building, it can be accessed through the West Foyer. The room has one window facing north and one facing west, a fireplace along its south wall, a small closet and a bathroom that it shares with Bedroom No. 2. The room retains its historic materials and character.

b. Significant Elements

1. FLOOR: Finished oak strip floor laid in a herringbone pattern.

2. WALLS AND CEILING: The walls and ceiling are smooth plaster painted white.
3. **Baseboard and Cornice Trim:** A white-painted wood baseboard and a plaster moulding run the perimeter of the room.

4. **Doors and Window Trim:** The doors that lead to the bathroom and closet are dark stained wood with bronze hardware and glass knobs. The door to the bathroom has a marble threshold, while the door to the closet has a wood threshold that is finished to match the floor. The window trim is painted white.

5. **Fireplace:** A fireplace with a white marble surround and hearth is built along the center of the south wall and is framed with white-painted wood trim and a stained oak mantel. The marble surround is in good condition.

6. **Light Fixtures:** Wall-mounted bronze light fixtures which match those in the Study.

7. **Closets:** The closet off Bedroom No. 1 has a straight-laid oak strip floor. The walls and ceiling are smooth, painted plaster and the north-facing window has painted wood trim. The closet is illuminated with a bronze ceiling-mounted incandescent light fixture.

To the south of the closet is another small closet, which opens onto the Central Stair Hall. This closet has a finished oak strip floor and unfinished redwood walls. The closet contains non-original built-in shelving and cabinetry.

c. **Alterations**

Contemporary brass and glass doors have been installed over the fireplace opening.

d. **Recommendations**

This room should be preserved where feasible.

4. **WEST BATH**

   **Zone 2 – Contributing**

a. **General Description and Condition**

Situated along the west side of the building between Bedrooms No. 1 and No. 2, the West Bath retains much of its historic character. It has a window that faces west and doors at its north and south end that connect it to adjacent bedrooms No. 1 and No. 2. The room retains its historic character and use.

b. **Significant Elements**

   1. **Floor:** The white marble tile floor is in good condition.

   2. **Walls and Ceiling:** The walls of the West Bath are faced in white marble to the height of 4'-8". Above the white marble the walls and ceiling are smooth plaster painted white.

   3. **Doors and Window Trim:** Trim around the doors and mirrors, the window sill and the door threshold are all white marble.
c. Alterations

Although the West Bath retains many of its historic materials, the fixtures within the room have been entirely reconfigured. A non-historic white bathtub and a closest shower are located along the east wall, and the toilet and sink have been moved from their original locations.

d. Recommendations

This room should be retained inasmuch as possible. If alterations are required, significant elements such as marble and doors should be salvaged and reused elsewhere in the building.

5. BEDROOM No. 2

Zone 2 – Contributing

a. General Description and Condition

Located off the West Foyer on the Third Level, Bedroom No. 2 is situated in the southwest corner of the building. It has doors that open onto both the South and the West exterior Balconies and windows that face south and west. The room also has a door that connects it to the Study. Although the rooms are detailed in a similar fashion, Bedroom No. 2 is considerably larger than Bedroom No. 1.

b. Significant Elements

1. Floors: Finished oak floor laid in a herringbone pattern.

2. Walls and Ceiling: The walls and ceiling are smooth plaster painted white.

3. Baseboard and Ceiling Trim: A painted wood baseboard and plaster moulding run the perimeter of the room.

4. Doors and Window Trim: The wood window trim is painted white. The doors that provide access to the west and south balconies are paintec wood framed doors with two large glass lights and bronze hardware. Beneath the doors are two steps with finished oak treads and painted wood risers. The doors are covered on the interior with painted wood shutters.

The doors that open to the Foyer and to the Study are dark stained, single-panel wood doors with bronze hardware, glass knobs and painted wood trim.

5. Fireplace: A fireplace is positioned along the west wall, with a white marble surround and hearth, framed in white-painted wood with a stained oak mantel. The marble hearth is cracked and slightly charred. The fireplace is nearly identical to the fireplace in Bedroom No. 1, with the exception of rosettes that are carved into the wood trim.

