Piedmont Avenue Landscape
Berkeley, California

HISTORIC LANDSCAPE REPORT

Prepared for the University of California, Berkeley

In collaboration with PGAdesign Inc.

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PURPOSE AND SCOPE

This Historic Landscape Report (HLR) for the Piedmont Avenue landscape has been completed at the request of the University of California, Berkeley (University) to inform planning for the Southeast Campus Integrated Projects (SCIP), initiated in 2005. The preparation of this report implements provisions of the UC Berkeley 2020 Long Range Development Plan Environmental Impact Report addressing cultural resources.¹ This HLR was undertaken as part of a larger study of the Piedmont Avenue block between Bancroft Way and the Haas School of Business, specifically the former single-family dwellings at 2222, 2224, 2232, 2234, and 2240 Piedmont Avenue; the former single-family dwellings at 2241 and 2243 College Avenue; Calvin Laboratory; and the surrounding landscape and streetscape.

The National Park Service has set up guidelines for the assessment and treatment of historic landscapes, also known as cultural landscapes. According to the National Park Service’s “Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes”:

A Cultural Landscape Report (CLR) is the primary report that documents the history, significance and treatment of a cultural landscape. A CLR evaluates the history and integrity of the landscape including any changes to its geographical context, features, materials, and use.

CLRs are often prepared when a change (e.g. a new visitor's center or parking area to a landscape) is proposed. In such instances, a CLR can be a useful tool to protect the landscape's character-defining features from undue wear, alteration or loss. A CLR can provide managers, curators and others with information needed to make management decisions.

A CLR will often yield new information about a landscape's historic significance and integrity, even for those already listed on the National Register. Where appropriate, National Register files should be amended to reflect the new findings.²

¹ UC Berkeley 2020 LRDP EIR Continuing Best Practice CUL-2-a states in part: “If a project could cause a substantial adverse change in features that convey the significance of a primary or secondary resource, an Historic Structures Assessment (HSA) would be prepared.” University of California, Berkeley, “Draft Environmental Impact Report: UC Berkeley 2020 Long Range Development Plan, Volume 1,” 4.4-54.
This Historic Landscape Report examines the eligibility of the Piedmont Avenue landscape for listing in the National Register of Historic Places. The report also provides a historic context and a detailed description of the landscape, identifies character-defining features, and evaluates conditions.

**SUBJECT OF THIS STUDY**
The subject of this report is the landscape along Piedmont Avenue between Bancroft Way and the Haas School of Business. Originally a rural residential street, this segment of Piedmont Avenue is now surrounded by University-owned property, although the street itself is still owned and maintained by the City of Berkeley.

**METHODOLOGY**
Utilizing standards established by the State of California Office of Historic Preservation, Page & Turnbull and PGAdesign conducted a conditions assessment and analysis of the Piedmont Avenue landscape and evaluated its eligibility for the National Register of Historic Places. The conclusions in this report are based on fieldwork and archival research undertaken between April 2005 and December 2005 by Page & Turnbull and PGAdesign. Landscape Architects Cathy Garrett and Karen Krolewski conducted the site survey, conditions analysis, and assessment of the landscape. Architectural Historian Eileen Wilde and University of California, Berkeley Planning Analyst/Historian Steven Finacom undertook research at repositories including the Bancroft Library; the University of California, Berkeley Capital Projects and Facilities Management Archives; the University of California, Berkeley Environmental Design Library; the University of California, Berkeley Environmental Design Archives; the University of California, Berkeley Earth Sciences & Map Library; the City of Berkeley City Clerk Department and Public Works Department; the Alameda County Public Works Department; the Berkeley Public Library; Berkeley Architectural Heritage Association (BAHA); Berkeley Historical Society; the Oakland Public Library; the Oakland Museum of California; Oakland Heritage Alliance; San Francisco Architectural Heritage; California Historical Society; and the Library of Congress. Architectural Historians Richard Sucré and Christopher VerPlanck, Preservation Planner April Hesik, and Architectural Conservator Mark McMillan contributed to the completion of this report.
II. HISTORICAL CONTEXT

EARLY HISTORY OF BERKELEY

The land that encompasses the present-day City of Berkeley was formally granted to Luis Maria Peralta by the King of Spain in 1820. Peralta named the 48,000-acre parcel “Rancho San Antonio” after Saint Anthony of Padua. After receiving the grant, Luis Maria Peralta continued to live in San José, and sent his four sons to live on Rancho San Antonio. In 1842, Luis Maria Peralta divided the rancho between his sons, giving most of what is now Berkeley to son José Domingo Peralta.

Less than a decade later, gold fever struck California, and “Forty-niners” flooded into the remote Mexican state. In 1850, the United States annexed California after winning the territory from Mexico under the terms of the Treaty of Guadalupe-Hidalgo. Statehood brought about the demise of the ranchos. In April 1852, the California State Legislature passed a law stating that a squatter could gain possession of any land not reasonably known to be claimed under an existing title. The only provisions were that the squatter had to make at least $200 of improvements to the land and live on the land either within sixty days or within twelve months if a $15 fee was paid to the county treasurer. In reality, many squatters did not live on their land for years. Since American settlers generally viewed Spanish titles as illegitimate, the new law was used to claim land from the ranchos, resulting in costly and lengthy legal battles for the Spanish owners.

In the summer of 1852, William Hillegass, James Leonard, Francis Kittredge Shattuck, and Shattuck’s brother-in-law, George Blake, filed claims to a square mile of land in the central section of what is now Berkeley. As was common, these four men did not live in Berkeley for years after making their claims. At this time, the future City of Berkeley was almost uninhabited. Mrs. M.K. Blake, the widow of George Blake, wrote in 1896 of Berkeley in 1852: “Not a house between Oakland and Berkeley. Not a house in Berkeley except one small cabin; for, if the Americans attempted to erect a building, the Spanish would tear it down. The cabin they allowed to remain, as they had become friendly with the Americans.”

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2 Susan Dinkenspiel Cerny, Berkeley Landmarks (Berkeley, California: Berkeley Architectural Heritage Association, 1994), 64.
3 Quoted in Ferrier, 28.
Vincente and José Domingo Peralta filed claims for ownership of their rancho lands in January 1852, and the U.S. Supreme Court would eventually confirm their titles in 1855 and 1856. During the intervening years, the Peraltas were unable to hold onto all of their land after suffering huge losses from lawsuits, the dwindling price of land, and cattle thievery. In 1852, Vincente Peralta sold 2,000 acres of his land for a townsite in Oakland, and additional land was sold by both brothers throughout 1852 and 1853. Captain Orrin Simmons gained squatters’ rights to 160 acres of Rancho San Antonio bounded by Strawberry Creek to the north, and the future site of the State Asylum for the Deaf, Dumb and Blind to the south, a tract that includes the present-day project site. In 1857, Simmons purchased the land now occupied by the Greek Theater and California Memorial Stadium from John Bonneron. Captain Simmons’ family lived in a house on the banks of Strawberry Creek approximately where Piedmont Avenue used to terminate (Map 2).

**COLLEGE OF CALIFORNIA**

In 1853, the forerunner to the College of California, Contra Costa Academy, was established in Oakland; two years later, the College of California was incorporated. Soon thereafter, the trustees of the College of California began searching for a new campus site removed from the perceived unwholesome temptations of San Francisco and Oakland. One of the only settlers in Berkeley, Captain Orrin Simmons, invited the trustees to look at his land holdings as a possible site. Although Berkeley was still an isolated outpost, it had the advantages of a temperate climate, and a range of hills that provided spectacular vistas of San Francisco Bay and the Golden Gate. After much consideration, the trustees decided to relocate the campus to the hills surrounding Strawberry Creek.

On 16 April 1860, the future site of the College of California was dedicated at Founders’ Rock.

The process of raising money and acquiring land for the new campus proved to be arduous. Four years after dedicating the new site, the College of California purchased 40-acre tracts from F.K. Shattuck, G.M. Blake, William Hillegass, and James Leonard; each man was given $8,000 for their tract except for Hillegass, who received $9,000. At that time, only Leonard lived in Berkeley at a house on the corner of Telegraph Avenue and Dwight Way. Hillegass would move around 1871 to his land on College Avenue near Bancroft Way, just west of the project site. In August 1864, the

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6 Ferriero, 26.
7 Ibid., 79.
8 Ibid., 80.
9 Ibid., 49.
10 Ibid., 49.
11 Ibid., 74-75.
12 Ibid., 109, 84.
College of California purchased a tract of land from Captain Simmons that encompassed part of what became the Berkeley Property Tract and the northern part of present-day Piedmont Avenue. The Simmons tract was particularly desirable because it came with water rights.  

