



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

FOR COMMISSION ACTION
NOVEMBER 3, 2022

1581 Le Roy Avenue – Hillside School

Structural Alteration Permit to complete landscape improvements in the yard areas of a City Landmark property, including construction of new retaining walls, terraces, decks, on-grade stairs and paths, a cantilevered bridge, a fence and gate.

I. Application Basics

A. Land Use Designations:

- Zoning: Single Family Residential, Hillside Overlay (R-1H)

B. CEQA Determination: categorially exempt from further environmental review pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

C. Parties Involved:

- Property Owner: Samuli Seppälä
1581 Le Roy Avenue
Berkeley, CA 94704
- Project Applicant & Architect: Jerri Holan, Historic Architect, AIA
Jerri Holan & Associate
1323 Solano Avenue, #204
Albany, CA 94706
- Staff Recommendation: Hold hearing, consider proposal, and take favorable action.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

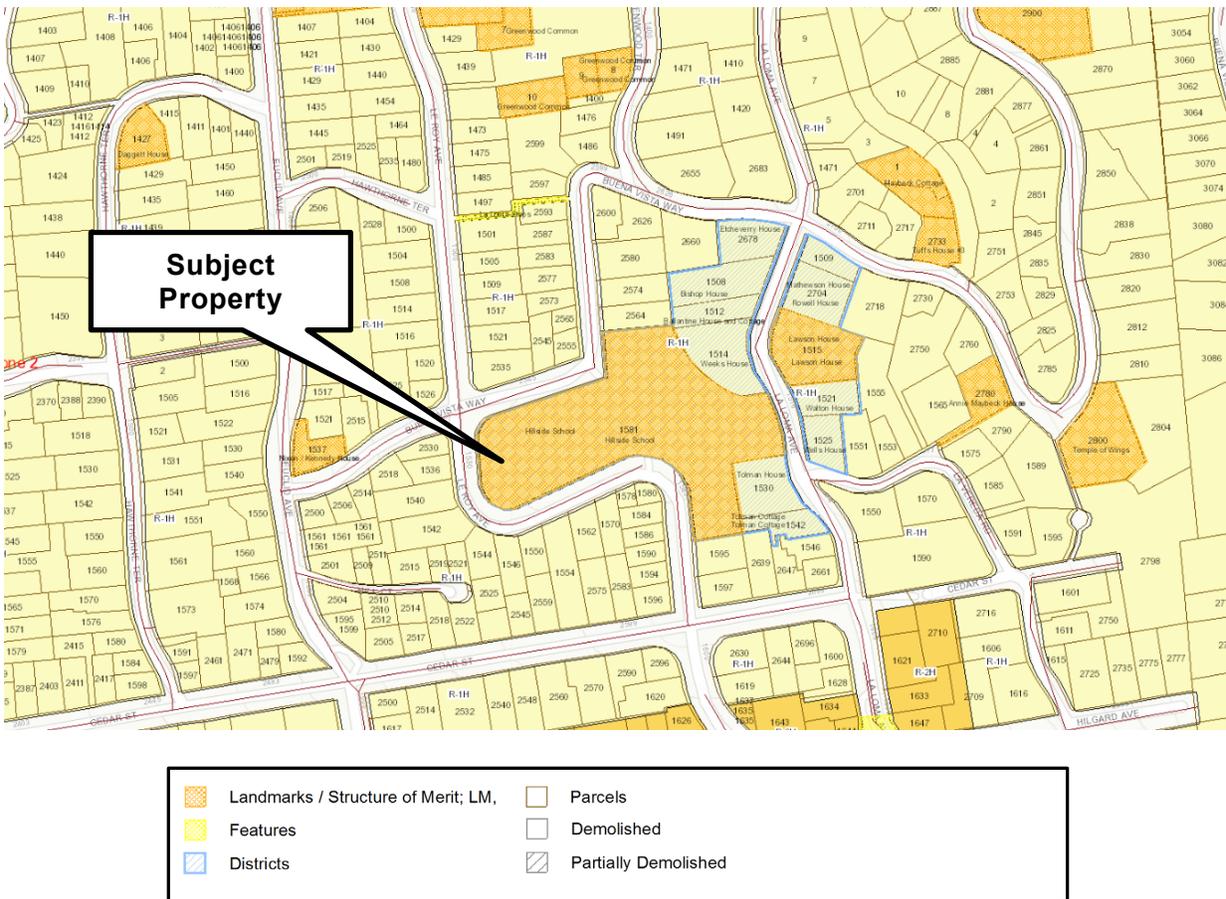


Figure 2: Aerial photograph of main building (omitting kindergarten wing), looking northeast



II. Background

Background

The subject property is a large, approximately 117,500-sq. ft., through lot parcel oriented in the east-west direction, with street frontage on Le Roy Avenue and Buena Vista Way on its western end, and La Loma Street on its eastern end. The parcel is irregularly-shape and laterally abuts several interior parcels on the north and south.

The Hillside School, the subject main building, was constructed in 1925 and then substantially rehabilitated between 1934 and 1938. It was designed in the Tudor Revival style by prominent Berkeley architect Walter H. Ratcliff Jr. (1881-1978). The building ranges from one to three stories in height. In 1963, a modern-era, single-story addition designed by the Ratcliff firm was constructed on the eastern portion. The building is approximately 50,000 sq. ft. in total area and located on the west side of the subject parcel. Some of the character-defining features of the property and main building are listed below.

- Steeply-pitch, gable roof
- Front-facing gable
- Patterns of window & door openings
- Tall, narrow multi-pane windows
- Decorative half-trimming
- Stucco walls
- Open school yard

There are landscaped and terraced areas immediately surrounding the building, and a large, approximately 44,000-sq. ft. open area featuring the former school playground on the east side of the property, which is partially landscaped but primarily paved with asphalt.

This property is listed on the National Register of Historic Places, and was designated as a City Landmark in 1982. This property was included in the designation of the La Loma Park Historic District in 2022. A copy of the landmark designation Notice of Decision (NOD) is attached to this report (Attachment 4); the NOD includes excerpts of the National Register nomination document.

The building and site operated as a school until 2017. In 2020, City Council approved a Structural Alteration Permit (#LMSAP2019-0004) and a Use Permit (#ZP2019-0061) to convert the property to low-density residential use in 2020. The approved Structural Alteration Permit (SAP) included a new roof deck and terrace expansion on the rear of the 1963 building addition.

Application Chronology

On September 7, 2022, historic architect Jerri Holan of Jerri Holan & Associates, submitted the subject SAP application requesting permission to complete landscape improvements throughout the rear and side yard areas of the property, and providing more information about the previously approved terrace features. This SAP application submittal was accompanied by a submission of an Administrative Use Permit application (#ZP2022-0119) requesting permission to complete the various landscape features as required for zoning. Use Permit review is pending the outcome of the SAP review.

In preparation for tonight’s hearing, staff mailed and posted ten-day advance public notices on (or before) October 24, 2022, in accordance with the requirements of BMC Section 3.24.230.

III. Project Description

The applicant proposes to complete landscape improvements in the rear (east) and side (north and south) side of the property. Table 1, below, summarizes the proposed Scope of Work and refers to information in the project plans, provided as Attachment 2 of this report.

Table 1: Summary of Proposed Scope of Work for Hillside School

Location		Scope of Work	Plan Sheet
North Side	Interior Side Yard	<ul style="list-style-type: none"> Repair existing terrace and retaining walls Excavate soil and construct new concrete “wheel barrel” ramp with 5-ft. tall retaining walls Construct new, approx. 255-sq. ft. concrete deck and stairs on-grade Install new 8-ft. tall, wire mesh fence (extending to east yard) 	A-1 L2.0 L2.2 L3.0
East Side	Front Yard Adjacent to La Loma	<ul style="list-style-type: none"> Build new 4-ft. retaining walls throughout new vineyard Establish new pedestrian path from La Loma to main building with new concrete stairs on grade and new elevated, steel-frame bridge with metal guardrail Create new, approx. 13-ft. tall, concrete terrace overlook (accessible from right-of-way) Construct new, approx. 8-ft. tall double-gate at La Loma street entrance Install new 8-ft. tall, wire mesh fence (extending to north yard) 	A-1 L2.0 L2.1 L2.2
South Side	Interior Side Yard	<ul style="list-style-type: none"> Replace existing vehicle driveway Excavate soil and construct new turnaround with approx. 9-ft. retaining walls 	A-1 L2.0 L2.1
Main Building		<ul style="list-style-type: none"> Complete previously-approved roof terrace and note additional refinement of guardrail and wall cap (<i>information only</i>) 	A-2

Materials information for the proposed landscape features is provided on Sheet L3.2 of Attachment 2.

IV. Issues and Analysis

Staff has identified the following relevant criteria pertinent to this project from the Secretary of the Interior's Standards for the Treatment of Historic Properties (1977), the Landmarks Preservation Ordinance (BMC Section 3.24), and the Zoning Ordinance (BMC Chapter 23).

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior (SOI)'s Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The applicant's request represents a *Rehabilitation* project because it proposes adaptive improvements to the yard area that could further align the site with its previous residential conversion. The analysis below summarizes staff's findings for this project with respect to the most relevant Standards.

- **SOI Rehab Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Analysis: The majority of the proposed landscape improvements in the yard area of the Hillside School property would not be readily visible due to the steep slope of the lot, particularly in the rear yard adjacent to La Loma Avenue. This property slopes downward from the La Loma right-of-way, and the yard area features many mature trees that screen the property from view. With the exception of the proposed pedestrian bridge and double gate, the new features would be at or near grade, thereby avoiding massing or visual impacts that could otherwise alter the character of the former school site.

This project does not propose the removal of the distinctive materials of the Hillside School Building. Pending completion of the previously-approved glass guardrail/parapet wall and wall cap installation would not require further removal or changes to the exterior stucco building material or design and configuration of the wall. All other proposed work related to the improvements in the yard area would not affect character-defining features and, therefore, would retain and preserve the historic building.

- **SOI Rehab Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Analysis: The scope of proposed new construction consists primarily of landscape improvements that would appear within the extensive, open yard areas of the subject

property where they would have little or no impact on the historic main building, the overall site or its spatial relationships. Therefore, this work would not destroy historic materials that characterize the property.

The proposed pathways, fences, gates, decks, terraces and retaining walls would be made of contemporary materials and designed in a simple and functional manner that would be differentiated from the Tudor Revival Ratcliff design. The proposed materials, such as wood, concrete and steel, are similar the historic building materials in their quality tone and texture. Therefore, the proposal is found to be generally compatible and, yet, sufficiently differentiated and consistent with this Standard.

- **SOI Rehab Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis: Because the proposed landscape improvements would not affect the historic main building, their removal in the future could be undertaken without adverse effect on the historic design of the Hillside School Building. The proposed new wall cap on the 1963 building addition wing would be additive features and, therefore, could be removed successfully in the future without causing substantial or injurious impacts to the building.

B. Landmarks Preservation Ordinance Review Standards and Criteria

In order to approve a request for a SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. An analysis of the project with respect to the required findings of LPO is outlined below.

- **BMC Section 3.24.260, Paragraph C.1:** *“For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features...”*

Analysis: As discussed previously in the analysis of the relevant SOI standards, the proposed scope of landscape improvements in the open yard areas of the Hillside School property would have little or no effect on the historic main building. The majority of the proposed features would be located on grade or within the hillside and, therefore, not readily visible or likely to result in significant visual or massing impacts.

Some features, such as the new fence and gate adjacent to La Loma, and the new cantilevered bridge, would be visible from the right-of-way. However, proposed design that features high-quality materials in tones and textures that are subtle within the open space context, these new structures are not found to be detrimental to the Hillside School Building or property overall.

- **BMC Section 3.24.260, Paragraph C.2:** *“For applications relating to properties in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings...”*

Analysis: Due to their proposed location within the project site, aligned with the scoping terrain, and beneath the mature tree canopy, the proposed landscape improvements are not expected to result in adverse effects to the La Loma Park Historic District or to alter the Hillside School’s relationship and continuity within the District. Vertical elements, like the proposed new fence and gate along La Loma Avenue, would feature wire mesh and an open screen design that could reduce massing impacts and maintain a visual transparent public-private interface.