6. Light Fixtures: There is a ceiling-mounted chandelier in the center of the room.

7. Closet: The closet off Bedroom No. 2 has a straight-laid oak strip floor. Walls and ceiling are smooth plaster painted white with a simple wood baseboard.
There are built-in wood shelves and wardrobe, painted to match the walls. The closet is illuminated with a ceiling-mounted incandescent light fixture.

c. Alterations

Contemporary brass and glass doors have been installed over the fireplace opening.

Although the closet remains in its original location, the space has been significantly reconfigured. A non-historic, painted, sliding wood door opens to the closet.

d. Recommendations

This room should be preserved where feasible; marble should be repaired.

6. STUDY
   Zone 2: Contributing

a. General Description and Condition

The Study is located along the building’s south side and is the only room directly accessible from the Central Stair Hall. The room has a door that connects it to Bedroom No. 2 and original plans show that it originally shared a bathroom with the Master Bedroom.

The Study has two south-facing windows that overlook the South Balcony and a small closet that opens to the east. The room is detailed much like Bedroom No's 1, 2, 3 and 4 and the Master Bedroom.

b. Significant Elements

1. Floors: The Study has an oak floor laid in a herringbone pattern.

2. Walls and Ceiling: The walls and ceiling are smooth plaster painted white.

3. Baseboard and Ceiling Trim: A white-painted wood baseboard and plaster moulding run the perimeter of the room.

4. Doors and Window Trim: There are two windows with painted wood trim that overlook the South Balcony. The doors to the closet, the Stair Hall and Bedroom No. 2 are dark stained wood, single panel doors with bronze hardware, glass knobs and painted wood trim.

5. Fireplace: A fireplace is positioned along the northwest wall, which is a chamfered corner in an otherwise rectangular room. The fireplace has a white marble surround and hearth and is framed in white-painted wood with a stained oak mantel. The marble hearth is charred and cracked.


7. Closet: The closet off the Study has a straight-laid oak strip floor. Walls and ceiling are smooth plaster painted white. The closet contains built-in wood shelves, a wardrobe and a wood baseboard painted to match the walls. The space is illuminated with an original, ceiling-mounted bronze fixture.
c. Alterations

Glass and brass doors have been added to the bedroom fireplace. Painted wood bookcases were built along the west and north sides of the room in 1971.

d. Recommendations

This room should be retained and preserved. Deteriorated marble should be repaired.

7. EAST FOYER and KITCHENETTE
   Zone 3 – Non-Contribution

   a. General Description and Condition

   Off the Stair Hall to the east is a small Foyer that contains both the entrance to the Master Bedroom and a small Kitchenette. The Kitchenette contains nothing of historic value; it is furnished with contemporary appliances, cupboards, vinyl flooring and wallpaper. The ceiling is composed of hung acoustical tile with recessed can lights.

   b. Significant Elements

   1. FLOOR: The floor in the East Foyer is straight laid oak strip.

   2. WALLS AND CEILING: The walls and ceiling in the East Foyer are smooth plaster.

   3. BASEBOARD AND CEILING TRIM: The East Foyer has a dark stained wood baseboard and plaster ceiling moulding.

   4. DOORS: The doors that lead to the Kitchenette and to the Master Bedroom are a dark stained wood doors with bronze hardware and glass knobs. The trim around the doors is also dark stained wood.

c. Alterations

   New appliances, lighting, wallcovering and vinyl flooring.

d. Recommendations

   Alterations are unrestricted in this room.

8. MASTER BEDROOM and SOUTH BATH
   Zone 2 – Contributing and Zone 3 – Non-Contribution

   a. General Description and Condition

   The Master Bedroom is located in the southeast corner of the building. The room, which has one window facing south and two facing east, has an attached bathroom and closet. A fireplace is situated along the room's east wall. The Master Bedroom contains materials of historic value, but no historic elements remain in the attached South Bath. The Bedroom is accessed through the East Foyer.
b. Significant Elements

1. **Floors**: The Bedroom has a straight-laid oak strip floor.

2. **Walls and Ceiling**: The walls and ceiling are smooth plaster painted white. Significant cracks appear on the ceiling and along the west wall and continue through the plaster perimeter moulding.