A key objective of the College of California trustees was to raise money for the school. To further this goal, the trustees decided to form a real estate group that would sell residential lots to provide financial support for the College. On September 1, 1864, the first real estate venture in Berkeley was launched with the incorporation of the College Homestead Association. 125 shares were offered at $500 apiece, and each share entitled the owner to a one-acre lot. The Association stipulated that a $25-per-share fee could be implemented for improvements like street grading and tree planting. The trustees actively promoted the new development, praising the ideal weather—warmer and sunnier than foggy San Francisco, but not as hot as central California—and noting that upstanding citizens associated with the College would inevitably become residents of the neighborhood. 14 A map of the College Homestead Association was recorded on May 15, 1866 (Map 1).  

**FREDERICK LAW OLMS TED**

Frederick Law Olmsted (1822-1903) is considered to be the father of American landscape architecture. At his home, Fairsted, in Brookline, Massachusetts, Olmsted established one of the first professional landscape design firms in the world. 15 He is responsible for many of the foremost parks and park systems in the United States, including Central Park and Prospect Park in New York; the Metropolitan Parks System in Boston; and the park system in Buffalo, New York. Olmsted’s other notable projects include the grounds for the Biltmore Estate in North Carolina; the suburban residential community of Riverside, Illinois; the U.S. Capitol Grounds; and the grounds of the 1893 World’s Columbian Exposition.  

During the 1860s, Olmsted still had not committed to the field of landscape architecture. Although he had already designed Central Park with Calvert Vaux, he continued to experiment with different careers, including a position as the general secretary of the United States Sanitary Commission during the Civil War. In 1863, Olmsted decided to move to California to act as manager of the Mariposa Estate for the Mariposa Mining Company. After the mining enterprise began to fail, through no fault of his own, Olmsted returned to his successful career as a landscape architect. 16

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14 Ferrier, 53–57.  
of his own, Olmsted traveled to San Francisco in an attempt to straighten out the company’s finances. Left largely abandoned by his employers, he began to look for other work to support his family.

In 1864, Olmsted was hired by the directors of the Mountain View Cemetery Association to design a plan for their cemetery in Oakland. By October 1864, he had also been retained by the College of California to create a plan for their land north and east of the College Homestead Tract. It is unclear how Olmsted became associated with the College of California, but it is likely that Frederick Billings brought him to the attention of the trustees. Billings had applied for the original College of California charter, and was also a trustee of the Mariposa Company that was presently employing Olmsted. By February 1865, Olmsted was making progress on the two designs:

I have an engineer at work putting my Cemetery plan upon the ground at Oakland, and as soon as this is done shall employ him in making a topographical survey of lands belonging to the University of California, with a view to laying them out in a park.

The engineer mentioned above was Edward C. Miller, who had traveled to California with Olmsted. In a letter to his wife, Mary Perkins Olmsted, Olmsted described Miller’s role: “Miller is employed only as a mechanical agent in the Landscape Gardening. He is industrious & accurate, conscientious & zealous in his work.” In March, the two traveled to Berkeley to ride around the College Property hills despite rain and snow squalls. Apparently downhearted at the failure of the Mariposa Company, and living in a hotel away from his family for two months, Olmsted wrote to Calvert Vaux in mid-March: “I have…made a preliminary reconnaissance of a large piece of ground held by the College of California which I propose to lay out upon the Llewellyn plan. It is accursed country with no trees & no turf and it’s a hard job to make sure of any beauty.”

On June 22, 1865, College of California President Samuel Hopkins Willey wrote to Olmsted asking him to survey the College grounds and provide the trustees with a map and “ideas as to the general outlay.” After receiving the letter, Olmsted wrote Miller about starting work on the project:

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16 Ranney, 571.
17 Ranney, 411.
18 Olmsted mentions the “University of California” in his letter even though the University did not yet exist; it is likely he simply mixed up “College” and “University.” Frederick Law Olmsted (hereafter referred to as FLO) to his father, 11 Feb 1865. Reproduced in Ranney, 316.
19 FLO to his wife, 12 February 1865. Reproduced in Ranney, 317.
20 FLO to his wife, 1 March 1865. Reproduced in Ranney, 320.
21 FLO to Vaux, 12 March 1865. Reproduced in Ranney, 325. The “Llewellyn plan” refers to Llewellyn Park, a residential development laid out in the 1850s in present-day West Orange, New Jersey by Llewellyn S. Haskell. It was the “first residential park in the country to be laid out in the romantic or natural style of landscape architecture.” Ranney, 326.
22 Willey to FLO, 22 June 1865. Reproduced in Ranney, 571.
I have today a letter from Mr Willey asking what outlay would be required for the survey which I proposed should be made on the College grounds and which he thinks of having made at the same time with a survey and plat of an extension of the College Homestead Tract, which will soon be needed. I have replied that I have advised you fully what I should need with reference to a study for the “Park” grounds, and that I prefer that he should deal directly with you for the survey, which I presume that you will now be able to undertake whenever necessary on the same terms, as those made with the Cemetery Company.\textsuperscript{23}

On July 7, at a meeting of the trustees of the College of California, a committee was appointed by the President and Secretary to “secure the services of Fr. Law Olmstead \textsuperscript{24} in laying out the College Park, and agreed with him as to terms, and the method of doing work.”\textsuperscript{24} Olmsted wrote his father on July 24 that he had “undertaken to lay out a village and grounds for the College of Calif. which will occupy what time I have to spare for a month or two.”\textsuperscript{25} The next day, he wrote Willey a detailed letter about possible names for the town that would become Berkeley, suggesting that a Spanish name be picked since it was appropriate to the region and most simple English names had been overused.\textsuperscript{26}

While Olmsted was working on the plans for the College of California, Vaux was furiously campaigning to get him back to New York to work on Prospect Park in Brooklyn. During the spring of 1865, Vaux sent several letters to convince him to “[see] your destiny in our art” and return to New York to become a full-time landscape architect.\textsuperscript{27} But Olmsted resisted, saying:

\begin{quote}
I am sorry to say that I do not feel myself capable of being a landscape gardener—properly speaking—but I have a better and more cultivated taste in that department of art than any other, very much—having none in any other—and if I had the necessary quality of memory, or if my memory had been educated in botany and gardening when I was young, I might have been. But I can do anything with proper assistants, or money enough—anything that any man can do…But I don’t feel strong on the art side. I don’t feel myself an artist, I feel rather as if it was sacrilegious in me to post myself in the portals of Art…I should like very well to go into the Brooklyn park, or anything else—if I really believed I could get a decent living out of it—but in landscape work in general I never had any ground for supposing that I could.\textsuperscript{28}
\end{quote}

\textsuperscript{23} FLO to Edward C. Miller, 26 June 1865. Reproduced in Ranney, 398-400.
\textsuperscript{24} 7 July 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
\textsuperscript{25} FLO to his father, 24 July 1865. The Papers of Frederick Law Olmsted, Box 26, Reel 24, “City and Regional Planning, Berkeley, Calif., 1865-1866.” Held by the Library of Congress.
\textsuperscript{26} FLO to Willey, 25 July 1865. Reproduced in Ranney, 407.
\textsuperscript{27} Vaux to FLO, 10 May 1865. Reproduced in Ranney, 359.
\textsuperscript{28} FLO to Vaux, circa 8 June 1865. Reproduced in Ranney, 390.
On July 19, the Central Park Commission Executive Committee reappointed Olmsted and Vaux as Landscape Architects for Central Park. Vaux hoped that the combination of the appointment and the tantalizing opportunity to design Prospect Park in Brooklyn would convince Olmsted to return east and accept his fate as a landscape architect.

By August, Olmsted had agreed to return to New York and take up his duties in Olmsted, Vaux, & Co., but warned Vaux that he could not rush home. Instead, he planned to stay in California to fulfill his responsibilities to the Mariposa Company; prepare his family for another move; try to convince San Franciscans to create a city park; work on protecting Yosemite from development; and finish the work for the College of California. Olmsted wrote Vaux: “I’m bound to go thro’ with the college, and I may want to do something more which would pay expenses of living here for a while.” He also asked Vaux to look at some sites in Paris that could help him with the Berkeley plan.

On August 8, the College of California trustees voted to “contract with [Olmsted] to make the survey and lay out the grounds agreeing to pay therefore, One thousand dollars in check, and fifteen hundred Dollars in land at the valuation placed on it for sale by the Trustees.” Olmsted continued to work on the “College park”—as he and Willey called the land between the branches of Strawberry Creek (as opposed to the land laid out in a grid for the College Homestead Association)—throughout the end of August, and on September 4, Olmsted presented his findings to Willey and the College committee. Apparently pleased with these findings, at the next trustee meeting, Willey bought a piece of land from the Simmons Tract for his new home. At the same meeting, the committee asked for additional time to survey the land.