For all of these reasons, staff finds that the proposal is generally permissible and consistent with applicable codes and guidelines, and could be received favorably.

V. Recommendation

Staff recommends that the Commission hold a hearing on this matter and, upon close of the hearing, consider this request for a Structural Alteration Permit and then take favorable action pursuant to BMC Section 3.24.220.

Attachments & weblinks:

1. *Draft* Findings and Conditions for Approval
2. Project Plans, received September 7, 2022
3. Applicant Statement, received September 7, 2022
4. Landmarks designation Notice of Decision, 1982
5. Correspondences

Prepared by: Fatema Crane, Principal Planner, fcrane@cityofberkeley.info; 510-981-7410

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

1581 Le Roy Avenue – Hillside School

Structural Alteration Permit #LMSAP2022-0009

Structural Alteration Permit to complete landscape improvements in the yard areas of a City Landmark property, including construction of new retaining walls, terraces, decks, on-grade stairs and paths, a cantilevered bridge, a fence and gate.

FINDINGS REQUIRED UNDER CEQA

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The historic elementary school use of the building and property was changed to residential use in 2020, and no further changes are proposed with this project.
2. This project does not propose the removal of the distinctive materials of the Hillside School Building. The proposed completion of the previously-approved guardrail/parapet wall and wall cap installation would not require removal or changes to the exterior stucco building material or design and configuration of the wall. All other proposed work related to the improvements in the yard area would not affect the building’s exterior and, therefore, would retain and preserve the historic building.
3. The proposed landscape improvements are designed in a contemporary style with materials and features that are compatible but unlike the Tudor Revival features of the Hillside School Buildings. For this reason, these improvements would not be conjectural or create a sense of false historical development.
4. The Hillside School site does not feature changes that have acquired historical significance in their own right, therefore SOI Standard #4 is not applicable to the project.

5. Distinctive, character-defining features of this Ratcliff Tudor Revival design include the building's steeply-pitched roof, decorative half-timbering, and pattern of openings and style of doors and windows. Such architectural features would not be affected by this proposal for landscape improvements.
6. As conditioned under COA #12, deteriorated historic features will be repaired rather than replaced. If the severity of deterioration requires replacement, then any new features must match the original in design, color, texture and material (where possible).
7. It is unlikely that chemical or physical treatments would be required for the proposed scope of work. However, if any such treatments are employed, then they shall be undertaken by the gentlest means possible as conditioned herein; COA #14.
8. Given the limited depth of proposed excavation, it is unlikely that surface materials or resources would be affected by this project, located on a site that is not known to be a source for such resources. However, if unexpected discoveries occur, then COA #6-9 shall require appropriate action to preserve and protect discoveries.
9. The proposed pathways, fences and gates, decks, terraces and retain walls would be made of contemporary materials and designed in a simple and functional manner that would be differentiated from the Tudor Revival Ratcliff design. The proposed materials, such as wood, concrete and steel, are similar to the historic building materials in their quality, tone and texture. Therefore, the proposal is found to be generally compatible and, yet, sufficiently differentiated and consistent with this Standard.
10. Because the proposed landscape improvements would not affect the historic main building, their removal in the future could be undertaken without adverse effect on the historic design of the Hillside School Building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
 - a) The proposed scope of landscape improvements in the open yard areas of the Hillside School property would have little or no effect on the historic main building or its Tudor Revival architectural design and special character.
 - b) Owing to their proposed design that features high-quality materials in tones and textures that would be subtle within the open space context, these new landscape improvements are not found to be detrimental to the Hillside School Building or property overall, or to its relationship with the La Loma Park District.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits (Section 23.404.060.C)

- A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

7. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
 - A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
 - C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
 - D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
 - E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

8. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1) . If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe

required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

9. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. The proposed project is approved as shown on the drawings dated “received **September 7, 2022**” subject to the following conditions.
11. No changes can be made to these approved plans without prior approval.
12. This Structural Alteration Permit is contingent upon Administrative Use Permit approval for the project.
13. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
14. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
15. **COLORS** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
16. **DETAILS** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.
17. **LIGHTING** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed

site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

18. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
19. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
20. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
21. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.



EXISTING NORTH TERRACE



EXISTING ROOF



EXISTING ROOF



EXISTING LA LOMA YARD



EXISTING SOUTHERN SIDE YARD



EXISTING DRIVEWAY

EXISTING REAR PHOTOS, 2022

PROJECT DIRECTORY:

OWNER

SAMULI SEPPÄLÄ
1581 Le Roy Avenue
Berkeley, CA

ARCHITECT

Jerri Holan & Associates
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Oakland, CA 94612
T: 510/465-1284 EM: garrett@pgadesign.com

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Emeryville, CA 94608
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MECHANICAL & ELECTRICAL ENGINEERS

FARD Engineers
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Walnut Creek, CA 94598
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SOILS ENGINEER

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2140 Shattuck Avenue
Berkeley, CA 94704
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SURVEYOR

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30 Oakvue Court
Pleasant Hill, CA 94523
T: 925/787-0463 EM: dylan@dmgbayarea.com

SCOPE OF ALTERATION WORK

(EXTERIOR SITE WORK, NO SQUARE FOOTAGE BEING ADDED):

- 1) RESTORE NORTH TERRACE AND ADD PEDESTRIAN RAMP;
- 2) ADD EAST TERRACE AT SECOND-FLOOR LIVING ROOM;
- 3) REPLACE EXISTING EAST STAIRS AT LA LOMA AND ADD SIDEWALK ART TERRACE;
- 4) REPLACE EXISTING CONCRETE DRIVEWAY AND ADD TURN-AROUND AREA;
- 5) REMODEL REAR (EAST) ROOF TERRACE WITH STUCCO & GLASS GUARD RAILS;
- 6) ADD SOLAR PANELS.

PLANNING, ZONING, & BUILDING INFORMATION:

APN: 058-2245-009-03 Fire Zone 2
Zoning: R-1H Single-family Residential Occupancy (R-3)
Three-story, Type VB Construction, Fully Sprinklered
Lot Size: 117,546 sf Footprint Size: 25,695 sf

PARCEL CONDITIONS:

- 1) Building is on the National Register of Historic Places and is a City Landmark;
- 2) Building is in the Fault Zone;
- 3) Building is in the Landslide Zone;
- 4) Building is not in a Creek Zone.

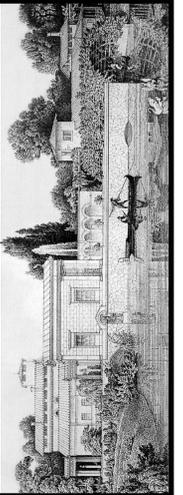
DRAWING INDEX

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- TS-0 SURVEY
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- L1.0 GENERAL LEGENDS & NOTES
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- L3.0 LANDSCAPE SECTIONS
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1
T-1 VICINITY MAP

APPROX. SCALE: 1" = 100'



JERRI HOLAN & ASSOCIATES
ARCHITECT * ENGINEERS * PLANNERS
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Phase 2
Site Repairs & Improvements for
Hillside School
aka
SEPPÄLÄ RESIDENCE
1581 Le Roy Avenue
Berkeley, CA

Revisions:

Issue Date:
9122 - Distributed Plans to Neighbors
9122 - Submitted to City for Use & Structural Alteration Permits

TITLE SHEET

SHEET

T-1

of 4





LE ROY AVENUE SIGN



BUENA VISTA WAYSIGN



LA LOMA AVENUE SIGN



TRANSMITTAL MEMO

To: Neighbors of Hillside School
Date: September 1, 2022
From: Samuli Seppälä, Owner, Hillside School, 1581 Le Roy Avenue

As part of my renovations at Hillside School, I need to conduct site improvements to make the property safer and more functional as a residence. The improvements should be my last and final Phase 2 of the School rehabilitation project. They include the repair and restoration of the North Terrace with the addition of a wheelchair ramp; replacing the existing stairs at La Loma and adding an art terrace and bridge; replacing the existing driveway and adding a turn around space behind the old Kindergarten building; and adding solar panels on the rear roof which won't be visible to the public.

Please look over the enclosed plans which illustrate the scope of work and share with me any concerns or issues you may have with my proposal. On Sheet T-2, you will find a Signature Table for your comments. Next to your address, print and sign your name and list any comments or objections there. Take as much space as you need and add additional sheets if you need. Even if you have no comments, I would appreciate your signature on the Table per City requirements. All of your comments will be reviewed by me and transmitted to City staff.

If you have any questions, please contact the Architect, Jerri Holan, at her office below. We'll try and respond as soon as we can.

Finally, if you could return the signed Sheet T-2 to the School or the Architect's office by September 30, we would appreciate it.

Thank you for your time.

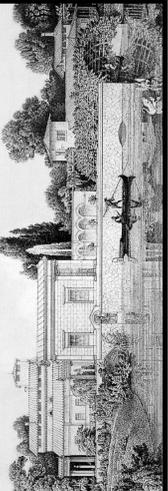
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Enclosures

Page 1 of 1
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Website: www.holanarchitects.com Email: info@holanarchitects.com

I have reviewed the plans for Phase 2 at Hillside School (1581 Le Roy Avenue) for site work that includes a replacement driveway, new eastern stairs and a bridge, and the repair and restoration of the North Terrace.

NEIGHBORHOOD SIGNATURES							
Printed Name	Signature	Address	Owner or Renter	Date	Have No Objections	Have Objections (Please state briefly)	Have No Comment
		2530 Buena Vista					
		2535 Buena Vista					
		2545 Buena Vista					
		2555 Buena Vista					
		2564 Buena Vista					
		2565 Buena Vista					
		2573 Buena Vista					
		1520 Le Roy					
		1526 Le Roy					
		1536 Le Roy					
		1540 Le Roy					
		1542 Le Roy					
		1544 Le Roy					
		1546 Le Roy					
		1550 Le Roy					
		1554 Le Roy					
		1562 Le Roy					
		1570 Le Roy					
		1578 Le Roy					
		1580 Le Roy					
		1584 Le Roy					
		1586 Le Roy					
		1590 Le Roy					
		1595 Le Roy					
		1512 La Loma					
		1514 La Loma					
		1515 La Loma					
		1521 La Loma					
		1525 La Loma					
		1528 La Loma					
		1530 La Loma					
		1542 La Loma					
		1544 La Loma					
		1546 La Loma					
		1550 La Vereda					
		1555 La Vereda					
		2639 Cedar					
		2641 Cedar					
		1521 Hill Court					



JERRI HOLAN & ASSOCIATES
ARCHITECT * ENGINEERS * PLANNERS
1323 Solano Avenue, Suite 204, Albany, CA 94706
www.holanarchitects.com 510.528.1079

Phase 2
Site Repairs & Improvements for
Hillside School
aka
SEPPÄLÄ RESIDENCE
1581 Le Roy Avenue
Berkeley, CA

Revisions:

Issue Date:
9/1/22 - Distributed Plans to Neighbors
9/22/22 - Submitted to City for Use & Structural Alteration Permits