3. **Baseboard and Ceiling Trim**: A painted wood baseboard and plaster moulding run the perimeter of the room.

4. **Doors and Window Trim**: Windows are framed with painted wood trim. The doors to the South Bath, the closet and the East Foyer are all single-panel, dark stained wood doors with bronze hardware, glass knobs and painted wood frames. The thresholds to the Closet and to the Foyer are clear-finished oak, while the threshold to the bathroom is white marble.

5. **Fireplace**: A fireplace with a white and gray marble surround and hearth is positioned along the east wall. The fireplace is framed in white-painted wood with a stained oak mantel.

6. **Light Fixtures**: Wall-mounted bronze incandescent light fixtures.

c. Alterations

A set of brass and glass doors has been installed over the fireplace opening. The oak floor in the Bedroom has been covered within 2 feet of the wall with beige carpeting. The South Bath has been entirely remodeled.

d. Recommendations

The Bedroom should be preserved where feasible; cracked plaster should be repaired and refinised in kind.

9. **BEDROOM NO. 3 and EAST BATH**

   **Zone 2 – Contributing**

a. General Description and Condition

Bedroom No. 3 is located along the building’s east side and opens onto the exterior East Balcony. The room has access to the East Bath and a small closet. It can be entered from the Side Hall or from Bedroom No. 4.

b. Significant Elements

1. **Floors**: The bedroom has an oak floor laid in a herringbone pattern.

2. **Walls and Ceiling**: The walls and ceiling are smooth plaster painted white.

3. **Baseboard and Ceiling Trim**: A white-painted wood baseboard and plaster moulding run the perimeter of the room.

4. **Doors and Window Trim**: There is a window facing east and a wood and glass door that opens onto the East Balcony. The wood window and door trim is
painted white. The door is raised off the floor and has a painted wood window sill as a threshold.

The doors to the East Bath, Closet, Side Hall and Bedroom No. 4 are single-panel, dark stained wood doors with glass knobs, bronze hardware and painted wood trim. There is a mirror panel fixed to the bathroom door. The door to the bathroom has a white marble threshold, while the doors to the closet, Side Hall and Bedroom No. 4 have finished oak thresholds.

5. Closet: The closet has smooth plaster walls and ceiling which are painted white. There are built-in wood shelves in the closet painted to match the walls, and there is an unprofiled wood baseboard.

6. Bathroom: The floor of the East Bath is laid with white marble floor tiles and the walls are finished in white marble to the height of 4'-8". Holes have been drilled into the marble above the toilet, but the marble is in otherwise good condition.

The white marble trim extends around the doorway and around the mirror. The walls above the marble have been wallpapered; the ceiling is smooth plaster. There is a white porcelain vanity sink along the west wall.

Along the east wall of the Bathroom is a window with a white marble windowsill.

c. Alterations

Although the East Bath retains most of its historic features, a second entrance that originally opened to the west has been closed to provide room for the non-historic Kitchenette. The East Bath contains a non-historic toilet and bathtub.

A non-original bronze, ceiling-mounted light fixture illuminates the Bedroom.

d. Recommendations

These rooms should be retained inasmuch as possible. If alterations are required, significant elements such as marble and doors should be salvaged and reused elsewhere in the building.

10. SIDE HALL
   Zone 1 – Significant

a. General Description and Condition

The Side Hall connects the Central Stair Hall with the Rear Stair Hall and provides access to Bedroom No. 3. It appears that no significant changes have been made to this area, and it retains its original character, materials and use.

b. Significant Elements

   1. Floor: The Side Hall has a straight-laid oak strip floor.

   2. Walls and Ceiling: The walls and ceiling are smooth plaster, painted white.
3. **Baseboard and Ceiling Trim**: There is a dark stained wood baseboard around the perimeter of the Side Hall.

4. **Doors**: At the north end of the Hall is a dark stained wood door with an obscure glass panel that leads to the Rear Stair Hall. The glass panel brings daylight into an otherwise dark space. This door has a glass knob and bronze hardware.

Along the east wall is a single-panel, dark stained wood door with a dark stained wood frame that opens into Bedroom No. 3. An un-framed opening leads to the Central Stair Hall to the south. Both doors have finished oak thresholds.