On September 22, Willey asked Olmsted to lay out the northerly part of Piedmont Way—extending from Dwight Avenue to Strawberry Creek—because people were asking about purchasing lots and the College needed the income. In particular, a Mr. Palmer of Folsom wanted to buy a lot near Willey’s in the Simmons Tract and build on it that fall. Willey wrote Olmsted “I have written [Palmer] that I will inform him immediately on the receipt of the proper map from you, setting forth streets, dimensions, &c., of that particular vicinity...Others are looking that way with the idea of purchasing as

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29 Ranney, 407.
30 FLO to Vaux, 1 August 1865. Reproduced in Ranney, 421.
31 8 August 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
32 Ranney, 571.
33 5 September 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
soon as we get the map, i.e. the map of that particular part of the Simmons tract. For the other parts we are in no haste.”

While working on the plan, Olmsted was also packing to move back east. He reassured Vaux in a letter that he was committed to their partnership: “I shall bring work enough to keep Miller busy for fully a month after arrival I think. I only work out the park plan crudely here, so as to have your help on it. The profit of it I intend to share with you—also to put O. & V. to the engraved Cemetery plan if you approve. This latter also to be finished in N. York.”

By the October 3 meeting of the College trustees, Olmsted had apparently completed a draft survey of his plan:

The Secretary presented the draft of a portion of the Survey, from Mr. Olmsted, conveying that portion of the Simmons tract lying immediately East of the College Homestead Grounds, showing the Park and the Piedmont Way, as ground reserved for public purposes. By vote the Map was adopted...Messeurs Sherman, Simson and Willey were by vote, appointed a Committee to divide the portion of the Simmons land covered by the map just received from Mr. Olmsted, into lots for same, and determine the prices of the same.

This map had presumably been lost, but a copy of an 1868 map of the Berkeley Property Tract surveyed by Alameda County Surveyor William Boardman was recently discovered at the Alameda County Public Works Department with the original College of California seal; the seal appears to contain a date of 1865 (Map 2). Though unconfirmed, it seems possible that this is the version of the Berkeley Property plan as surveyed by Miller, and was handed in haste to the trustees immediately before Olmsted departed from California. Although the title block of the map indicates a date of 1868, the title block could easily have been a later addition. If this is the case, Boardman may have used the Olmsted/Miller plan as a base, confirming that Olmsted and Miller laid out the alignment and dimensions of this portion of Piedmont Way.

The three street names for the Berkeley Property Tract—Piedmont, Prospect, and Hillside—came into usage immediately after the October 3, 1865 meeting. It is assumed that Olmsted named these streets as they are typical of the naming conventions he used on other projects: “Piedmont,” meaning lying at the base of the mountains or hills; “Prospect” for the street located on higher ground and

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34 Willey to FLO, 22 September 1865. Reproduced in Ranney, 572.
35 Olmsted had not yet been hired by the City of San Francisco to design a park, so the “park plan” he refers to in this letter has to be for the College of California, FLO to Vaux, 28 September 1865. Reproduced in Ranney, 444.
36 3 October 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
from where the best views could be obtained; and “Hillside,” a short street tucked into a steep corner of the Tract. In the case of naming, he had a practice of using words that were descriptive of the landscape, the land’s use, or archaic and somewhat poetic descriptions of topographic features of that particular locality. Examples include the North Meadow, the Ramble, Scholars’ Gate, and the Dene, all in Central Park; the Long Meadow and Lullwater in Prospect Park; and Deepdene in Druid Hills in Atlanta. Olmsted’s unsuccessful suggestions for naming the Berkeley campus site followed similar themes. As he wrote to Willey:

I think the best way to form an English name is to find a word signifying something characteristic of the place to be named, or the name of a person, event or quality which would be satisfactorily associated with it; and if the word or name is not sufficiently agreeable in itself, complete it with some of the old English terminations of localities...

Among his campus name suggestions were Bushnellwood, Billingsbrook, Lincolnwold, Laurelwood, Shelterwood, and Blythhaven, and several Spanish names including La Vistora (the beautiful), Villapaca (place of observation or outlook), and Villa-hermosa (beautiful).

During that same October 3 meeting, it was noted that additional land had been purchased from Hillegass and Shattuck for the Homestead Tract, and a vote was taken that gave authorization to the Corporation to take title to land “lying Easterly of the College Site, known as the Hill or Mountain land not included in the Survey of the Ranchos of Domingo and Vicente Peralta by Julius Kellersberger, filed in the Recorders Office of Alameda County.”

Ten days later, Olmsted and his family sailed for New York.

**Olmsted’s Report to the College of California**

Frederick Law Olmsted’s report for the College of California would eventually be completed and published in 1866. The Berkeley report was titled, “Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland by Olmsted, Vaux & Co., Landscape Architects,” with a cover that simply read “Berkeley Neighborhood.”

In his report, Olmsted lays out his broad vision for the new residential neighborhood and for the campus. While he does give some specific information, the overarching intention appears to create a
framework within which others can later make decisions. These later refinements would help fulfill his plan. Olmsted addresses the development of the College’s property by defining three main elements: first, the creation of a neighborhood of “refined and elegant homes,” close to the main body of the campus; second, establishment of a neighborhood that is tranquil, attractive to scholars, and discouraging of noisy, disruptive commerce; and third, a plan for showing the layout of campus buildings as needed by the College, with accommodations for future growth, along with sufficient grounds and gardens to permit exercising.40

Olmsted’s focus was on developing an exemplary residential neighborhood on the land known as the Berkeley Property Tract. Olmsted described the design as being complete in every feasible way and as one that would induce and attract the kinds of buyers that were likely to build the desired elegant houses. For some years, Olmsted had been developing an interest in environments that fostered what he saw as the best social qualities in creating idealized communities. Here he had an opportunity to help shape a community from its beginning. At the College of California, Olmsted felt that scholars would be amongst the buyers and they “… should be prepared to lead, not to follow reluctantly after, the advancing line of civilization. To be qualified as leaders they must have an intelligent appreciation of and sympathy with the real life of civilization.”41

Olmsted described the qualities he felt necessary for a fine development:

What, then, are the requisites (exterior to private ground) of an attractive neighborhood, besides good neighbors,…? The most important, I believe, will be found in all cases to be that of good out-goings from the private grounds, whether with reference to social visiting, or merely to the pleasure and healthfulness of occasional changes of scene, and more extended free movement than it is convenient to maintain the means of exercising within private grounds. For this purpose the common roads and walks of the immediate neighborhood, at all times of the year, must be neither muddy, nor dusty, nor rough, nor steep, nor excessively exposed to the heat of the sun or the fierceness of the wind.42

As well as having roads and walks that provide for both comfortable and healthy enjoyment, Olmsted felt that the neighborhood should have lots sized to provide privacy from the houses, and good views should be both available and contrived from the public and private domains by making best use of the landscape’s natural features.

41 Ibid., 548.
42 Ibid., 554.
Following within less than a decade of his successful entry to design New York’s Central Park, Olmsted’s work at the College of California can be considered among his early projects. His “Report upon a Projected Improvement” is his first compilation of thoroughly described thoughts on neighborhood roads and walks. As with his later residential neighborhood designs, it took decades before the Berkeley Property Tract was fully settled and his projections fulfilled. Indeed in Berkeley, the area became so successful that the land was subdivided into considerably smaller parcels of land than the one- to five-acre lots Olmsted envisioned.

The crucial first step in any new residential area is to lay out the roads so that their form and alignment could be preserved and reinforced as the population grows. In relation to the roads of the Berkeley Property Tract, Olmsted guides those who will follow him and who will implement his plan by drawing on East Coast memories of “shady old lanes running through a close and overarching bowery of foliage… such an ideal should be fixed before whoever is placed in charge of your improvements.” In relation to the edges of the lanes, he says: “the borders of the roads should be absolutely neat or even nice; there should be no raw banks or bare neglected looking places, nor drifts of rubbish by their side.” To achieve this effect, Olmsted recommends using native species of trees and shrubs as they are likely to prosper without irrigation, or if non-native plants are used, the trustees should make allowances for providing irrigation.