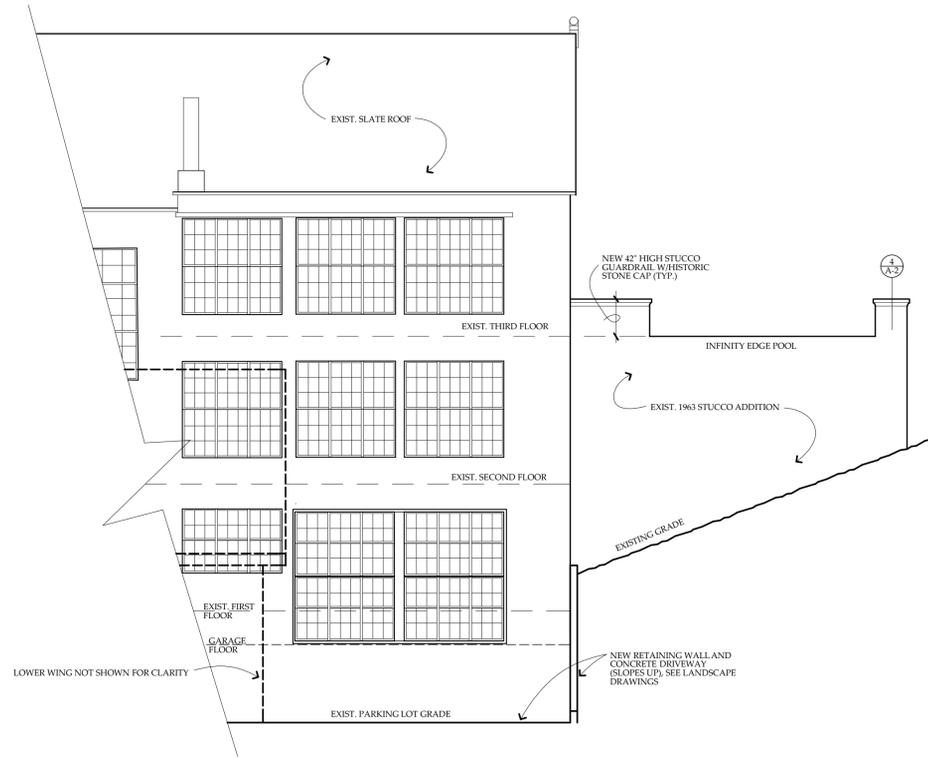
NEIGHBORHOOD OUTREACH

SHEET
T-2
of 4





**SOUTH
ELEVATION
PHOTO**

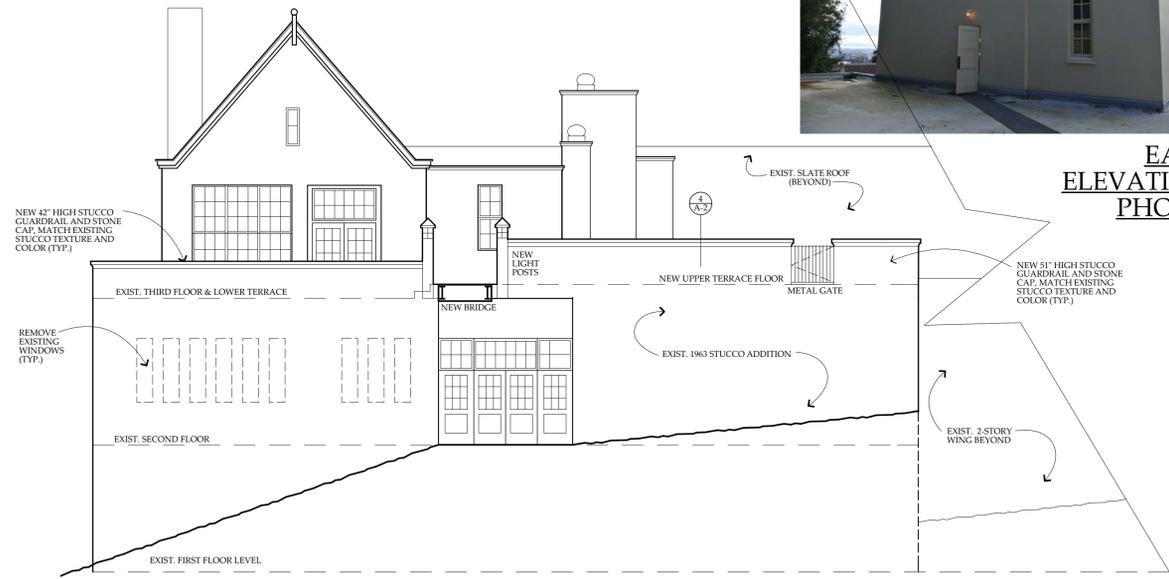


1 SOUTH ELEVATION DETAIL

SCALE: 1/8" = 1'-0"



**EAST
ELEVATION
PHOTO**

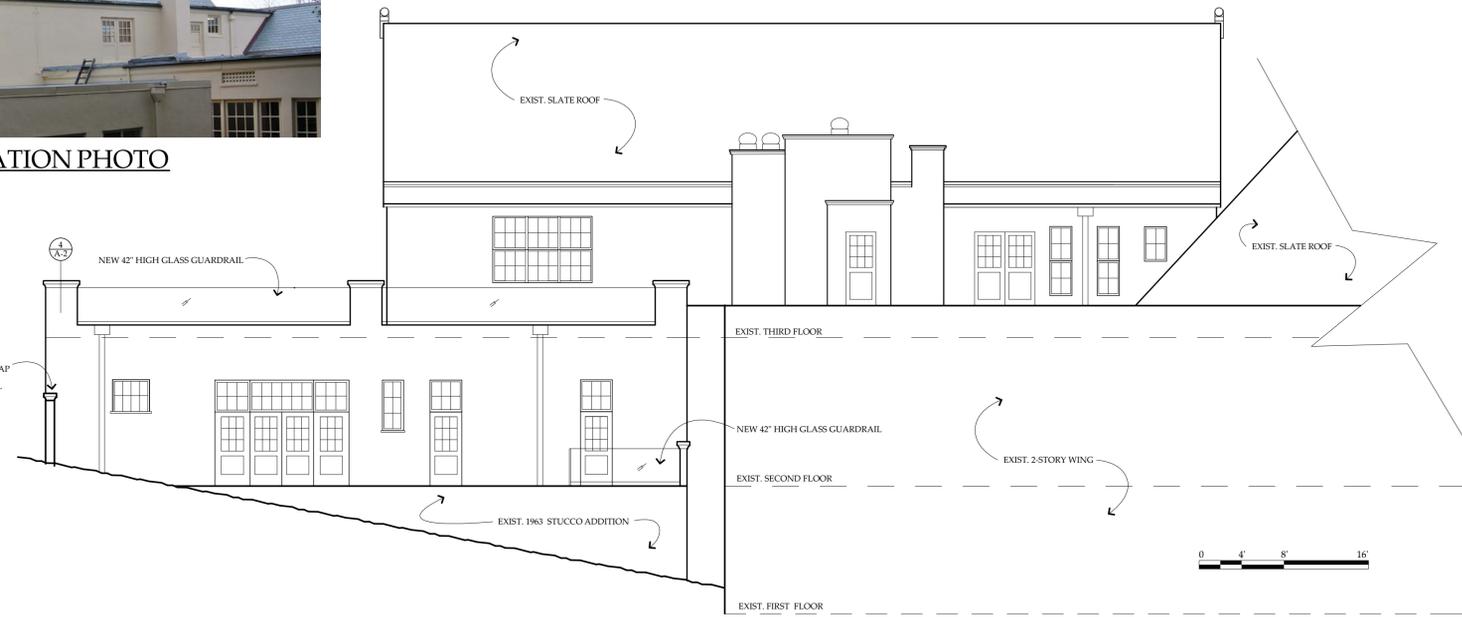


2 EAST ELEVATION DETAIL

SCALE: 1/8" = 1'-0"

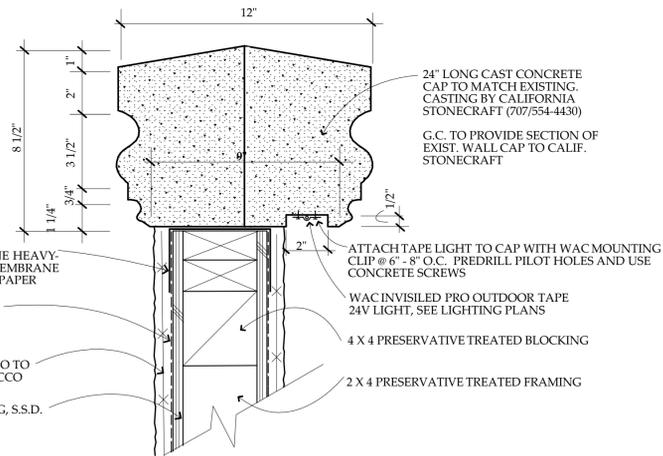


NORTH ELEVATION PHOTO



3 NORTH ELEVATION DETAIL

SCALE: 1/8" = 1'-0"



4 STONE CAP DETAIL

SCALE: 3" = 1'-0"

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Phase 2
Site Repairs & Improvements for
Hillside School
aka
SEPPÄLÄ RESIDENCE
1581 Le Roy Avenue
Berkeley, CA

Revisions:

Issue Date:
9/1/22 - Distributed Plans to Neighbors
9/22 - Submitted to City for Use & Structural Alteration Permits

**PARTIAL
ELEVATIONS &
ROOF TERRACE
DETAILS**

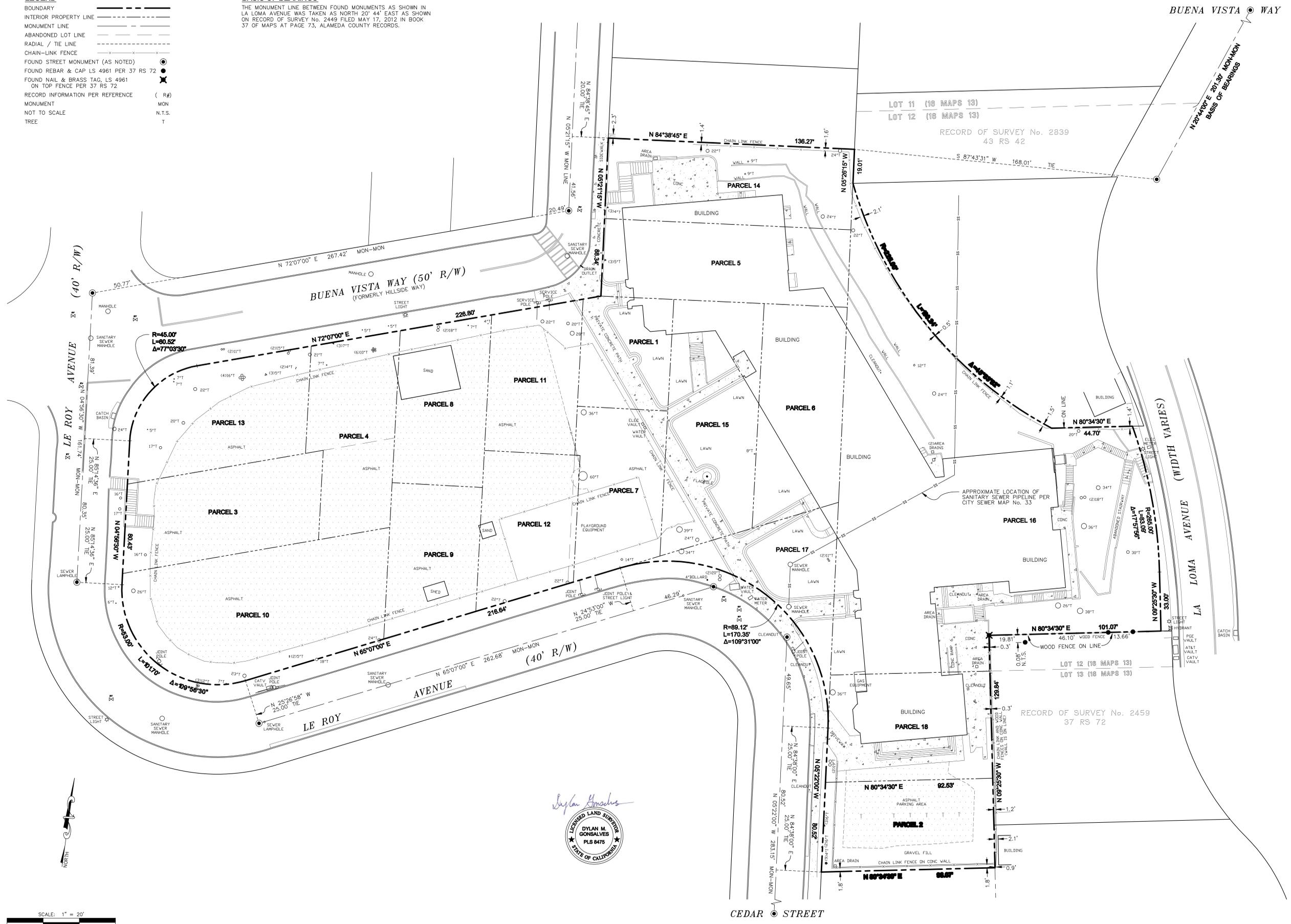
SHEET
A-2
of 4



LEGEND

BOUNDARY	---
INTERIOR PROPERTY LINE	---
MONUMENT LINE	---
ABANDONED LOT LINE	---
RADIAL / TIE LINE	---
CHAIN-LINK FENCE	---
FOUND STREET MONUMENT (AS NOTED)	○
FOUND REBAR & CAP LS 4961 PER 37 RS 72	●
FOUND NAIL & BRASS TAG, LS 4961 ON TOP FENCE PER 37 RS 72	✕
RECORD INFORMATION PER REFERENCE MONUMENT	(R#)
NOT TO SCALE	MON
TREE	N.T.S.