5. **Light Fixtures**: The Side Hall is illuminated with a bronze ceiling-mounted light fixture.

6. **Cabinets**: Recessed cabinets with mahogany doors and bronze hardware are located in the west wall.

c. **Alterations**

None visible.

d. **Recommendations**

This space should be preserved.

11. **REAR STAIR HALL**

   **Zone 2 - Contributing**

   a. **General Description and Condition**

   The Rear Stair Hall is the Third Level landing for the Rear Stair. At this level, the Stair Hall provides access to the Side Hall, Bedroom No. 4 and the two bedrooms in the north wing of the house. This room retains its original character, materials and use.

   b. **Significant Elements**

   1. **Floors**: The Rear Stair Hall has a straight-laid oak strip floor.

   2. **Walls and Ceiling**: The walls and ceiling of the space are smooth plaster painted white.

   3. **Baseboard and Ceiling Trim**: There is a painted wood baseboard and a wood chair rail in the Rear Stair Hall, which are continuations of the baseboard and chair rail that exist in the stair.

   4. **Doors**: To the south, a dark stained wood door with a glass panel opens to the Side Hall. The door has painted wood trim, a glass knob and bronze hardware. The door to Bedroom No. 4 is a single-panel, dark stained wood door with a glass knob and wood trim.

c. **Alterations**

   A fire extinguisher has been mounted to the wall.
d. Recommendations

This space should be retained.

12. BEDROOM NO. 4
Zone 2 - Contributing

a. General Description and Condition

Bedroom No. 4 is situated off the Rear Stair Hall, along the east side of the building. The room has one window facing east, a small closet and a door that provides access to Bedroom No. 3. It was referred to as the “Spare Room” in original drawings.

b. Significant Elements

1. Floors: The floor of Bedroom No. 4 is oak laid in a herringbone pattern.

2. Walls and Ceiling: The walls and ceiling are smooth plaster painted white. There are cracks in the ceiling plaster and in the plaster moulding.

3. Baseboard and Ceiling Trim: A painted wood baseboard and plaster moulding run the perimeter of the room.

4. Doors and Window Trim: Wood door and window trim is painted white.

There are three single-panel wood doors in the room, one which leads to the closet, one which leads to Bedroom No. 3, and one which opens into the Rear Stair Hall. All doors are dark stained wood with bronze hardware, glass knobs and clear finished oak thresholds.

5. Closet: The closet off Bedroom No. 4 has a finished oak strip floor. Walls and ceiling are smooth plaster painted white. There is no ceiling trim or moulding, but there is a simple wood baseboard and built-in wood drawers.

c. Alterations

Non-original ceiling-mounted bronze light fixture.

d. Recommendations

This room should be retained inasmuch as possible. If alterations are required, significant elements, such as doors, should be salvaged and reused elsewhere in the building. Deteriorated plaster should be repaired and refinished in kind.

13. TOILET ROOM
Zone 3 - Non-Contributing

a. General Description and Condition

North of the Third Level Rear Stair Hall is the Toilet Room, which originally functioned as the House Maid’s Closet.
b. Significant Elements

1. Floors: Possibly original battleship linoleum flooring. At the west end of the room the flooring is in poor condition.

2. Walls and Ceiling: The walls and ceiling are smooth, painted plaster.

3. Baseboard and Ceiling Trim: A painted wood baseboard runs the perimeter of the Toilet Room. A wood hook rail runs around the room, and has been painted to match other wood trim in the Room.

4. Doors and Window Trim: There is a small window with painted wood trim on the west wall. A dark stained wood door with painted wood trim, bronze knobs and a finished oak threshold opens into the Toilet Room. The door hardware is currently not functioning adequately.

5. Light Fixture: A ceiling-mounted glass fixture illuminates the space.

c. Alterations

A slop sink has been removed and a toilet and hand sink have been added.

Pissis’ drawings, circa 1900, indicate that the room was originally designed to have a different configuration. Pissis designed the House Maid’s Closet to be smaller, which would have allowed a larger closet to be built in Bedroom No. 6.

d. Recommendations

Alterations in this room are unrestricted. Damaged flooring should be replaced.