The phraseology that Olmsted uses in describing the public thoroughfares of his new neighborhood shed light on their intended character. He uses the phrases “shaded roads,” “sylvan lanes,” and “…thick plantation similar to that proposed to be formed by the sides of the lanes…” Getting down to specifics, he describes the width of what we think of today as Piedmont Avenue as being “generally… within a distance of a hundred feet or more.” Within this right-of-way, access is provided to the subdivided land “by lanes bordered, as already explained, on each side by continuous thick groves, and access to each private lot from these lanes is arranged by short approaches branching from them.” By using the plural “lanes,” the suggestion of a pair of vehicular lanes—in other words, a divided road—is there.

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46 Ibid., 564-566.
47 Ibid., 560.
48 Ibid., 561-564.
In part of the plan beyond the study area, Olmsted describes sinuous roads that connect to the ridgeline up Strawberry Canyon and to Oakland along the toe of the foothills. In the context of roads addressed by his plan in general, he recognizes that within the rights of way, shady lanes may be “sometimes allowed to divide into two parts.” While he is not specific about the location of possible divisions of lanes by medians, he had that concept in mind at the Berkeley Property Tract. He had certainly recognized the advantages of separating paths for different modes of transport in his work at Central Park where carriage roads, bridle paths, and pedestrian paths are laid out as individual entities.

With their successful entry in the design competition for New York’s Central Park, Frederick Law Olmsted and Calvert Vaux helped the fledgling profession of landscape architecture take a leap forward. Olmsted was a passionate man, interested and active in political, literary, and social movements of his day. By the time he began discussions with the trustees of the College of California, he was 42 years old and had been a gentleman farmer, served as publisher of political and literary journals—one of which is still in circulation today—acted as executive of the U.S. Sanitary Commission (which evolved into the Red Cross), and had demonstrated his administrative abilities in efficiently running a large organization. While not all of his endeavors were considered highly successful, he undertook them with great commitment and serious-minded thought.

It is with this background that Olmsted had traveled to California in 1863 to manage the great mining endeavor at the Mariposa Estate. There he further developed his humanist thoughts about society and the civilizing influence that one’s surroundings, the landscape, could have. In relation to Central Park, Olmsted spoke of a natural environment providing relief to tired workers. In his “Report upon a Projected Improvement” for the College of California, Olmsted spends considerable time discussing the advantages of laying out the roads, lots, and views to provide a stage for controlled social discourse for scholars and others attracted to the new neighborhood. In California, unlike the long settled East Coast, Olmsted could apply his social and design attitudes in his approach to shaping a residential settlement from the ground up.

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49 Ibid., 565.
50 Beverage and Rocheleau, 6.
51 Wendy Hallinan, Frederick Law Olmsted’s First Residential District: The Significance of the Berkeley Property (submitted for the Degree of Master of Arts, Archaeology and Heritage School of Archaeology and Ancient History, University of Leicester, October 2004), 7.
52 Frederick Law Olmsted, Jr. and Theodora Kimball, Forty Years of Landscape Architecture: Central Park (Cambridge, Massachusetts: MIT Press, 1973), 46.
The layout of roads and lots at the Berkeley Property Tract gave Olmsted an opportunity to begin putting his thoughts about community and social life in tangible, physical form. His report to the trustees of the College of California about the nature of planned settlement is not a tentative first step in developing his ideas. This, the first significant text on the topic, describes Frederick Law Olmsted’s vision with passion and gusto.

The ideas described in his report form a well thought through vision; the result of the efforts of an experienced, traveled, and mature mind. Yet they form just an outline compared to later descriptions of residential planning projects in various parts of the country. Olmsted was in the first decade of what would become his life’s work: shaping and refining such ideas. As a designer, one tends to build and develop ideas over time. Olmsted’s work at the College of California may well have laid the groundwork for later designs, particularly in the areas of public thoroughfares and neighborhood planning.

In 1868, just three years after returning to New York from California, Olmsted had developed, for the City of Brooklyn, the design for the first parkway. This design was an extrapolation of thoughts initially discussed in his report for the College of California. It is not to say that Olmsted intended Piedmont Way to be a parkway; however, his descriptions of a public street planned and used as a pleasurable social environment—just as a continuous pleasure ground would be—and his intention for it to be connected to Oakland—particularly the vicinity of Mountain View Cemetery—via a scenic route along the foot of the hills demonstrate a common ancestry of Piedmont Way and parkways.

Also in 1868, Olmsted and Vaux prepared a plan for the layout of the residential neighborhood of Riverside, just outside Chicago. Perhaps the most comprehensive of Olmsted’s residential plans, Riverside was built on notions first explored in the layout of the Berkeley Property Tract. Roads and walks were to be well drained, for easy passage in all weather, and curvilinear to discourage through traffic and to enhance the experience and atmosphere of the neighborhood. The advantageous social effect of having good sidewalks was discussed at both Riverside and at Piedmont Way; they were to be designed to encourage a sense of community. Olmsted also saw Riverside connected with the City of Chicago by a shaded parkway just as he described the connection between Piedmont Way and the Campus with the City of Oakland.

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53 Beverage and Rocheleau, 44.
54 Ibid., 102.
The creation of residential neighborhoods came to be a subject of great importance to Frederick Law Olmsted. Later, as he bequeathed his practice to his sons on his retirement, he mentioned the work laying out residential subdivisions in Boston saying that the comprehensive improvement of the suburbs was “by far our most important work.”

The Berkeley Property Tract

The original boundaries of the Berkeley Property Tract extended north to Strawberry Creek, east beyond Prospect Street, south to Dwight Way, and west to College Avenue (Map 2). The first house constructed in the Berkeley Property Tract was for College of California President Willey. Willey purchased a five-acre tract on Dwight Way between College (then Audubon) Avenue and Piedmont Way, and his house was completed in December 1865. Willey’s daughter, Mrs. Maria Willey Gray, later reminisced about her childhood in the home:

We occupied the old cottage at 2709 Dwight Way as children and recall when ours was the only home with the exception of the farm houses within miles of the campus…No streets were made or used in our time not even Dwight Way. The only roads being those traversed by the farmers in going to and fro to Oakland. And even that only had sandy lanes…Personally, I used to run around with my sunbonnet on and tell the people where the streets were to be…”

As can be inferred from the above quote, the process of developing the land around the campus was extremely slow, partially because people were wary about whether the College was going to succeed. It also did not help that the campus itself remained devoid of any development because of a lack of funds.

By April 1866, lots in the Berkeley Property were beginning to sell. C.T.H. Palmer had purchased lots on the east side of Piedmont just north of Bancroft Way, and A.G. Stiles bought the neighboring parcel to the north; on May 1, W.N. Slocum purchased land in the Simmons Tract near Strawberry Creek. Owners were to “bear their proportion of all expenses of constructing and keeping in repair such streets laid down on the plan of the College Grounds, as may be adjacent to the lands purchased,” but for some reason, Mr. Slocum was allowed to opt out of this arrangement. In May 1866, Mrs. Orrin Simmons purchased a little more than an acre of Slocum’s land facing Strawberry Creek.

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55 Ibid., 107.
56 Ibid., 110.
58 3 April 1866 and 1 May 1866 meetings of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
59 7 May 1866 and 10 July 1866 meetings of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
Creek for $1,160. The Simmons family had moved to Oakland after selling their land to the College of California, but Mrs. Simmons missed Berkeley and wanted to be able to return to the site of her former home. William Ferrier, in his 1933 history of Berkeley, wrote: “The old home site on the banks of Strawberry Creek, at the end of Piedmont Avenue, always was an attractive spot to the members of the Simmons family. The boys would come out from Oakland often for picnics on the banks of the stream…” In 1869, Mrs. Simmons would add to her Berkeley holdings by purchasing a one-acre tract in the Berkeley Property Tract from Professor Henry Durant, and after her husband died in Oakland in 1890, she moved back to Berkeley and lived at the north end of Piedmont Avenue until her death in 1895.

At the May 7, 1866 meeting, much discussion was devoted to the naming of the town and streets:

The committee on the matter of naming the town and streets reported, recommending that there should be scientific streets and literary ways—the streets to run north and south, the ways east and west; that the streets be called in alphabetical order after the names of American men of science, and the ways in like order after American men of letters; that the town should be called Peralta. The streets, beginning on the east side: Audubon [now College Avenue], Bowditch, Choate [now Telegraph Avenue], Dana, Ellsworth, Fulton, Guyot, [now Shattuck Avenue], Henry, Inman, John Jay, Kent, Lieber, Mitchell. The ways, beginning on the north side: Allston, Bancroft, Channing, Dwight, Everett, Felton, Goodrich, Hawthorne, Irving, Jarvis, Knap, Lowell, Motley.