BASIS OF BEARINGS
THE MONUMENT LINE BETWEEN FOUND MONUMENTS AS SHOWN IN LA LOMA AVENUE WAS TAKEN AS NORTH 20° 44' EAST AS SHOWN ON RECORD OF SURVEY No. 2449 FILED MAY 17, 2012 IN BOOK 37 OF MAPS AT PAGE 73, ALAMEDA COUNTY RECORDS.



Dylan M. Gonsalves
LICENSED LAND SURVEYOR
DYLAN M. GONSAIVES
PLS 8475
STATE OF CALIFORNIA

DMG ENGINEERING, Inc.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

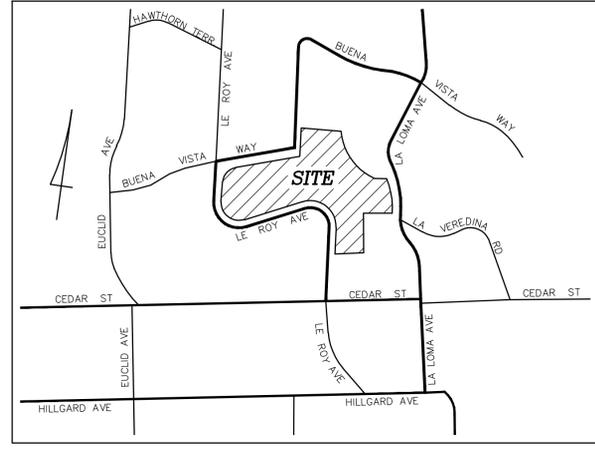
DMG ENGINEERING, Inc.
RESTRICTED ENGINEERING DRAWINGS
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REVISIONS

NO.	DATE	BY

TOPOGRAPHIC & BOUNDARY SURVEY
ALAMEDA COUNTY A.P.N. 58-2245-9-3
1581 LE ROY AVENUE
CITY OF BERKELEY - CALIFORNIA
SCALE: 1 INCH = 20 FEET
OCTOBER 2018

SHEET 2
OF 2 SHEETS
ORIG.DWG: 8-7-2019
REV.DWG:
JOB: 18-132

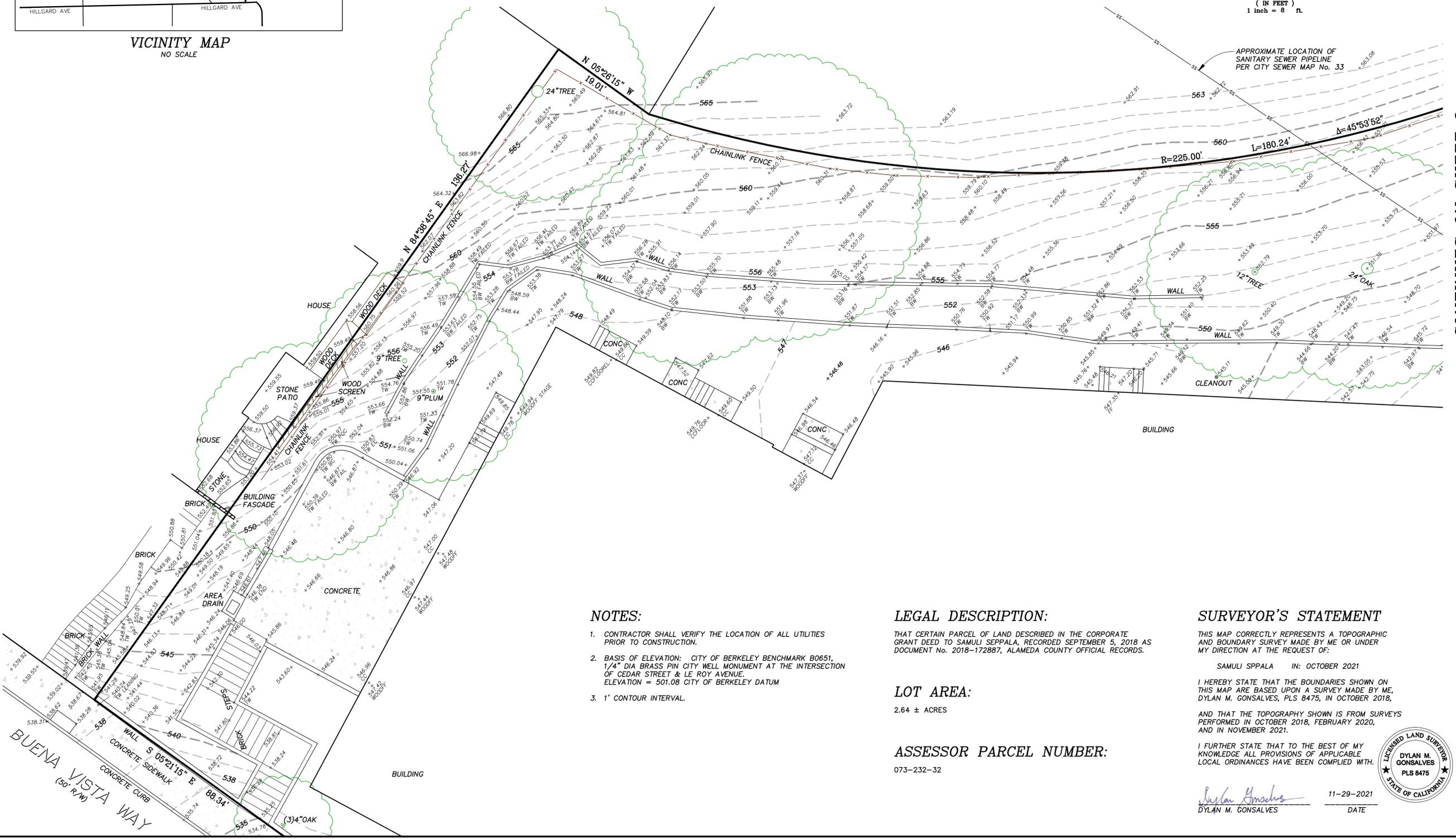
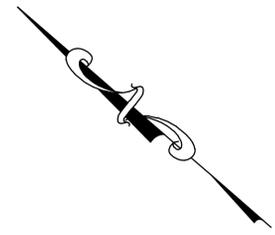
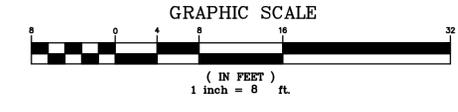


VICINITY MAP
NO SCALE

PARTIAL TOPOGRAPHIC SURVEY

1581 LE ROY AVENUE
CITY OF BERKELEY

ALAMEDA COUNTY - CALIFORNIA
SCALE: 1 INCH = 8 FEET NOVEMBER 2021



CONTINUES ON SHEET 2

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- BASIS OF ELEVATION: CITY OF BERKELEY BENCHMARK B0651, 1/4" DIA BRASS PIN CITY WELL MONUMENT AT THE INTERSECTION OF CEDAR STREET & LE ROY AVENUE. ELEVATION = 501.08 CITY OF BERKELEY DATUM
- 1' CONTOUR INTERVAL.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE CORPORATE GRANT DEED TO SAMULI SEPPALA, RECORDED SEPTEMBER 5, 2018 AS DOCUMENT No. 2018-172887, ALAMEDA COUNTY OFFICIAL RECORDS.

LOT AREA:

2.64 ± ACRES

ASSESSOR PARCEL NUMBER:

073-232-32

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

SAMULI SPPALA IN: OCTOBER 2021

I HEREBY STATE THAT THE BOUNDARIES SHOWN ON THIS MAP ARE BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475, IN OCTOBER 2018,

AND THAT THE TOPOGRAPHY SHOWN IS FROM SURVEYS PERFORMED IN OCTOBER 2018, FEBRUARY 2020, AND IN NOVEMBER 2021.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES DATE 11-29-2021



DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, INC.
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NO.	DATE	DESCRIPTION	BY

PARTIAL TOPOGRAPHIC SURVEY
1581 LE ROY AVENUE
CITY OF BERKELEY - CALIFORNIA
SCALE: 1 INCH = 8 FEET
DECEMBER 2021

SHEET	1
OF	2 SHEET(S)
ORIG.DWG:	12-1-2021
REV.DWG:	
JOB:	18-132



PLANT COUNT FOR REAR YARD IMPROVEMENTS
 - 8 TREES TO REMAIN AND PROTECT
 - 3 TREES TO REMOVE
 SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.

PGAdesign
 LANDSCAPE ARCHITECTS
 444 17th Street
 Oakland CA 94612
 tel 510.465.1284
 pgadesign.com

STAMP

HILLSIDE SCHOOL
 1581 LE ROY AVE.
 BERKELEY, CA 94708

DRAWING STATUS	DATE
PLANNING SUBMITTAL	9/7/22
PHASE 2	

No.	Date	Description

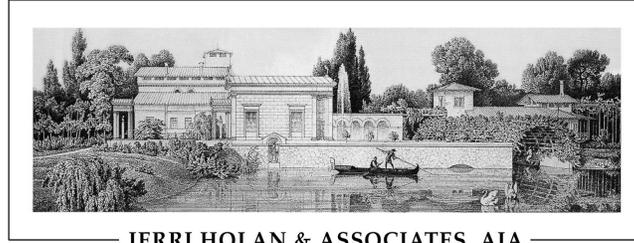
SHEET TITLE
MASTER PLAN - REAR YARD OVERALL

DATE	9/7/2022
SCALE	1" = 20'-0"
DRAWN	KT
CHECKED	CG



L2.0
 OF SHEETS

BM 300 Hillside School 10-2021 Hillside School Landscape-CENTRAL.dwg, 1/24/22



JERRI HOLAN & ASSOCIATES, AIA
Architects ♦ Engineers ♦ Planners

APPLICANT'S STATEMENT

Hillside School

1581 Le Roy Avenue

September 3, 2022

Designed by Master Architect Walter Ratcliff in 1925, the Hillside School was designated City Landmark #61 in 1980. In 1982, it was placed on the National Register of Historic Places. It is a Neo-Tudor, stucco and half-timber, slate-roofed, mostly two-story building with a plan that follows the contours of the hillside. The north wing of the building features a grand auditorium with a large, multi-paned window overlooking the Bay which is the most prominent feature of its facade. The south wing is anchored by a single-story portion of the building with large south-facing windows overlooking a parking area. Between the two wings is a two-story central portion of the building which contains classrooms with large windows overlooking the front and rear yards. At the southern end of the classroom wing, a 3-story classroom wing was constructed with large south facing, multi-paned windows. In 1963, Ratcliff Architects added 5,000 sf (four additional classrooms) to the rear, second floor of the school. The front yard of the school was designed as a playground for both the school and the neighborhood.

BUSD closed the school in 1980 and leased space to various educational institutions. In 2014, the German International School (GIS) purchased the property and performed some maintenance items. The City denied GIS' request to expand the facility. GIS subsequently sold the property to the current Owner, Samuli Seppälä, who is converting the southern half of the building into a single-family residence and repurposing the northern half (the existing classrooms) into art studios. The studios will be used by the Owner and visiting guest artists. The original building is being restored and most of its interior and exterior features will be preserved. This project was approved with Zoning Permit #ZP2019-0061, Structural Alteration Permit #LMSAP2019-004, and is being constructed under Building Permit #B2020-03077 as Phase 1.

The current application is for the final, Phase 2 improvements which consist mainly of site work on the hillside property. The work includes the replacement of the southern driveway and the addition of a turn-around area; it includes the replacement of the eastern, La Loma stairs and

the addition of a bridge and art overlook; it includes landscaping, a vineyard addition, and a deck overlook at the rear of the property; and it includes the repair and restoration of the North Terrace and stairs and the addition of a pedestrian ramp.