14. NORTH FOYER AND BATH
Zone 3 – Non-Contributing

a. General Description and Condition

Between the Toilet and the two bedrooms at the north end of the house is a small Foyer and a Bath. Bedroom No. 5, the Bath and Bedroom No. 6 all open onto the North Foyer. The Foyer was originally referred to as the Servants’ Hall and the adjacent bedrooms were intended for Servants’ use.

b. Significant Elements

1. Walls and Ceiling: The walls and ceilings of both the North Foyer and the Bath are smooth plaster painted white.

2. Baseboard and Ceiling Trim: Both rooms have a painted wood baseboard.

3. Door: The door from the Rear Stair Hall to the North Foyer is dark stained wood with an obscure glass panel. The door has bronze hardware and a glass knob.

4. Light Fixtures: A wall-mounted bronze fixture lights the Foyer.
c. Alterations

A wall-mounted fluorescent light fixture has been added to the Bathroom. The floor of the Foyer has been covered in blue carpeting. In the Bathroom the floor has been covered in matching blue vinyl. Non-original fixtures have been placed in the Bathroom (toilet, sink, tub).
Along the east wall of the Bathroom are built-in, painted wood cabinets.

d. Recommendations

Alterations in these spaces are unrestricted.

15. BEDROOMS No. 5 and No. 6
Zone 2 - Contributing

a. General Description and Condition

Bedrooms No. 5 and No. 6 were originally designed to be occupied by the House’s Servants. Located in the north wing of the building, the Bedrooms are accessible through the North Foyer. The rooms share similar configurations, finishes and conditions. Each room has a small closet along its south wall. Both rooms appear to have been largely unchanged and retain their historic character and materials.

b. Significant Elements

1. Floors: The Bedrooms have straight-laid oak strip floors.

2. Walls and Ceiling: The walls and ceilings are smooth plaster painted white.

3. Baseboard and Ceiling Trim: A painted wood baseboard runs the perimeter of each room. Near the ceiling is a strip of wood moulding.

4. Doors and Window Trim: Each room has a single-panel, dark stained wood door leading to the Foyer and a similar closet door. Doors have bronze hardware and bronze knobs. Windows and doors have painted wood trim.

5. Light Fixtures: Bronze wall-mounted incandescent light fixtures illuminate the rooms.

c. Alterations

None visible.

d. Recommendations

These rooms should be retained, although alterations may occur.

FOURTH LEVEL

The Fourth Level is used primarily for storage and contains little material of historic value.
1. **ATTIC STORAGE ROOMS**
   Zone 3 – Non-Contributing
   
a. General Description and Condition

   The Attic is divided into four Storage Rooms, each of which is an open, unfinished space. The Storage Rooms can be accessed through the Attic Stair Hall.

   The walls and ceilings of the Storage Spaces are smooth plaster painted white. There are four skylight openings in the Attic. Two openings are in the process of receiving new skylights, and two openings will be framed shut. Walls and ceilings beneath skylight openings reveal cracked, stained and powdery plaster - evidence of water intrusion from the previous skylights.

   A 7 ½” high painted wood baseboard borders the rooms.

b. Significant Elements

   1. **DOORS**: Doors are painted, single-panel wood doors with glass knobs and bronze hardware. A similar door with a glass transom and flanking fixed windows opens from Storage Space A to the Attic Stair Hall. All doors have painted wood trim.

c. Alterations

   The seismic upgrade of the building in 1991 added plywood sheathing to the floor; walls were opened and refinished.

d. Recommendations

   Alterations are unrestricted in this space. Damaged plaster should be replaced.

**STAIRS**

There are two major stairways in University House: the Central Stair, which serves the front (south) portion of the house, and the Rear Stair, which serves the back (north) portion of the house.

1. **CENTRAL STAIR**
   Zone 1 – Significant
   
a. General Description and Condition

   The Central Stair has two separate flights. The first flight connects the Foyer of the First Level with the Stair Hall of the Second Level. The second flight, which connects the Main Hall with the residential Third Level, is the more formal of the two.