Since “Piedmont Way” had been previously mentioned at the October 3, 1865 meeting, it appears that Frederick Law Olmsted might have chosen the name for this street. Regardless, the committee for streets was only charged with naming the streets in the grid pattern, thereby excluding Piedmont Way. The town name of “Peralta” was rejected by the trustees. At the May 24 meeting, adopting a suggestion from Trustee Billings, the town was named “Berkeley” after philosopher George Berkeley who famously wrote: “Westward the course of empire takes its way.”

By the end of June 1866, Olmsted had completed his report for the College of California with the help of Calvert Vaux, and the report was printed in New York and submitted to the trustees. By July, the report for Mountain View Cemetery had also been completed. Olmsted was apparently very unhappy with his report and wrote to Charles Eliot Norton in September 1866:

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Ferrier, 82.
Ibid, 82.
Quoted in Ferrier, 57.
Ranney, 457-458.
I am so unhappy in my ability to say what ails me…The California College report especially is a mere hint and yet it is an over statement and an incoherent stumbling over statement of some ideas that I do possess and think of no little material importance. I don’t suppose that by six months later I could set them forth fairly, as they really govern me. Considerable parts of some of the reports were written by Vaux who knows what it is he thinks better than I.

Olmsted sent the trustees the report, a photograph of the map titled “Study for Laying Out the Berkeley Neighborhood Including the Grounds of the College of California” (Map 3), a plan of the site for the college, and a linen engineer’s plan to be used for laying out roads in the field.

One of the major obstacles to building new homes in the Berkeley Property and College Homestead Tract was the lack of water. Water was a problem for many new developments in California. In July 1866, the trustees voted to build water works to bring water from the springs to the College grounds. President Willey, who built the first house in the College development, reminisced in 1887 about the construction of the water works: “Early in the month of August [1867] the water-works were so far completed that they were ready for use. But few residences besides my own had at that time been built in all that region, though the owners of many lots proposed to improve them by the use of water and have them in readiness for future building.” The reservoir was built near the present-day location of California Memorial Stadium, and the water works opened with much fanfare on August 26, 1867. The *Alta California* reported on the opening of the water works:

> When its attractions as a place for suburban residences are fully known people will make their future home there because within a reasonable distance of the city is there another place possessing so many desirable advantages: the city within sight, the bay and the Golden Gate in front, and the mountains for a background, sending down living water, with a foreground already the garden of the state, a college within speaking distance, and a climate of surpassing loveliness all the year around.

During the same year, the State Asylum for the Deaf, Dumb and Blind (later the California Schools for the Deaf and Blind) relocated to Berkeley and built its campus southeast of the intersection of Dwight and Piedmont Ways.

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64 Olmsted to C.E. Eliot, 12 September 1866. The Papers of Frederick Law Olmsted, Box 46, Reel 40, “California, University of, Berkeley, Calif., 1865-1866,” held by the Library of Congress.
65 These maps would be turned over to the newly formed University of California at the end of 1868. Hallinan, 14.
66 Quoted in Ferrier, 315.
67 Ferrier, 315-316.
68 *Alta California*, 27 August 1867, quoted in Ferrier, 316.
UNIVERSITY OF CALIFORNIA

During the mid-1860s, California Governor F.F. Low moved to use money provided under the 1862 Morrill Land Grant Act to start a new state university. After viewing the beautiful—albeit empty—College of California campus, Berkeley was chosen as the new home for an Agricultural, Mining and Mechanical Arts College to be built on land next to the College of California site.⁶⁹

At the 1867 College of California commencement, Governor Low proposed merging the College of California with the planned university—the College had the land, and the State had the money to develop an institute of higher learning. After some debate, the College of California trustees voted on October 7, 1867 to dissolve. The College of California assets were given to the State for the university with the stipulation that the new school must include a College of Letters for the study of humanities and liberal arts, instead of solely being an agricultural and mechanical school. The State agreed with these terms, and on March 23, 1868, California Governor Henry H. Haight signed the Organic Act, forming the University of California.

Shortly after the University was officially established, Alameda County Surveyor William F. Boardman completed the “Map of a Portion of the Berkeley Property Situated between the University of California and the State Deaf, Dumb and Blind Asylum, Oakland, Alameda Co., As Laid Out by F.L. Olmsted, Officially adopted by the Board of Trustees of the College of California, May 5, 1868” (Map 4). As mentioned previously, a copy of this map has recently been found with what appears to be an 1865 College of California stamp on it (Map 2). Interestingly, both the names “University” and “College” of California are used on the two maps as the transition from one to the other occurred in 1868. Certainly, Boardman recorded the survey; he may possibly also have checked, formalized and completed an extant survey. The legal descriptions of the parcels sold prior to May 1868 conform perfectly with the recorded plan, suggesting the plan predated Boardman.

The map commonly called the “Boardman Map,” that may more accurately be authored by Olmsted/Miller, shows three streets that are not part or extensions of the street grid established by the College Homestead Association Tract (Maps 1 & 4). They are shown as Piedmont Way, Prospect Street, and Hillside Avenue. These streets deviate from the grid pattern seen at the College Homestead in their curvilinear alignment, general adherence to following the contours of the topography, and avoidance of Strawberry Creek. A comparison of these roads to road layouts in Central Park and Mountain View Cemetery—two Olmsted projects that both preceded the work at

⁶⁹ Ferrier, 101.

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the College of California—as well as later Olmsted residential and park developments, support the notion that the alignment of these three streets is characteristically Olmstedian.

Boardman was hired by the College of California trustees to draw the map to increase sales. Only five lots in the Tract had been sold by 1867, but after the map was drawn, twenty-two lots were sold in the next year. Olmsted’s name was likely attached to the map for prestige, and in fact, a handbill advertising the Berkeley Property Tract also noted that Olmsted had laid out the neighborhood. On August 31, 1869, just before the College trustees disbanded, they recommended that Olmsted be paid $2,000 plus interest for his work on the campus.

The new University of California was slow to develop. The University first moved into the former College of California campus in Oakland while they embarked on a building campaign. By December 1872, University President Daniel G. Gilman wrote Frederick Law Olmsted to tell him that the University had decided to construct University buildings on the lots marked on Olmsted’s plan for the Berkeley Neighborhood (Map 3) as designated for residential use, undermining a key element in Olmsted’s vision for the college. However, Gilman was likely not referring to the Berkeley Property Tract. It appears that the Berkeley Property Tract was not transferred to the University of California when the College of California dissolved, likely because lots in the Tract had already been sold and no longer belonged to the College of California. This is further underscored by the title block on the 1868 Boardman map, which states that the Tract was situated “between” the University of California campus and the State Asylum for the Deaf, Dumb and Blind. Gilman was likely referring to other portions of the campus that had been marked for residential use, labeled with a “B” on Olmsted’s plan (Map 3). Gilman also asked Olmsted to return to work on the campus.

I have been greatly instructed by your printed report on the site. You know probably that the University has inherited these grounds from the college—that they have been partially laid out and planted with trees, and that large costly buildings are going up…I wish every day that you were here that the University might avail itself of your counsels during the development of the estate.

70 Hallinan, 21.
71 Ibid., 19.
72 Ranney, 571.
Gilman also remarked that Olmsted’s plat was missing, and Olmsted said he could not find the design or topographical map in his papers. Just a few weeks later, Gilman asked Olmsted again: “The only thing to be done is to get you here again. Would you consider the subject next summer?” But Olmsted would never work on the campus again.

By the beginning of 1873, a topographical survey was being completed by the United States Coast Survey and trees and plants donated by a Mr. Nolan “and other liberal nurserymen” were transplanted on campus. Throughout the summer of 1873, campus buildings were constructed and the site was graded, and in September 1873, the University of California officially moved from Oakland to their new home in Berkeley. In 1874, William Hammond Hall was hired to create a new plan for the University; Hall possibly used Olmsted’s report, or at least read his report, when he planned the campus. Hall wrote Olmsted for advice on laying out the Berkeley campus and Golden Gate Park, and mentioned to Olmsted that he thought the University gardener had Olmsted’s plat and took it with him when he left.

The campus town grew very slowly, mainly because of a lack of public transportation to and from Berkeley. Most of the students and professors continued to live in Oakland or other neighboring areas. Oakland was burgeoning because it was the docking point for ferries traveling to San Francisco, and in 1869, became the western terminus for the transcontinental railroad after the terminus relocated from Alameda. In 1872, the horse-drawn streetcar had finally been extended to Berkeley from Oakland but moved at a glacial pace. President Gilman reported to the University regents in 1875: “The neighborhood of Berkeley grows but slowly. There is in it no school, no practicing physician, and but few and indifferent stores. The walks and roads are in a bad condition most of the year, and the inconveniences of family life are great.”