All the improvements will meet *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. There are no proposed changes to the historic building. The only exterior changes will be modifications to the previously approved roof terrace guardrail on the non-historic 1963 addition in the rear. The North Terrace and stairs will be repaired in kind. A new pedestrian ramp is being proposed adjacent to the existing stairs and should have no negative impact on the historic structures or elements. Solar panels are being added to the rear flat roof and will not be visible from any public right-of-ways.

61

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

ES: Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

1. Name of Property Hillside School Survey Code No. _____

2. Building Site _____ Open Space _____

3. County Alameda 4. City Berkeley 94708

5. Street 1581 LeRoy Avenue

6. Vicinity (if rural) _____

7. Present Occupant Hillside Primary School; Lawrence Lab childcares program

8. Present Owner Berkeley Unified School District, 2134 Grove St. 94704

9. Original Owner (if known) same

10. Date of Construction 1925 11. Style Tudor revival

12. Architect/Builder Walter Ratcliff Jr. 13. Original Use school

14. Historic Value: national _____ state _____ county _____ city neighborhood
none _____

15. Architectural Value: national _____ state _____ county _____ city neighborhood
none _____

16. Notable Garden or Landscaping: yes no _____

17. Photographs: contemporary _____ historical _____
dates Feb.-March 1982 dates April 1933, aerial/6. 1940
photographer Betty Marvin photographer _____

repository BAHA, Friends of Hillside repository BUSD, copy neg. BAHA
S. Stern, "Hillside...in an English Mode," Berk. Gazette, Ap. 16, 1980.
"New Hillside Sc. Opens" Jesse Sears & commission, Berk. Schs. Properties Survey, Aug. 1926.
18. Bibliography: Published Sources Fraudenheim Bldg. With Nature Arch. & Eng., May 1916
Berk. Gazette: 4/5 & 5/6/25 Public Records Blueprints & Field Act surveys, BUSD building dept.
(bldg. tax); Aug. 9, 26, Sep Interviews Marian Altman (principal), Barbara Smith (sec'y & alumna),
15, 17, 1926 (opening); Lorraine Haines (alum, parent, grandparent); D. Gerrity & W. Daggert oral Hi
10/20/34 (Field Act); Nicholas Hanson, "W.H. Ratcliff," BAHA pamphlet, 1980. PTA file at Hills:
2/20, 8/5, 11/13/63 (addn.)
19. Block Number 2245 20. Lot No. 9 21. Lot Size: Frontage approx. 275'
Depth approx. 200' (school) plus
200' (playground)

22. Current Zoning Status R1H 23. Adjacent Property Zoning Status R1H

24. Present Use: residential (single family multiple _____) office _____
store _____ public other _____ specify school

25. Adjacent Property Use (check all that apply): residential (single
family multiple _____) office _____ store _____ public _____
other _____ specify _____

8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates 1925--

Builder/Architect Walter H. Ratcliff Jr.

Statement of Significance (in one paragraph)

Hillside School is the oldest of the Berkeley Public Schools still operating as a school in virtually its original state. Its distinguished craftsmanship & design, natural light and air, and careful relationship to its hillside site exemplify the progressive school architecture of the 1920s. It replaced the 1899 Hillside School founded by the Maybeck circle and inherited its teachers and traditions, after the original building burned in the 1923 fire that devastated north Berkeley. Hillside's neo-Tudor design by prominent Berkeley architect Walter Ratcliff is characteristic of the period revival styles used in all branches of architecture in that decade, and used extensively in the rebuilding of north Berkeley. The school is one of the major commissions of Ratcliff's later career, and the only one of his Berkeley public schools still in use. As the neighborhood school of the Maybeck coterie and their successors, and of many University families, Hillside has a tradition of vigorous public interest and loyalty, and owes its existence and survival to Berkeley's trademark civic activism.

Hillside School takes its name from the Hillside Club, the turn-of-the-century Berkeley group around the Maybecks and Keelers that promoted Arts and Crafts ideals and established the Bay Region tradition of architecture in harmony with nature. According to tradition (Freudenheim, Building With Nature, p.57), when the city proposed a school for the neighborhood, the women of the club "appointed a committee to go to the Trustees and ask to be allowed to plan a school suited to little children and the hillside." After the fire took that rustic, Maybeck-like school, rebuilding was made possible by a special election authorizing a one year, \$150,000 tax, in May 1925 (Berkeley Gazette, 4/3 & 5/1-6/1925).

In its use of light and wood and the hillside site, the rebuilt school expressed an updated version of the Hillside Club ideals, as well as the more general movement in school architecture to provide beautiful and healthful and homelike surroundings. Hillside's opening coincided with the publication of the Berkeley School Properties Survey by Jesse Sears of the Stanford education department and a commission of Berkeley citizens (Aug. 1926), and the new school was the embodiment of its most up to date recommendations: auditorium doubling as a community meeting place, large playgrounds, "kindergarten and first grade unit separated from the rest of the school and a separate play yard and sanitary equipment provided for the smaller children," special rooms for domestic science and shop and art, teachers' clubroom, "preparation and serving of lunch at noon," "research and guidance" (the glassed-in conference rooms in Rooms 15 & 17 were for observation), "new type of administrative offices" and nurse's room (Sears, p.50; Berk. Gazette, 9/17/26; Berk. Courier, 8/7/26). Grades were kindergarten through 6th, reflecting Berkeley's early adoption of the junior high school.

Architect of the new Hillside School was Walter Ratcliff Jr. (1881-1973), who as Berkeley city architect had presided over the building of a group of schools in 1914-16 that rated 26 pages in the May 1916 Architect & Engineer. He was also an early planning commissioner and advocate of zoning, a civic leader and businessman, and by the mid-20s one of Berkeley's most distinguished and prolific architects, founder of what is today the oldest architectural firm in the East Bay.

(SEE CONTINUATION SHEET)

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

Hillside School, 1581 LeRoy,
Berkeley CA 94708
CONTINUATION SHEET ITEM NUMBER 7,8,9 PAGE 1

7 — South of the kindergarten wing there is a temporary bungalow in what was the kindergarten playground. Main playground is in the loop of Buena Vista Avenue west of the school; there is a small landscaped area just in front of the school with lawn and flagpole and large evergreen trees. Other sides of the school face up-sloping hillsides: small patio north of auditorium, mountain and native plant garden east of central wing, and a pathway up to La Loma Avenue to the east.

Examination of 1933 photographs shows that cast stone shields and rosettes over the exterior doors and stone chimneys and finials were lost to Field Act work in the 1930s. However, the original slate roof remains (and was recently repaired), the original wood sash and trim remain (in need of paint), and many of the interior and exterior light fixtures are still in place and functioning. Original doors, wainscoting, and other millwork bear the signs of 50 years wear and tear but are in remarkably good condition. Exterior stucco, original brick steps, & concrete paving are in excellent condition.

8 — Besides Hillside, Ratcliff's civic & educational commissions/included Mills College (1923), Pacific School of Religion, additions to Anna Head School, & the Berkeley Day Nursery (these last 2 are on the Nat'l Register). By the early 30s the effects of the Depression and Ratcliff's increasing absorption in his Fidelity Mortgage business caused him to virtually retire from the practice of architecture, making Hillside School one of his late Berkeley works.

In 1934-8 Hillside received extensive reinforcing and rebuilding to comply with the Field Act: some external ornament was removed but in general the building's appearance was faithfully preserved. There was a large budget item for millwork, which included reconstructing the beamed and paneled auditorium ceiling around the new bracing--something that would no longer be financially feasible. Building codes, budgets, and changing fashions in education mean that there are very few schools like Hillside left. Its intact woodwork, windows, slate roof, and original light fixtures are rare anywhere, and unique in the Berkeley schools.

Like all the public schools, Hillside has been through changes in educational theory and enrollment. Originally K-6, it is now K-3; enrollment was 229 when it opened in 1926, about 450 when the addition was made in 1963, 195 in 1982. Traditions continue: the active PTA, founded in 1902 as the Mothers' Club and distinguished by many University and artistic names, claims to be "one of the oldest in Northern California"; neighborhood pageants and dance festivals in the Hillside Club tradition continued into the 1960s; and in recent years parents and staff and neighbors have responded to recurring proposals to close the school with something very much like the crusading spirit of the Hillside Club mothers demanding a school "suited to the little children and the hillside."

9 — B.J.S.Oahill & W.Ratcliff, "City of Berk. 's New Public School Bldgs", Arch. & Eng. May 1916. Leslie Freudenheim, Building With Nature: Roots of the S.F. Bay Region Tradition, 1974. Berkeley Courier, Aug. 7, 1926, "New Hillside School Opens"; Berkeley Gazette, 4/3 & 5/6/1925 (building tax), Aug. 9, 26, Sep. 15, 17, 1926 (opening & dedic.), 10/20/34 (Field Act), 2/20, Aug. 5, Nov. 13, 1963 (addition), Ap. 16, 1980 (Archit. Heritage), 2/9/81 (closing threatened). Interviews: Marian Altman (principal), Barbara Smith (school secretary & alumna), Lorraine Haines (early alumna's parent); oral hist. Dorothy Gerrity, Marian Daggott (Club & fire). Nicholas Hanson, "Walter H. Ratcliff Jr.", Berk. Arch. Heritage pamphlet, 1980.

7: Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

Hillside School is a neo-Tudor, stucco and half-timbered, slate-roofed, mostly two-story building whose rambling angular plan follows the contours of its hillside site and the winding North Berkeley streets. The west facade presents a 150'-long central classroom wing running NW-SE, with a continuous bank of wood framed classroom windows on the upper floor, offices and library on the ground floor, and two second-floor square bays with dormers and half-timbered gable ends above the doors. Large wings join the ends of this main building at angles of about 120°: at the north end the auditorium projects forward (W) of the main building, with a tall wall of windows & ornamental stickwork in its gable end, which is about 60' high at the peak. There is a gabled entry hall and 2-story polygonal bay in the angle between the auditorium and main building. Behind the south end of the central block is a high-gabled 3-story classroom wing, its south wall all windows; at the back of this wing is a 1-story, L-shaped, 3-room addition (1963). South of the central block on the downward slope of the hill is the kindergarten/primary wing, a sort of miniature repetition of the main building, with a gabled dormer over the arched entrance and a large main classroom with west-facing gable & big bay window. Entrances to kindergarten & auditorium wings are low, deep-set gothic arches with heavy wooden doors, in 1½-story gable ends. All gable ends are trimmed to varying degrees with half-timbering, stickwork, and wood finials. Slate roofs of wings & dormers form a complex pattern of peaks.

The entire building was extensively reinforced and rebuilt in 1934-5 (kindergarten), 1936 (central portion), and 1937-8 (auditorium), faithfully following the style and materials of the original building. Roof of the south classroom wing was somewhat rearranged, & some parapet levels changed. The small dormer toward the north end of the main wing was added so slates would not fall on the exit in an earthquake. As a result Hillside was the only one of the older Berkeley schools not affected by the earthquake work of the mid-1970s when the others were demolished, vacated, or completely rebuilt. The bottom story of the main building was originally a recreation basement with the same wall of tall wood-framed windows as the upper floor. In 1963-4 the basement was remodeled for offices and library, and some of the window area closed off. At the same time, 3 classrooms were added inconspicuously at the back of the east wing. (This work was done by Walter Ratcliff's son.)

Notable features of the interior are the auditorium, the woodwork and detailing in the hallways, and the use of windows and wood in the classrooms. The auditorium, about 40' x 55', has hardwood floor, beamed dark wood ceiling with skylights and (incomplete) chandeliers. The west wall has a huge wood-framed, lattice-paned window, 16' x 22' high, floor to ceiling, protected by a wood balustrade; there is a spectacular view of the Bay. The stage at the east end is presently closed off by a temporary wall so the backstage area can be used as a woodshop. French doors on the north wall open onto a small patio.