   The Central Stair remains largely unchanged from its original condition and character.
b. Significant Elements

1. Stairs: The first flight of the stair is a straight run of lightly finished oak treads and white-painted wood risers. Wood balusters are painted white and the handrail and newel post are stained dark with a clear finish. There is a handrail mounted to the east wall of the stair, also made of dark stained wood.

The second flight of the Central Stair is composed of oak treads and risers which are complemented with Honduran mahogany balusters, newel posts and handrails. The mahogany balusters are turned and have ornamental spheres near their bases and tops. The newel post at the level of the Main Hall is carved into a vertical spiral, and the handrail spirals at the base of the stair.

2. Floor: The middle landing of the Second Level run is finished oak strip laid in a herringbone pattern.

3. Walls and Ceiling: The walls and ceiling of the First Level run are smooth plaster painted white. In the more formal Second Level run, the east wall is faced in full-height Honduran mahogany paneling. At the middle landing the paneling becomes wainscot, with the remainder of the wall smooth plaster painted white. The ceiling at the middle landing is smooth, painted plaster with plaster moulding at the periphery. The plaster moulding is cracked in several places.

4. Baseboard: A painted wood baseboard is along the wall of the First Level run.

5. Window Trim: The window on the north wall is trimmed with dark stained wood.

6. Light Fixtures: A ceiling-mounted incandescent fixture is located at the top of the First Level run, and a bronze wall-mounted incandescent fixture is located at the bottom. A chandelier hangs from the Third Level ceiling to illuminate the Second Level run.

c. Alterations

Both the First and Second Level runs of the Central stair have been covered with dark carpeting. Pissis’ drawings, circa 1900, indicate that the middle landing of the Central Stair was originally designed to have curved rather than straight steps and a curved handrail.

d. Recommendations

This space should be preserved. Deteriorated materials should be repaired.

2. REAR STAIR

Zone 3 – Non Contributing (First Level to Second Level)
Zone 2 – Contributing (Second Level to Fourth Level)

a. General Description and Condition

The existing first flight of the Rear Stair, which connects utilitarian areas of the building, extends from the First Level to the Second Level. The second and third flights, which
provide access to the residential area and to the Attic, extend from the Second to the Fourth Level. A small closet opens off the middle landing of the Second Level flight.

The upper termination point for the Rear Stair is the Rear Stair Hall at the Fourth Level. At this point, the floor changes from the light-finished oak of the stairs to dark-stained oak strip flooring. The floor at this level is very worn and the finish has been worn completely off near the south Attic entrance door.

b. Significant Elements

1. **STAIRS:** Stair treads are oak with a light, clear finish and the risers are painted white. The wood balustrade, wood stringer, stairwell walls and plastered underside of the stair are also painted white. The newel posts and handrails are dark stained wood with a clear finish.

2. **WALLS AND CEILING:** The walls and ceiling of the Rear Stair are smooth plaster painted white.

3. **DOORS AND WINDOW TRIM:** The window in the west wall of the Second Level Flight has painted wood trim. The single-panel, dark stained wood closet door at the middle landing of the Second Level flight has painted wood trim, a clear finished oak threshold and a bronze knob.

Three doors open off the Rear Stair Hall at the Fourth Level into various storage areas. Each door is painted wood with painted wood trim and an unfinished oak threshold. The door along the east wall has a glass transom and is flanked on either side by fixed windows.

4. **BASEBOARD:** A painted wood baseboard and wood chair rail extend up the stair.

5. **LIGHT FIXTURES:** Ceiling-mounted incandescent light fixtures occur at each landing (2nd, 3rd and 4th levels).

c. Alterations

A black rubber security mat has been placed on the first flight of the Rear Stair. The mat has been removed from a portion of the second flight and a dark mastic residue remains. From the Third Level landing to the Fourth Level the oak steps are bare.