74 Olmsted’s missing plans have not been found. In a 26 December 1949 letter, Frederick Law Olmsted, Jr., wrote that he had “searched in vain for this plan and for several others prepared by my father when in California in the 1860’s…I assume that his copies of these plans must have been lost before his papers and other records of that period…were put for safekeeping in the files of the Olmsted firm in Brookline.” Frederick Law Olmsted, Jr., to A.L. Sylvester of the University of California, 26 December 1949. Records of the Olmsted Associates, Box B107, project number 2047. Held by the Library of Congress.
75 FLO papers, 21 December 1872, quoted in Stevenson, 315.
77 John Emerson Todd, Frederick Law Olmsted (Boston: Twayne Publishers, 1982), 129.
78 Stevenson, 315.
79 Ferrier, 117.
80 Gilman himself might have been frustrated by the lack of civic growth, because that same year he took a job as the president of the newly formed Johns Hopkins University in Baltimore. Quoted in Ferrier, 122.
In 1876, the railroad arrived in Berkeley with a station at the intersection of Center Street and Shattuck Avenue. By 1877, the trains were connected to San Francisco via ferry, and in 1878, cross-country trains were connected to the Berkeley stations.\(^1\) The arrival of the railroad caused the small business center of Berkeley to move west from Telegraph Avenue closer to Shattuck Avenue.\(^2\) On April 1, 1878, the Town of Berkeley was officially incorporated, combining the small academic village of Berkeley with the bayside manufacturing settlement of Ocean View (now West Berkeley). The University also expanded, and when Olmsted returned to California in 1886 to work on a plan for Stanford University, he wrote to Leland Stanford in dismay after seeing the Berkeley campus, saying that the college buildings and “all the grounds and offices about them betrays heedlessness of the requirements of convenience and comfort under the conditions of the situation and climate.”\(^3\)

**THE 2200 BLOCK AT THE END OF THE NINETEENTH CENTURY**

Although the arrival of the railroad did spur some growth, at the end of the nineteenth century, Berkeley was still a small town. The 1891 Birdseye View of Berkeley map shows miles and miles of empty lots between the University core and Ocean View, with development clustered in three spots: around the University campus; at the pier on San Francisco Bay; and along University Avenue (Map 6). The Berkeley Property Tract had only been partially developed with several private homes and a few group living quarters and still had an almost rural feel in places (Images 1-5).

The 2200 block of Piedmont Way and College Avenue began to be developed in the 1870s. It was located very close to the University and had a beautiful setting next to Strawberry Canyon with spectacular views of San Francisco Bay, making it likely one of the more sought-after areas of the Berkeley Property Tract. Several structures on the 2200 block were residences of people associated with the University, including Professor Frederick Slate, future University Appointments Secretary May Lucretia Cheney, Dean of Mining Samuel Christy, and Professor Joseph LeConte. The Slate house (1883) stood in the vicinity of today’s Calvin Laboratory, immediately to the north of the Cheney house at 2241 College (1885). Dean Christy’s house (1887) was located on Piedmont Way, roughly east of the Cheney house. The LeConte house (circa 1884) was just west of Piedmont Way on Bancroft Way. The Zeta Psi fraternity, the first Greek letter collegiate organization formed at a

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\(^1\) Ferrier, 118.
\(^2\) Ibid, 122.
\(^3\) FLO to Leland Stanford, 27 November 1886. Reproduced in Ranney, 457.
college west of the Mississippi, occupied a large, Mansard-roofed house (1876) approximately where 2251 College (1911) stands today (Map 10).  

In addition, residents unaffiliated with the University owned or rented homes on the block. The lot at 2245 College was infilled around 1894-96 with a house built by Mrs. Harriet J. Lee. Lee does not appear to have had a direct University affiliation, although she appears to have rented space to students. Two cottages designed by Julia Morgan were later built on the back of this lot, just south of 2243 College Avenue. By 1900, the Berkeley Property Tract was becoming one of the most desirable neighborhoods in Berkeley, as evidenced by this remark in the Berkeley Daily Gazette: "M.L. Wurtz has lately finished three very beautiful and spacious houses on College avenue [sic], near Bancroft way [sic]. They form a superb addition to the architectural beauty of this choice residence district."  

Some of the houses on the 2200 block of Piedmont Way were developed as Olmsted intended, especially the houses on the east side of the block, which were large single-family houses set far back on their lots to afford the best views of San Francisco Bay and the town below. The most notable of these homes were the two “Palmer Houses,” separate mansions designed for two prosperous brothers named H.A. Palmer and C.T.H. Palmer, by noted architect Clinton Day, who designed several early buildings on the University campus. The Palmer brothers and Day had a familial connection; both Palmer brothers had married sisters of Clinton Day. The Palmer Houses stood on the wooded slope on the east side of the 2200 block of Piedmont Way where California Memorial Stadium currently stands (Images 1, 2, & 4). Clinton Day owned a substantial home at the northwest corner of Bancroft and Piedmont Ways (1877) (Images 2 & 6).  

Despite the presence of these large, ornate homes, by the end of the nineteenth century, it became common for large lots in the Berkeley Property Tract to be auctioned off to create smaller house sites. For example, in 1893, the Benton Property, located at the northeast corner of Piedmont and Channing Ways, was auctioned off and subdivided into 38 lots, which were far smaller in size than Olmsted’s ideal.  

The lots on the 2200 block of College Avenue and Piedmont Way varied in size. This appears to be in keeping with the original layout of the area, since the 1868 map also shows an irregular pattern of lot

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85 Berkeley Daily Gazette, 30 January 1900.  
sizes (Map 4). The two lots at the northeast corner of the block—owned by the Simmons family—were quite large and took up more than one-quarter of the block (Map 7). The Simmons family had moved to Oakland after selling their tract to the College of California, but re-purchased part of their land for recreational use, adding a house to the site in 1890. The west side of the 2200 block of Piedmont Avenue remained largely undeveloped during the nineteenth century, likely because the Simmons family owned most of the frontage on the west side of the street. Block books from the 1880s suggest that most of the lots along College Avenue were 100 feet wide and approximately 260 feet deep, but by 1887, the lots in the center of the block had been divided in half, resulting in 50-foot frontages along College Avenue (Map 8). On the northwest corner of the block, Bernard Moses had amassed three adjacent lots by 1902, giving him a large parcel with a 283' frontage along College Avenue.

BERKELEY'S BUILDING BOOM

The beginning of the twentieth century would bring phenomenal growth to Berkeley. By 1910, Berkeley had become the fifth largest city in California after its population tripled between 1900 and 1910, a pace only bettered by three other United States cities. Although a great deal of the expansion was due to the 1906 Earthquake and Fire in San Francisco, which drove many refugees to Berkeley, the town was expanding even before the Earthquake. The construction of the Key System ferryboat and streetcar network made transportation between San Francisco and the East Bay quick and affordable, spurring the development of numerous residential tracts in Berkeley and Oakland. This growth in turn led to more intensive commercial development in downtown Berkeley. Berkeley’s commercial and civic core evolved during this period from a district of low-rise, wood-frame buildings into a substantial urban district, with numerous large masonry buildings and stately public facilities. General economic prosperity, and the rapid growth of the University in enrollment, programs, and prestige under the leadership of President Benjamin Ide Wheeler (1899-1919), also factored in the physical growth of the town during this era.

The rapid population growth in Berkeley spurred new civic improvements for both the University and the town. Between 1898 and 1899, Phoebe Apperson Hearst sponsored an international competition to find an architect to design a master plan for the University campus. The contest brought international recognition to the University. The winning campus plan, submitted by French architect Emile Bénard, was laid out on the concept of thematically grouped buildings. Bénard’s plan

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87 Ferrier, 82.
was revised by fourth-place-finisher John Galen Howard, who was appointed Supervising Architect for the University. Interestingly, in 1895, Frederick Law Olmsted was approached about entering a contest for the campus planning in a letter from University Regent J.B. Reinstein:

> I am informed by Secretary Bonté and President Kellogg, that you once made a plan for the laying out of the grounds and of the buildings as anticipated to be erected, and that certain of the roads now laid out are in pursuance of your plan. On every hand I have heard nothing but ecomiums [sic] for the excellence and desirability of that plan…I have hoped that possible you might have some notes, or even a copy of the plan, which might be of priceless value to us in this matter. I have been upon the ground with Mr. John McLaren, Superintendent of Golden Gate Park, and he has given me your address, and suggested to me the great advisability of communicating with you in this behalf…Should you have such plan and you desire to keep the same for the purposes of such competition, you would oblige me greatly by so stating, or you might send it to Mr. McLaren to be used by him in making certain temporary improvements in the laying out of the roads and approaches to the University which he is now contemplating. 