Hallways follow the same irregular angles as the exterior plan. Second floor halls have skylights, unpainted wood moldings and wood framed bulletin boards, working transoms above the doors. Details include brass stair corners and studs on the wide banisters (to discourage sliding), metal and amber-glass light fixtures, and a floral terra cotta drinking fountain given in memory of two pupils in 1928. On the main corridor, 3 classrooms face east and 4 face west, all with full walls of operable wood-framed windows. Room 18, former teachers' lunchroom, has a Batchelder tiled fireplace. Two west rooms have unusual glassed-in cloakrooms & conference rooms.

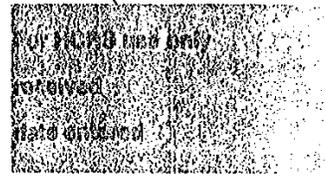
(SEE CONTINUATION SHEET)

FHR-6-300 (11-70)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory--Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

MAY 07 1982

historic Hillside School

and/or common Hillside School, Hillside Primary School

2. Location

street & number 1581 LeRoy Avenue not for publication

city, town Berkeley 94708 vicinity of congressional district 8

state California code county Alameda code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Berkeley Unified School District

street & number 2134 Grove Street
Berkeley 94704

city, town vicinity of state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Alameda County Courthouse

street & number 1225 Fallon Street

city, town Oakland 94612 state California

6. Representation in Existing Surveys

title Berkeley Urban Conservation Survey has this property been determined eligible? yes no

date April 1980; City Landmark designation pending, 5/82. federal state county local

depository for survey records Berkeley Architectural Heritage Assn., Box 1137,

city, town Berkeley 94701-1137 state CA

7. Description

Condition		Check one	Check one
<input checked="" type="radio"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Hillside School is a neo-Tudor, stucco and half-timbered, slate-roofed, mostly two-story building whose rambling angular plan follows the contours of its hillside site and the winding North Berkeley streets. The west facade presents a 150'-long central classroom wing running NW-SE, with a continuous bank of wood framed classroom windows on the upper floor, offices and library on the ground floor, and two second-floor square bays with dormers and half-timbered gable ends above the doors. Large wings join the ends of this main building at angles of about 120°: at the north end the auditorium projects forward (W) of the main building, with a tall wall of windows & ornamental stickwork in its gable end, which is about 60' high at the peak. There is a gabled entry hall and 2-story polygonal bay in the angle between the auditorium and main building. Behind the south end of the central block is a high-gabled 3-story classroom wing, its south wall all windows; at the back of this wing is a 1-story, L-shaped, 3-room addition (1963). South of the central block on the downward slope of the hill is the kindergarten/primary wing, a sort of miniature repetition of the main building, with a gabled dormer over the arched entrance and a large main classroom with west-facing gable & big bay window. Entrances to kindergarten & auditorium wings are low, deep-set gothic arches with heavy wooden doors, in 1½-story gable ends. All gable ends are trimmed to varying degrees with half-timbering, stickwork, and wood finials. Slate roofs of wings & dormers form a complex pattern of peaks.

The entire building was extensively reinforced and rebuilt in 1934-5 (kindergarten), 1936 (central portion), and 1937-8 (auditorium), faithfully following the style and materials of the original building. Roof of the south classroom wing was somewhat rearranged, & some parapet levels changed. The small dormer toward the north end of the main wing was added so slates would not fall on the exit in an earthquake. As a result Hillside was the only one of the older Berkeley schools not affected by the earthquake work of the mid-1970s when the others were demolished, vacated, or completely rebuilt. The bottom story of the main building was originally a recreation basement with the same wall of tall wood-framed windows as the upper floor. In 1963-4 the basement was remodeled for offices and library, and some of the window area closed off. At the same time, 3 classrooms were added inconspicuously at the back of the east wing. (This work was done by Walter Ratcliff's son.)

Notable features of the interior are the auditorium, the woodwork and detailing in the hallways, and the use of windows and wood in the classrooms. The auditorium, about 40' x 55', has hardwood floor, beamed dark wood ceiling with skylights and (incomplete) chandeliers. The west wall has a huge wood-framed, lattice-paned window, 16' x 22' high, floor to ceiling, protected by a wood balustrade; there is a spectacular view of the Bay. The stage at the east end is presently closed off by a temporary wall so the backstage area can be used as a woodshop. French doors on the north wall open onto a small patio.

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(SEE CONTINUATION SHEET)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1925--

Builder/Architect Walter H. Ratcliff Jr.

Statement of Significance (In one paragraph)

Hillside School is the oldest of the Berkeley Public Schools still operating as a school in virtually its original state. Its distinguished craftsmanship & design, natural light and air, and careful relationship to its hillside site exemplify the progressive school architecture of the 1920s. It replaced the 1899 Hillside School founded by the Maybeck circle and inherited its teachers and traditions, after the original building burned in the 1923 fire that devastated north Berkeley. Hillside's neo-Tudor design by prominent Berkeley architect Walter Ratcliff is characteristic of the period revival styles used in all branches of architecture in that decade, and used extensively in the rebuilding of north Berkeley. The school is one of the major commissions of Ratcliff's later career, and the only one of his Berkeley public schools still in use. As the neighborhood school of the Maybeck coterie and their successors, and of many University families, Hillside has a tradition of vigorous public interest and loyalty, and owes its existence and survival to Berkeley's trademark civic activism.

Hillside School takes its name from the Hillside Club, the turn-of-the-century Berkeley group around the Maybecks and Keelers that promoted Arts and Crafts ideals and established the Bay Region tradition of architecture in harmony with nature. According to tradition (Freudenheim, Building With Nature, p.57), when the city proposed a school for the neighborhood, the women of the club "appointed a committee to go to the Trustees and ask to be allowed to plan a school suited to little children and the hillside." After the fire took that rustic, Maybeck-like school, rebuilding was made possible by a special election authorizing a one year, \$150,000 tax, in May 1925 (Berkeley Gazette, 4/3 & 5/1-6/1925).

In its use of light and wood and the hillside site, the rebuilt school expressed an updated version of the Hillside Club ideals, as well as the more general movement in school architecture to provide beautiful and healthful and homelike surroundings. Hillside's opening coincided with the publication of the Berkeley School Properties Survey by Jesse Sears of the Stanford education department and a commission of Berkeley citizens (Aug. 1926), and the new school was the embodiment of its most up to date recommendations: auditorium doubling as a community meeting place, large playgrounds, "kindergarten and first grade unit separated from the rest of the school and a separate play yard and sanitary equipment provided for the smaller children," special rooms for domestic science and shop and art, teachers' clubroom, "preparation and serving of lunch at noon," "research and guidance" (the glassed-in conference rooms in Rooms 15 & 17 were for observation), "new type of administrative offices" and nurse's room (Sears, p.50; Berk. Gazette, 9/17/26; Berk. Courier, 8/7/26). Grades were kindergarten through 6th, reflecting Berkeley's early adoption of the junior high school.

Architect of the new Hillside School was Walter Ratcliff Jr. (1881-1973), who as Berkeley city architect had presided over the building of a group of schools in 1914-16 that rated 26 pages in the May 1916 Architect & Engineer. He was also an early planning commissioner and advocate of zoning, a civic leader and businessman, and by the mid-20s one of Berkeley's most distinguished and prolific architects, founder of what is today the oldest architectural firm in the East Bay.

(SEE CONTINUATION SHEET)

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR NCRS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Hillside School, 1581 LeRoy,
Berkeley CA 94708
CONTINUATION SHEET ITEM NUMBER 7, 8, 9 PAGE 1

7 -- South of the kindergarten wing there is a temporary bungalow in what was the kindergarten playground. Main playground is in the loop of Buena Vista Avenue west of the school; there is a small landscaped area just in front of the school with lawn and flagpole and large evergreen trees. Other sides of the school face up-sloping hillsides: small patio north of auditorium, mountain and native plant garden east of central wing, and a pathway up to La Loma Avenue to the east.

Examination of 1933 photographs shows that cast stone shields and rosettes over the exterior doors and stone chimneys and finials were lost to Field Act work in the 1930s. However, the original slate roof remains (and was recently repaired), the original wood sash and trim remain (in need of paint), and many of the interior and exterior light fixtures are still in place and functioning. Original doors, wainscoting, and other millwork bear the signs of 50 years wear and tear but are in remarkably good condition. Exterior stucco, original brick steps, & concrete paving are in excellent condition.

8 -- Besides Hillside, Ratcliff's civic & educational commissions/included Mills College (1923), Pacific School of Religion, additions to Anna Head School, & the Berkeley Day Nursery (these last 2 are on the Nat'l Register). By the early 30s the effects of the Depression and Ratcliff's increasing absorption in his Fidelity Mortgage business caused him to virtually retire from the practice of architecture, making Hillside School one of his late Berkeley works.

In 1934-8 Hillside received extensive reinforcing and rebuilding to comply with the Field Act: some external ornament was removed but in general the building's appearance was faithfully preserved. There was a large budget item for millwork, which included reconstructing the beamed and paneled auditorium ceiling around the new bracing--something that would no longer be financially feasible. Building codes, budgets, and changing fashions in education mean that there are very few schools like Hillside left. Its intact woodwork, windows, slate roof, and original light fixtures are rare anywhere, and unique in the Berkeley schools.

Like all the public schools, Hillside has been through changes in educational theory and enrollment. Originally K-6, it is now K-3; enrollment was 229 when it opened in 1926, about 450 when the addition was made in 1963, 195 in 1982. Traditions continue: the active PTA, founded in 1902 as the Mothers' Club and distinguished by many University and artistic names, claims to be "one of the oldest in Northern California"; neighborhood pageants and dance festivals in the Hillside Club tradition continued into the 1960s; and in recent years parents and staff and neighbors have responded to recurring proposals to close the school with something very much like the crusading spirit of the Hillside Club mothers demanding a school "suited to the little children and the hillside."

9 -- B.J.S. Cahill & W. Ratcliff, "City of Berk.'s New Public School Bldg", Arch. & Eng. May 19
Leslie Freudenheim, Building With Nature: Roots of the S.F. Bay Region Tradition, 1974.
Berkeley Courier, Aug. 7, 1926, "New Hillside School Opens"; Berkeley Gazette, 4/3 & 5/6/
1925 (building tax), Aug. 9, 26, Sep. 15, 17, 1926 (opening & dedic.), 10/20/34 (Field Act), 2/1
Aug. 5, Nov. 13, 1963 (addition), Ap. 16, 1980 (Archit. Heritage), 2/9/81 (closing threatened)
Interviews: Marian Altman (principal), Barbara Smith (school secretary & alumna), Lorrai
Haynes (early alumna & parent); oral hist. Dorothy Gerrity, Marian Daggett (Club & f.
Nicholas Hansen, "Walter H. Ratcliff Jr." Berk. Arch. Heritage pamphlet, 1980.
Nat'l Register Dissertation for Berkeley Day Nursery. PTA history file at Hillside

9. Major Bibliographical References

Berkeley Unified Schools building dept. records: Blueprints (Ratcliff 1925; Eldridge Spencer & Thos. Chace, 1934-36-37; Ratcliff-Slama-Gadwalader 1963); MS Field Act studies ("Data on Schools & School Bldgs." Nov. 1933; E. Spencer, "Report on the School Bldgs. of Berkeley," May 1934; "Application...for loan & grant..," Dec. 1933). Jesse B. Sears & commission, Berkeley Schools Properties Survey, Berkeley, Aug. 1926.

(#9 CONTINUES)

10. Geographical Data

Acuage of nominated property Approx. 2 acres

Quadrangle name Richmond, Calif.