Original drawings indicate that the first flight of the Rear Stair was originally been built in a different location. Pissis' drawings, circa 1900, and John Galen Howard's drawings, dated 1910, both show the lower run of the Rear Stair to be continuous with the upper runs. Although the portion of the stair that extends from the Second Level to the Fourth Level remains in its original position, the portion that extends from the First Level to the Second Level was rebuilt farther east in the early 1990s.

d. Recommendations

The stair should be retained and preserved inasmuch as possible. The mastic should be removed from the stair treads and risers; it is recommended that a different type of security system be installed which is less detrimental to the room finishes.
E  SYSTEMS

1. Structural
University House is a four-story structure built of masonry exterior walls with wood framing at interior walls and floors. Steel beams exist at several of the major interior spans. The structure rests on a below-grade concrete slab and culminates in a wood-frame hipped roof. Exterior masonry walls consist of three wythes of brick with sandstone veneer. In 1991, the brick walls were cored and steel bars were inserted to increase the lateral stability of the structure. In addition, plywood diaphragms were added at the First Level ceiling. Fourth Level floor and at the hipped roof.

2. Mechanical
The building is currently heated by means of a hot water system fed from the campus steam system to individual radiators located throughout the building. The hot water system was converted from the building’s original steam system. Steam and condensate piping enters the building from the west and runs through walls and into a trench to connect to the boiler. Individual mechanical fans have been added to two of the Toilet Rooms, the Wine Storage room and the Third Level Kitchenette.

3. Plumbing
The building plumbing system consists of copper piping for hot and cold water, and cast iron waste piping. Several original plumbing fixtures remain in the Third Level bathrooms. A new water heater located in the Banquet Kitchen provides hot water throughout the building.

4. Electrical
Electrical service at University House currently consists of a 200 Amp 120/240 volt, single phase service. Electrical power is provided to the building both from PGE and from the University campus; the building is equipped with a manual transfer switch to select between these two sources. Power from the campus, which is the preferable power source, is delivered via a 12 KV underground feeder. University House ties into this feeder at a remote manhole via a switch and step-down transformer. Power distribution within University House consists of two circuit breaker panels at the First Level, one of which feeds a fused panel at the Third Level.

5. Fire Alarm and Smoke Detection
The building is currently equipped with a fire alarm system which is connected to the campus system. An existing underground conduit connects the building to the pedestal fire alarm box located near the south side of the building. Battery operated smoke detectors were installed at several of the rooms on the Second and Third Levels. Additional smoke detectors are tied in to the fire alarm system.

6. Security
A security system was installed in the 1960s and has been modified several times. In 1991, the system was upgraded substantially. The system is connected to all exterior doors and several of the interior doors and windows. The system includes motion detectors, which are located throughout the building. The security system is connected to the University Police department.
III. CURRENT DESIGN PROPOSAL
Alterations are currently being proposed to provide accessibility and increased fire and life safety to the entire building. In general, the following alterations are proposed:

- New Elevator serving four floors;
- New Residential Kitchen at Third Level;
- New Accessible Toilet Rooms at First and Second Levels;
- New Laundry Room at Third Level;
- Upgrade of existing Mechanical, Electrical and Plumbing Systems.
- Installation of new Fire Alarm and Fire Sprinkler Systems.

Specific changes which will affect the configuration of individual spaces are described below. Minor changes which are required for installation of new fire alarm and sprinkler systems are not noted in specific spaces.

A. First Level
Sprinklers will be added throughout this floor, along with emergency lighting and a new fire alarm system. Door swings and hardware will be altered to meet egress codes.

1. Foyer
This room will be retained in close to its existing configuration. The west wall may be relocated slightly eastward to provide room for installation of a new elevator. The elevator will be concealed by new matching plaster walls and salvaged doors and trim.

2. Banquet Hall
The Banquet Hall will remain in close to its current configuration. Some alteration may occur along the north wall to accommodate a new elevator machine room. Existing Significant elements will be removed and reinstalled, or replaced in kind.

3. Women’s Lounge and Toilet
This space will be redesigned to contain a new elevator and men’s and women’s toilet rooms. Original window openings will be retained in as much as possible.

4. Hall
This room will remain in close to its current configuration. Doors will be altered to serve adjacent spaces.

5. Men’s Toilet Room
This room will be altered to accommodate an accessible toilet room.

6. Work Room / Furnace Room
This room will retain its overall configuration; alterations to cabinetry and equipment will occur. Doors and finishes will remain.