Frederick Law Olmsted apparently did not consider entering the competition.\(^{90}\)

During this same time period, the town of Berkeley embarked upon a series of civic improvements. Street improvements were a high priority; in 1889, there was only one mile of macadamized street, but by 1900, there were 46 miles of paved road.\(^{91}\) The passage of the Vrooman Act in the California State Legislature in 1887 authorized city councils to improve streets by financing street work through the issuance of bonds.

**Piedmont Way Improvements and Charles Loyal Huggins**

Talk of improving Piedmont Way began as early as 1890, when the *Oakland Enquirer* reported under Berkeley news: “The macadamizing of Piedmont way [sic] will be begun next spring.”\(^{92}\) Despite this report, it does not appear that Piedmont Way was substantially improved until 1900. Around February of that year, Berkeley Town Engineer Charles Loyal Huggins proposed a plan to make improvements to the road (Map 9).

Charles Loyal Huggins attended the University of California, Berkeley and graduated in 1884. In 1885, Huggins designed the first major bridge to cross Strawberry Creek near present-day Sather Gate,

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\(^{90}\) J.B. Reinstein to Frederick Law Olmsted, 15 November 1895. Records of the Olmsted Associates, Box B107, project number 2047. Held by the Library of Congress.

\(^{91}\) In 1911, John Galen Howard wrote to the Olmsted Brothers to consult with the University about a landscape plan, but again, nothing seems to have come from this. John Galen Howard to the Olmsted Brothers, 7 October 1911. Records of the Olmsted Associates, Box B107, project number 2047. Held by the Library of Congress.

\(^{92}\) Page & Turnbull, Inc.

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replacing the existing wooden footbridge. “Huggins’ Bridge” served as the southern entryway to campus until 1908, when it was replaced by a concrete bridge.\textsuperscript{93} In 1894, Huggins was elected Berkeley Town Engineer. Huggins would eventually be lured away from town employment by noted real estate developer Duncan McDuffie of Mason-McDuffie. In fact, Huggins may be responsible for laying out Mason-McDuffie developments attributed to the Olmsted Brothers firm.\textsuperscript{94}

Huggins planned to formalize Piedmont Way by incorporating oval medians containing tiny parks.\textsuperscript{95} The plan prepared by Huggins shows six median “parks” north of Dwight Way to the terminus of Piedmont Way (Map 9 \& Image 10). There area north of Bancroft Way contains one long park; another small park area is located almost directly opposite the western branch of Bancroft Way. The latter was installed but removed shortly afterward to permit easier circulation in this intersection. Huggins had previously worked with the idea of a divided road in his design for improving Hearst Avenue, which created a “unique street” of two parts separated by a masonry wall: one side ascended the hill, and the other side remained level.\textsuperscript{96}

The improvements to Piedmont Way proposed by Huggins were described by the \textit{Berkeley Daily Gazette} in February 1900: “the street will be divided into two parts of 26 feet wide, with a 20-foot park in between them.”\textsuperscript{97} To accomplish this, the road was realigned and graded, the road surface was macadamized, and wooden curbs were installed along both the road and park edges.

At a March 12th meeting of the Berkeley Board of Trustees, Trustee LeConte presented Huggins’ plan for the Piedmont Way improvements, and the clerk was told to send copies of the plan to the affected property owners and set up a meeting with them. On May 28, Trustee Turner reported that an agreement had been reached regarding improvements to Piedmont Avenue, as it was now being called, and directed a work resolution to be prepared. On June 11, Professor Christy, who lived in the neighborhood, petitioned with other neighbors to change the plan for the Piedmont Avenue improvements. Unfortunately, no record has been found of their particular objections, but protesting road improvements was common at that time in Berkeley because the residents of a road were charged with paying for the improvements. The disagreement was apparently resolved or ignored, and on July 10, the Berkeley Board of Trustees unanimously passed Resolution 646-A “Establishing


\textsuperscript{94} Various documents in the “Huggins” file held by the Berkeley Historical Society.

\textsuperscript{95} \textit{Berkeley Daily Gazette}, 8 February 1900.

\textsuperscript{96} \textit{Berkeley Daily Gazette}, 5 February 1900.

\textsuperscript{97} \textit{Berkeley Daily Gazette}, 8 February 1900.
Street grades and the widths of sidewalks on Piedmont Avenue or Way from the northerly line of Dwight Way to the northerly terminus of said Avenue” (Image 9):

Be it resolved by the Board of Trustees of the Town of Berkeley as follows:

Section 1. That the official grades and the widths of the sidewalks and roadways on Piedmont Avenue or Way from the northerly line of Dwight Way to the northerly terminus of said avenue shall be as shown on the improvement map and cross-sections attached hereto.

Section 2. All elevations shown on said improvement map and cross-sections are curb elevations above the official base of the Town of Berkeley. Between consecutive points the elevations of which are given the rate of grade shall be uniform.

The improvements were undertaken by the Oakland Paving Company, with sewer work going to the Plumber Improvement Company. Work progressed throughout the fall.

In October, the Berkeley Daily Gazette reported on the progress.

The most unique boulevard ever constructed in Berkeley is now in the process of construction in the extreme east limits of Berkeley, near the Blind Asylum extending toward the University site. This is Piedmont avenue [sic], from where the grandest panorama of the bay is obtained. Grading the street and removing of the old trees skirting the avenue is now in progress. A striking feature of the improvements of this avenue are the handsome little plots that are laid off in the center of the boulevard. These extend along the avenue from Dwight way to its most northern limit.

By November, the curbs were being installed, and the water pipes were lowered to accommodate the new grading.

Added to the handsome attractions of beautiful trees and gardens of flowers on this avenue is the parking that is being provided for in the center of the avenue. Old residents of Berkeley will part reluctantly with the old walnut trees that have for so many years given that portion of the city an eastern and rural aspect, but are compensated in the plans for a handsome boulevard in the future.

It is notable that the description of the existing Piedmont Way strongly resembles the proposal laid out by Olmsted for the roads running through the residential neighborhoods adjacent to the campus: shady lanes that emulate roads on the East Coast, planted with native trees that require no irrigation.

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98 Resolution 646-A, 10 July 1900. Held by the Berkeley City Clerk Department.
99 Minutes of the Berkeley Board of Trustees, 13 August 1900; 14 June 1900. Held by the Berkeley City Clerk Department.
100 Berkeley Daily Gazette, 22 October 1900.
101 Note that “parking” here refers to the median parks, not automobile parking. Berkeley Daily Gazette, 12 November 1900.
In March 1901, trees and shrubs from San José were planted on Piedmont Way “in the plots which were set along the spacious thoroughfare. The planting of the trees is in line with the general improvements that have been taken up by the residents of upper Dwight way [sic].” These plantings are visible in historic photographs of the neighborhood (Images 12-15). The Oakland Paving Company petitioned to build sidewalks on the east side of Piedmont Avenue between Dwight Way and Kearney that same month. The improvements to Piedmont Avenue were likely completed in 1901.

**Development of the 2200 Block**

Berkeley’s population boom sharply increased the amount of new construction in the city, especially between 1905 and 1912; the majority of the building permits were issued in 1906, 1907, and 1908. One consequence of this flurry of construction was the infill of new private residences along Piedmont Avenue, consisting mainly of single-family homes along with some group living quarters and apartment buildings (Images 13-15). To accommodate demand for new residences, remaining larger tracts were subdivided into smaller lots. At the northern terminus of Piedmont Avenue, a tract formerly owned by the widow of Captain Orrin Simmons was subdivided into multiple lots, and in 1909, the road was extended to create a cul-de-sac known as Piedmont Place (Map 11).

Along the west side of the 2200 block of Piedmont Avenue, three single-family homes were built in quick order on relatively small lots; 2222 Piedmont was built in 1908, and 2224 and 2232 Piedmont were both constructed in 1909. 2222, 2224, and 2232 Piedmont Avenue infilled the block between Piedmont Place to the north, and older homes—including the Christy and Day residences—to the south. On the east side of the 2200 block, the house currently located at 2234 Piedmont Avenue was constructed in 1908 on an infill lot at 2251 Piedmont, now the site of International House. In sum, four of the five extant Piedmont houses in the 2200 block were constructed on this block in 1908-1909 (Map 12). On the 2200 College Avenue block, several small cottages were added to existing properties to accommodate increasing housing demands, including the Cheney rental cottage at 2243 College Avenue (circa 1902) and two cottages designed by Julia Morgan at the rear of the 2245 College lot.