Quadrangle scale 1:24,000

UMT References

A

1	0	5	6	5	3	0	0
Zone		Easting				Northing	

B

Zone		Easting				Northing	

C

Zone		Easting				Northing	

D

Zone		Easting				Northing	

E

Zone		Easting				Northing	

F

Zone		Easting				Northing	

G

Zone		Easting				Northing	

H

Zone		Easting				Northing	

Verbal boundary description and justification Book 58, block 2245, parcel 9 - originally Wheeler Tract Block 5, Lots 1-10 (playground lots 1-6, school lots 7-10) & LaLoma Park Lot 12 & N portion of Lot 13. Building occupies E half of property, playground the W half in loop formed by Buena Vista & LeRoy Avenues.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Betty Marvin

organization Friends of Hillside/Berk.Arch.Heritage date April 30, 1982

street & number 2646 Claremont Avenue telephone (415) 849-1959/845-6591

city or town Berkeley 94705 state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title _____ date _____

For HCRS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR NCRS USE ONLY

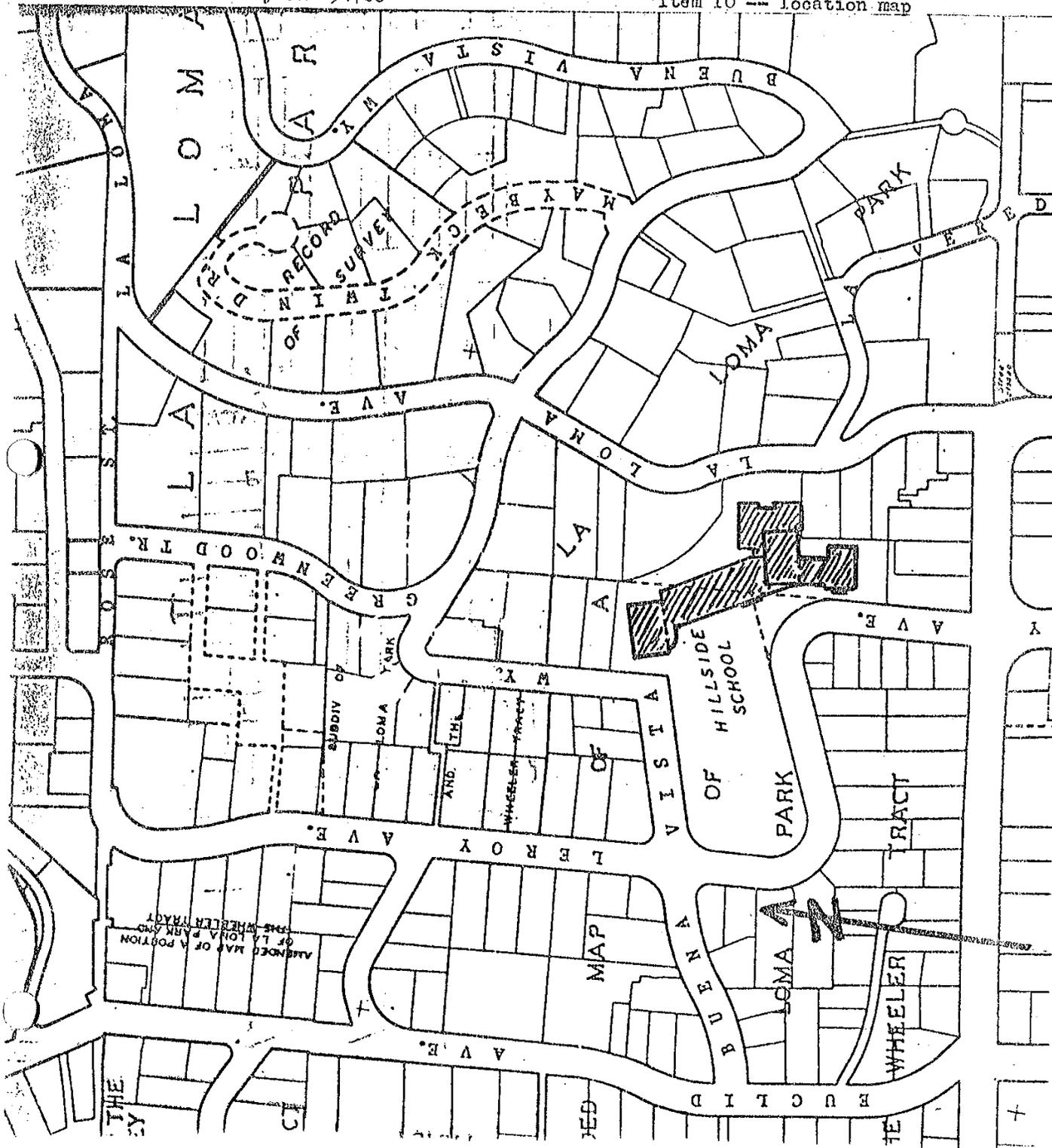
RECEIVED

DATE ENTERED

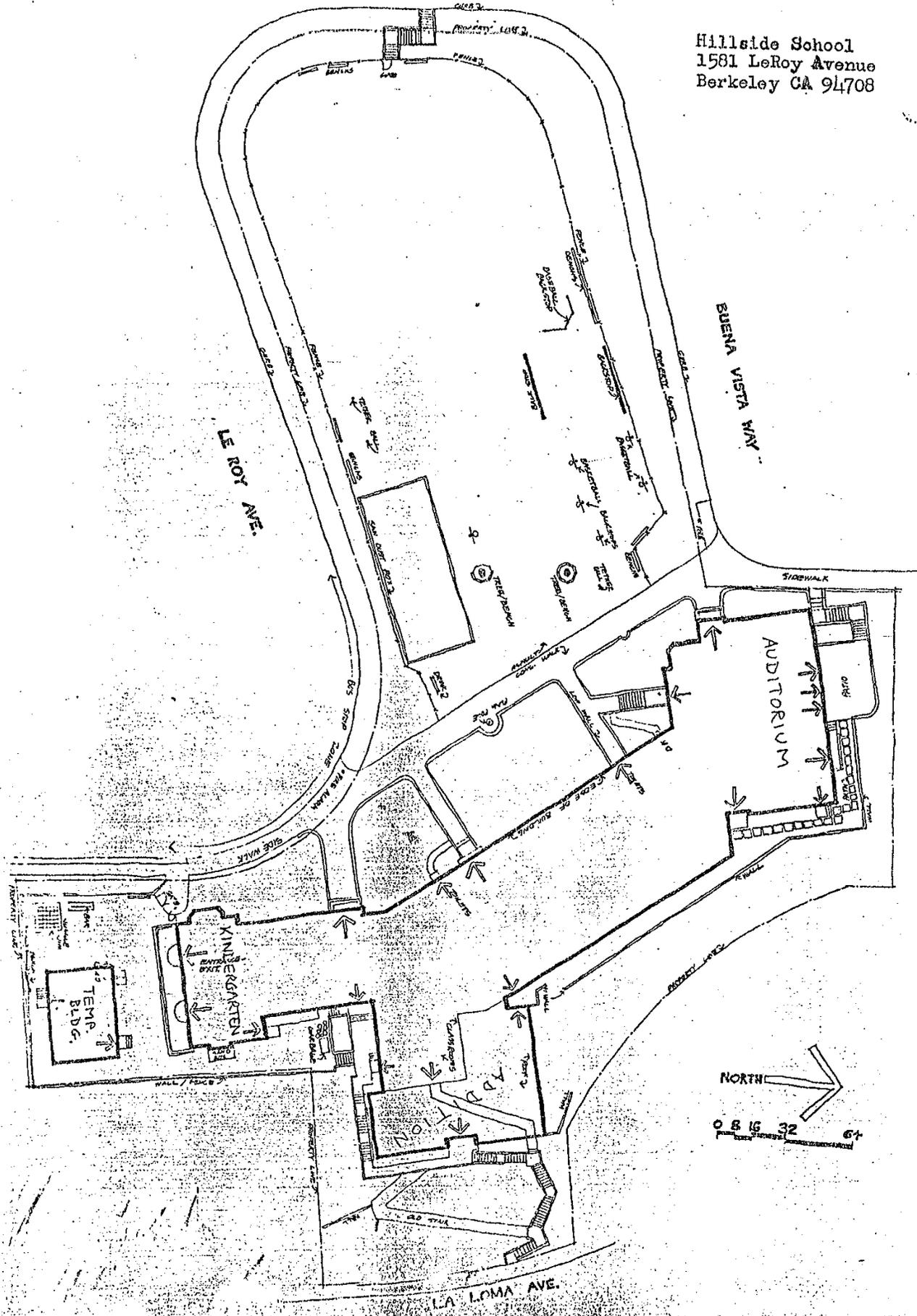
**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

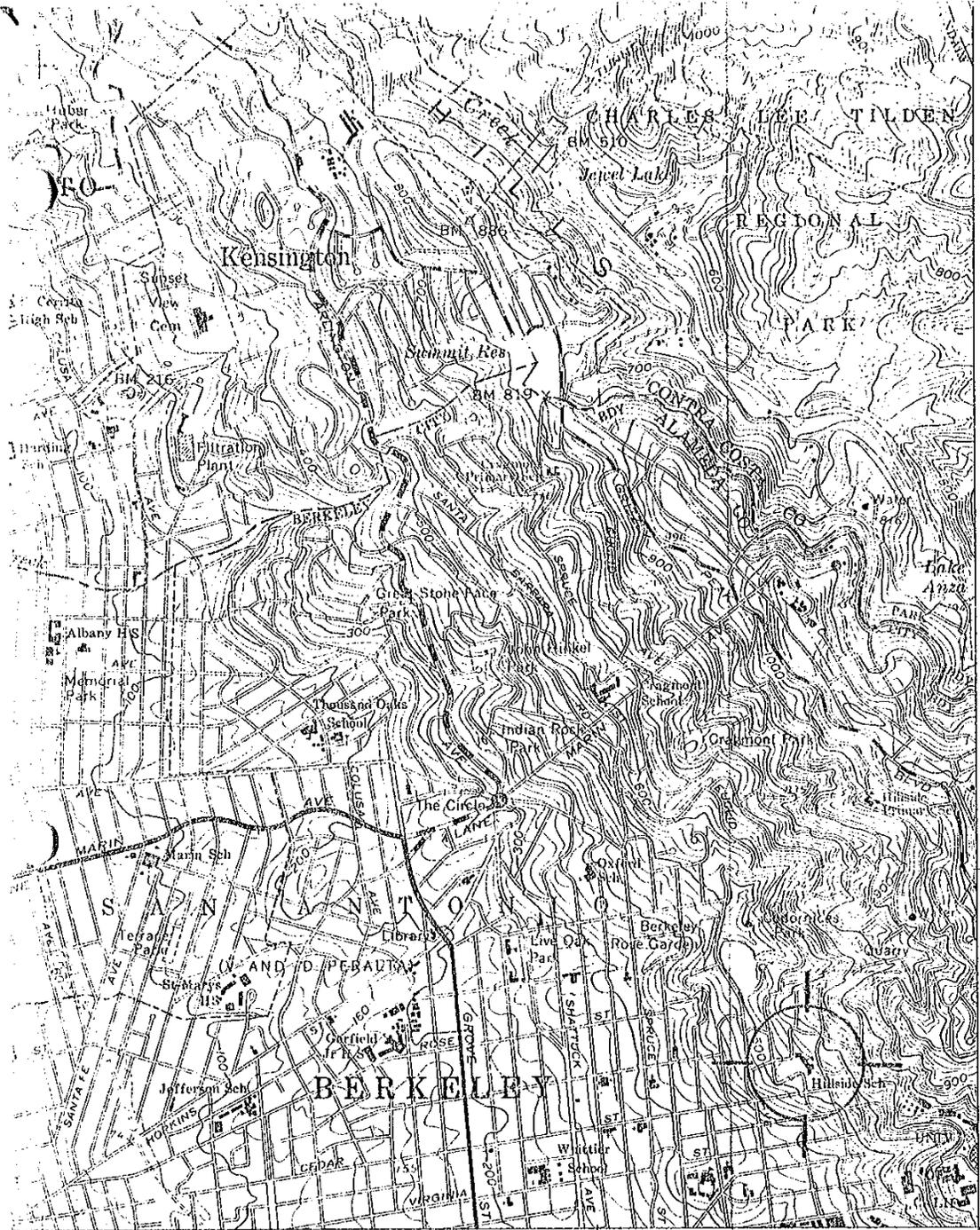
Hillside School, 1581 LeRoy Av.,
Berkeley CA 94708

Item 10 -- location map



Hillside School
1581 LeRoy Avenue
Berkeley CA 94708





55'
4196
4195
4194
4193000N
37° 52' 30"
122° 15'

Hillside School
1581 LeRoy Avenue
Berkeley CA 94708
UTM reference:
10/565300/4192660

17'30" 563
OAKLAND (MAC ARTHUR BLVD) 3.3 MI.
ALAMEDA (CITY HALL) 9.2 MI.

ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- Interstate Route
- State Route



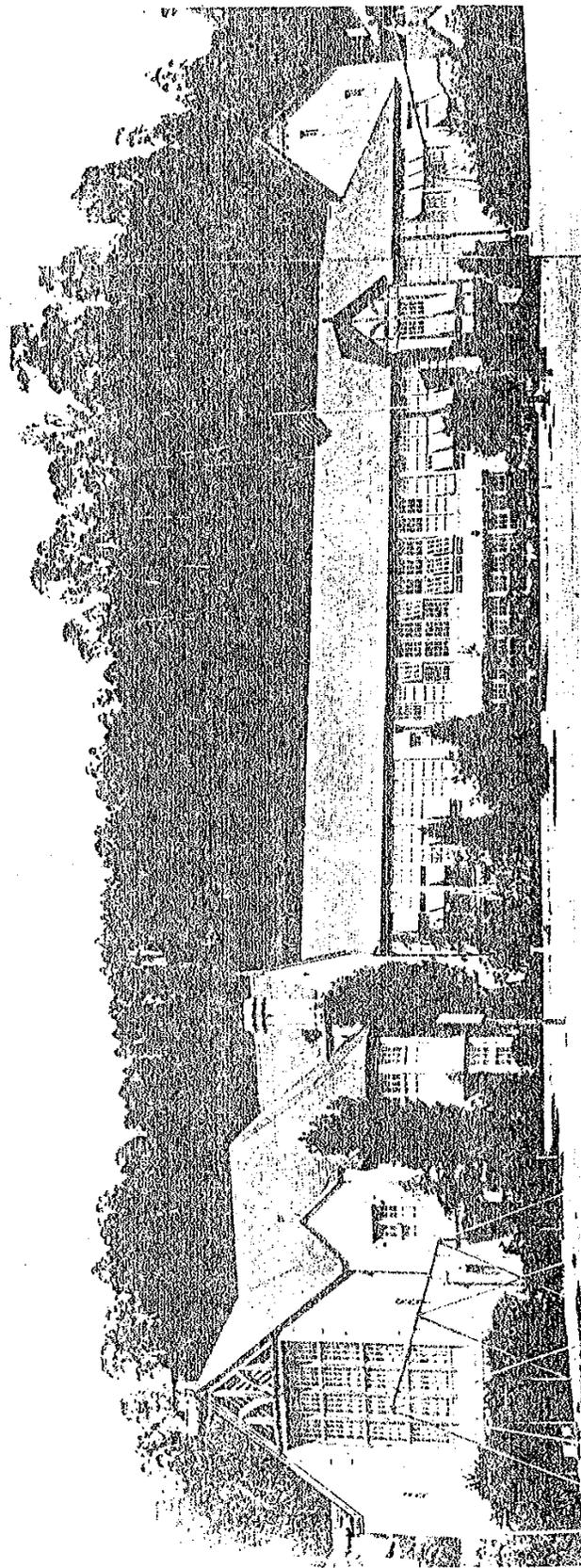
QUADRANGLE LOCATION

Purple tint indicates extension of urban areas

RICHMOND, CALIF.
N3752.5—W12215/7.5

1959
PHOTOREVISED 1980
DMA 1559 IV NE—SERIES V895

OAKLAND EAST
1559 I SW



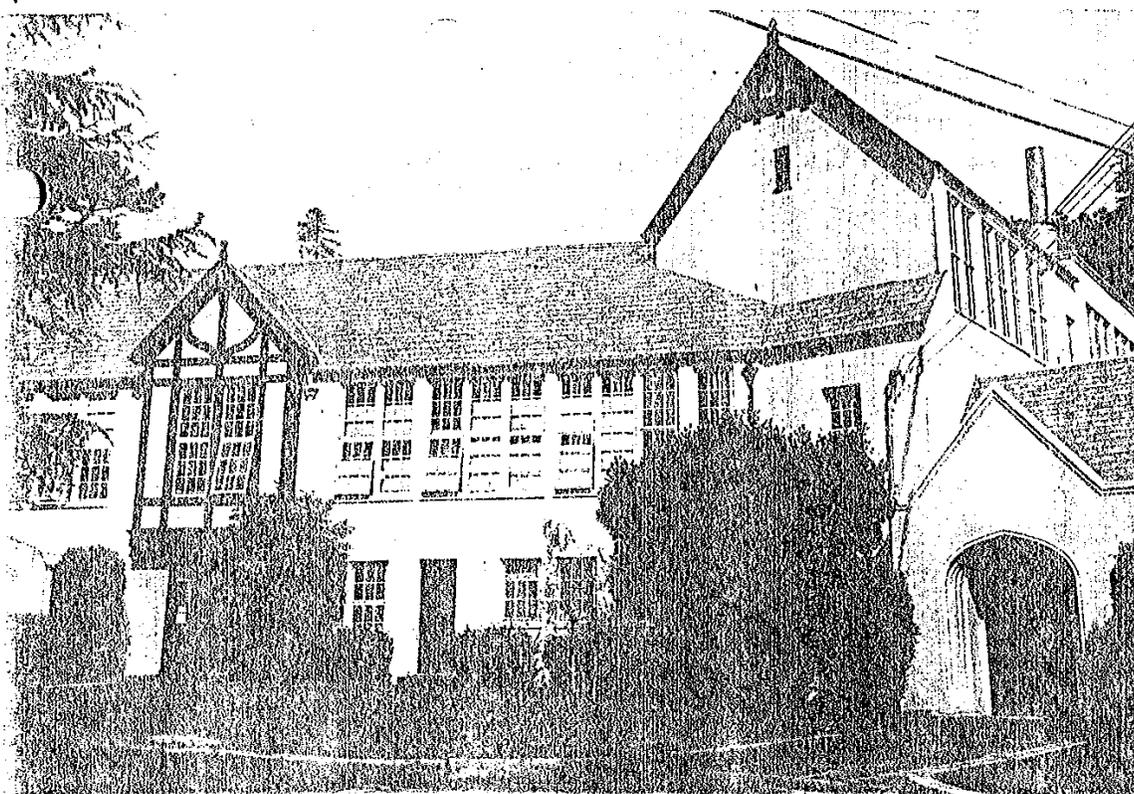
West Elerin - Hillside School (12)
Berkeley
4-21-33 News.



Hillside School, 1581 Leroy Av.,
Berkeley CA 94708 -- April 1975,
Berkeley Sch. Dist. Field Act survey---
copy neg. Berk. Arch. Heritage.
Elevation (S Kindergarten) via
crossed) unaltered present.

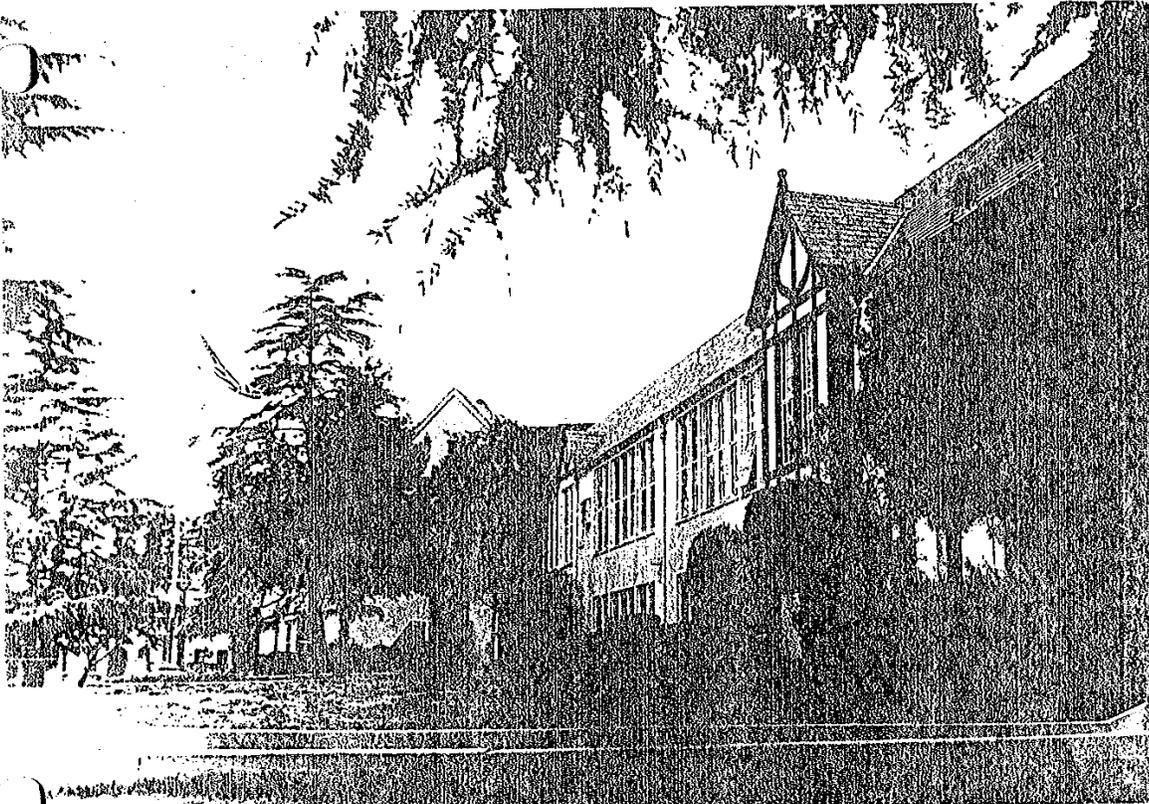
Hillside School, 1581 LeRoy Av.,
Berkeley CA 94708. Anonymous
Aerial view, c.1940s, looking east,
school & playground at center. #2
Print at Hillside Sch., copy neg.
B.Marvin, 2646 Claremont, 94705.





Hillside School, 1581 LeRoy, Berkeley CA 94708
S part of W facade; basement finished for offices
(main entc. below beamed gable), parts of 3-story
S classroom wing & 1-story S kindergarten wing.
B. Marvin, 2646 Claremont, 94705 -- March 1982

Hillside School, 1581 LeRoy Av.,
Berkeley CA 94708 - April 1982.
View N along central classroom
wing toward auditorium; gables
over office & library doors. #5
B.Marvin, 2646 Claremont, 94705.



CITY OF BERKELEY

Memorandum

June 29, 1982

TO: EDYTHE CAMPBELL, City Clerk

FROM: MIKE TOLBERT, Secretary, Landmarks Preservation Commission

SUBJECT: NOTICE OF DECISION REGARDING THE HILLSIDE SCHOOL,
LOCATED AT 1581 LEROY AVENUE

At its meeting of June 21, 1982, the Landmarks Preservation Commission voted unanimously to:

DESIGNATE THE HILLSIDE SCHOOL, LOCATED AT 1581 LEROY AVENUE, AS A BERKELEY LANDMARK BECAUSE OF ITS FINE EXAMPLE OF WALTER RATCLIFF, JR.'S SCHOOL OF ARCHITECTURE, FOR ITS PHYSICAL POSITION IN THE STREETSCAPE AND IN THE NEIGHBORHOOD, AND ITS MEANING TO BERKELEY.

Attached is a copy of the Notice of Decision, which according to the provisions of the Landmarks Preservation Ordinance, is to be forwarded to the City Council at its next regularly scheduled meeting.

Mike Tolbert

MIKE TOLBERT, Secretary
Landmarks Preservation Commission

Attachment: Notice of Decision

From: [Nancy Genn](#)
To: [Landmarks Preservation Commission](#)
Cc: [Crane, Fatema](#)
Subject: Fwd: 1581 Le Roy HILLSIDE SCHOOL SITE.
Date: Thursday, October 27, 2022 12:13:42 PM

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

----- Forwarded message -----

Subject: 1581 Le Roy HILLSIDE SCHOOL SITE.

-- I support the Landmark Structural Alteration Permit at 1581 Le Roy.
The property has been improved since Sam purchased the Hillside School.
I am grateful for his care and restoration of the property.
I live across the street from the property at 1515 La Loma (for over 50 years).
Sincerely,
Nancy Genn
nancygenn.com
1515 La Loma Ave.

--
nancygenn.com