7. Kitchen / Pantry
The scope of alterations to these rooms is unknown at this time.

8. Staff Bath
The scope of alterations to this room is unknown at this time.
B. Second Level
Alterations at this floor are limited to the areas adjacent to the new elevator (Study and Stair Hall) and modifications to the Women's Lounge and Toilet. Sprinklers, fire alarm and emergency lighting will be added throughout.

1. Main Hall
This space will not be altered.

2. Stair Hall
This space will be altered for the installation of a new elevator. The new elevator will be located in the space that leads to the Study; the door to the Study will be relocated and wood paneling reconfigured to conceal the new elevator. Other wall, floor and ceiling finishes and doors will be salvaged and reinstalled in their original locations.

3. Men's Toilet
This room will not be altered.

4. Vestibule
This space will not be altered.

5. Study
This room will remain unaltered, except that access from the east will be closed off by the addition of a new elevator. The existing door on the east wall will be reused elsewhere.

6. Living Room
This room will not be altered.

7. Drawing Room
This room will not be altered.

8. Dining Room
This room will not be altered.

9. Rear Stair Hall
This room will be altered along its north wall to accommodate re-configured Toilet Rooms. Significant elements and materials will be retained; doors may be relocated.

10. Women's Lounge and Toilet
This room will be altered to accommodate portions of a new accessible Toilet Room and Corridor. The window opening will be preserved; materials and finishes will be replaced.

11. Kitchen and Pantry
The scope of alterations to these rooms is unknown at this time.

C. Third Level
Alterations at this floor are limited to the areas adjacent to the new elevator, the East and West Baths, Bedroom No. 3 and the Toilet Room. Sprinklers, fire alarm and emergency lighting will be added throughout.

1. Central Stair Hall
This room will retain its existing configuration, except that adjacent doors and door openings will be altered to accommodate a new elevator to the northwest. Existing doors and trim will be salvaged and relocated. The bookcase along the south wall will be removed.
2. West Foyer
This room will be retained in close to its existing configuration, except that an opening will be made in the west wall to provide access to a new residential kitchen to the west. (This opening will be in a similar location to the door that originally provided access to the closet of Bedroom No. 2.) Floors, walls and ceiling will be patched to match adjacent surfaces.

3. Bedroom No. 1
This room will be preserved in close to its existing configuration. The door in the east wall will be relocated to accommodate a new elevator, which will be installed in Closet #2. The door to the Bath will be relocated and the opening converted to a pass-thru to the new Kitchen, which will be built in the location of the existing West Bath.

4. West Bath
This room will be significantly altered to accommodate a new residential kitchen. The existing window and trim will be preserved; the doors to adjacent bedrooms will be relocated and the openings converted to pass-thrus. The east wall will be removed.

5. Bedroom No. 2
This room will remain in close to its existing configuration, except that the doors on the north wall will be removed. The closet will be completely reconfigured to accommodate a portion of the new residential kitchen.

6. Study
This room will be retained in close to its existing configuration, except that the door to the closet on the east wall will be sealed shut to accommodate an enlarged closet in the Master Bedroom.

7. East Foyer and Kitchenette
This room will be removed and reconfigured as part of a new closet.

8. Master Bedroom and South Bath
The Master Bedroom will remain essentially unaltered, except that a door may be added at the north wall. The South Bath will receive new finishes and fixtures.

9. Bedroom No. 3 and East Bath
These rooms will not be altered.

10. Side Hall
This room will not be altered.

11. Rear Stair Hall
This space will remain unaltered.

12. Bedroom No. 4
This room will remain unaltered.

13. Toilet Room
This room will be altered slightly to accommodate a new Laundry Room. One wall will be relocated, existing fixtures removed and new equipment installed.

14. North Foyer and Bath
These rooms will remain unaltered.
15. Bedrooms No.5 and No.6
These rooms will remain essentially unaltered, except that the closet to Bedroom No. 6 will be modified slightly to accommodate a new Laundry Room to the south.

D. Fourth Level
Proposed alterations are limited to minimal utilities upgrade, the addition of an elevator, sprinklers, fire alarm and emergency lighting systems.

E. Stairs
Alterations to the Stairs will be limited to the addition of emergency lighting.
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## Drawings Included in November 1990 Brocchini University House Set:

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