The location of these homes was convenient not only to the University campus, but also to the Telegraph Avenue commercial district. Streetcar lines established during the late nineteenth and early

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102 *Berkeley Daily Gazette*, 1 March 1901.
103 Minutes of the Berkeley Board of Trustees, 11 March 1901. Held by the Berkeley City Clerk Department.
104 Ferrier, 255.
twentieth centuries ran up College Avenue, down Bancroft Way, and along Telegraph Avenue. Like neighboring dwellings to the south and southeast in other parts of the old Berkeley Property Tract, the houses in the 2200 block of Piedmont and College Avenues stood against the base of the Berkeley Hills, in a district that was easily accessible yet somewhat removed from the bustle and through traffic of other neighborhoods. At that time, Piedmont Avenue dead-ended just south of Strawberry Creek at Piedmont Place and had not yet been connected to the north side of campus via Gayley Road. In addition, neither Tunnel Road to the southeast, nor a through road up Strawberry Canyon to the northeast, yet existed to draw traffic through the district. Homes in the area were thus very advantageously located in a pleasantly developed, secluded cul-de-sac, but within a short walk to shopping, transportation, and the University. It is no surprise that the area was appealing to prosperous single-family homeowners during the early twentieth century.

As the Berkeley Property Tract continued to develop during the early twentieth century, the neighborhood became increasingly populated by residents not connected to the University who found it a pleasant and convenient place to live. At least some of these residents moved from the lower parts of Berkeley, a pattern repeated throughout twentieth-century Berkeley history as residents moved from the “Flatlands” to the more exclusive view districts of “the Hills” after a gain in material prosperity. At least two of the original occupants of the Piedmont houses—Doctor Benjamin Wall at 2234 Piedmont and Walter Kellogg at 2232 Piedmont—apparently followed this pattern, the former moving from Atherton Street and the latter from Oxford Street to their more elevated, custom-built, Piedmont residences. The neighborhood also remained the home for University families and some private student residences, particularly fraternal groups and residential clubs.

Three of the Piedmont Avenue houses in the study area were occupied by the same family from the date of construction until University acquisition decades later. The residents of the four single-family houses—2222, 2224, 2232, and the future 2234 Piedmont Avenue—appear to have had relatively easy commutes to their places of work, which quite likely contributed to their long periods of residence. Charles Bancroft at 2222 Piedmont and Walter Kellogg at 2232 Piedmont had business interests and offices in downtown Oakland; from their homes they would have only needed to walk a few blocks to the College Avenue or Telegraph Avenue streetcars that provided reliable transportation to and from the center of Oakland. Dr. Wall, at 2251 Piedmont (now 2234 Piedmont), appears to have maintained his professional practice in his former home/office on Atherton Street, where Edwards Track Stadium stands today. Dr. Wall could have reached his office via a ten-minute walk down Bancroft

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105 The electric streetcars stopped running in Berkeley during the 1940s.
Way or a stroll through the campus. Professor Charles Noble at 2224 Piedmont worked on campus in the Department of Mathematics. During much of his working life, Professor Noble would have had a short walk north across Strawberry Creek and down South Drive to Wheeler Hall or other academic buildings.

**UNIVERSITY EXPANSION INTO THE BERKELEY PROPERTY TRACT**

During the 1920s, the University sought to expand its land holdings beyond the original campus boundaries. Properties in the Berkeley Property Tract adjacent to the campus were considered desirable, because they were contiguous to existing campus property.

**California Memorial Stadium**

The biggest change to the study area occurred in 1923 when California Memorial Stadium was constructed in Strawberry Canyon. In the early 1920s, the University had decided to construct a football stadium dedicated to the alumni and students who had died in World War I. The stadium site originally was going to be in the southwestern corner of campus, which would allow campus athletics to be grouped together as intended under the master plan. However, the cost of acquiring the necessary property proved high, and by January 1922, the University decided to build the Stadium on land already partially owned by the University in Strawberry Canyon, adjacent to Piedmont Avenue.

The choice to site the stadium in Strawberry Canyon was extremely controversial. Residents decried the anticipated loss to their property value and perceived destruction of their neighborhood. At that time, Strawberry Canyon was used primarily for horticulture and as a nature preserve. During the late nineteenth and early twentieth centuries, as the residential neighborhood around Strawberry Canyon grew, paths and a carriage road were built to provide access through the Canyon to the ridge of the hills. In his report to the College of California, Frederick Law Olmsted had discussed the merits of providing comfortable access through the Canyon to provide both access to excellent views from the top and to enjoy the “great change of scenery within a short distance [which] will constitute a unique and most valuable appendage to the general local attractions of the neighborhood.”

William Henry Smyth described Strawberry Canyon before the construction of California Memorial Stadium as a place with paths and benches placed to enjoy the views of Strawberry Creek, native vegetation including bracken, wild currant, oaks, and bay trees, and wildlife like quail and rabbits.

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Critics said building in Strawberry Canyon would result in a loss to California taxpayers, because instead of having the University raise money to buy land from private property owners, State-owned land would be used for the Stadium—land that had been earmarked for reservoir construction and was currently a nature sanctuary. A group known as the Campus Protective Association published a pamphlet protesting the choice. The objections were laid out in five arguments: 1) the stadium would be isolated from the remainder of campus athletics; 2) there would be serious problems with transportation and accessibility; 3) the size and orientation of the Canyon would make architectural design problematic—the equivalent of “crowding a large house on a small lot;” 4) the stadium would have a negative effect on the Greek Theatre; and 5) the construction would destroy an irreplaceable natural biology laboratory currently on the site. Many University faculty members opposed the siting.

Campus architect John Galen Howard was also unhappy with the choice of the site. Howard objected that the Strawberry Canyon site was inaccessible, currently contained a nature preserve, and was not in keeping with the master plan, designed to keep all athletic uses in one spot. In an August 29, 1921 letter to University President David P. Barrows, Howard wrote:

Strawberry Canon [sic] site. **Advantages**: Already owned. Beautiful region. Large area. **Disadvantages**: Far from center of University life (about half an hour's walk up hill. Nothing west of the swimming pool is wide enough; the vicinity of the Such dairy is the only part of the canon [sic] readily adaptable.) Very inaccessible for crowds at present, and difficult if not impossible to make conveniently accessible. No street cars or railway short of College Avenue. Very irregular, and mostly steeply sloping land, not favorable for stadium construction on the scale contemplated, and presenting great difficulties in handling crowds on account of lack of level space. Expensive for building operations; long uphill haul.

Howard wrote a second letter in January 1922 outlining the difficulties of the site, warning about a potential catastrophe resulting from overcrowding and lack of access: “But most serious of all would be the impossibility of properly handling the crowds at the Stadium itself. The three approaches—from the campus, from Piedmont Way, and from Canyon Road—are utterly inadequate even for the

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108 Ibid., 38.
109 Campus Protective Association pamphlet, located in Records of the California Memorial Stadium Executive Committee, 1920-1923. Held by the Bancroft Library.
Howard was opposed by consulting engineers Edward E. Carpenter and George F. Buckingham, who told the University regents that the Canyon site was more feasible and economical than the site at the southwest corner of campus.\footnote{Sally Woodbridge,\textit{John Galen Howard and the University of California} (Berkeley, California: University of California Press, 2002), 154.}

Despite Howard’s protests, on February 1, 1922, the Executive Committee of the California Memorial Stadium unanimously chose the Strawberry Canyon site because, in part, “The natural surroundings in Strawberry Canyon and the possibilities of attractive landscaping of the slopes of the proposed bowl, are particularly appealing to all.”\footnote{Executive Committee of the California Memorial Stadium to Board of Regents, 4 February 1922, Records of the California Memorial Stadium Executive Committee, 1920-1923, “Correspondence, 1920-1923.” Held by the Bancroft Library.} In February 1923, the Board of Regents announced the new design for California Memorial Stadium. The stadium was to be a combination of earth bowl and coliseum construction. Access was through “tunnels and stairways radia[ting] from the interior to portals in the coliseum wall, which open on a wide surrounding plaza. Inclined pathways and short, easy flights of steps connect with Piedmont avenue [sic].”\footnote{“New Design for the California Memorial Stadium,” \textit{The Architect and Engineer} 72 (February 1923): 75.}

In order to accommodate the construction of California Memorial Stadium, several houses on the east side of the 2200 block had to be removed. In January 1923, the houses and most of the trees on the site were cleared, and a massive culvert was built to divert Strawberry Creek. At least five structures on the Stadium site, including one of the Palmer houses, were moved to the 2200 block of College Avenue. The site for the relocated buildings included the rear of the Cory property at 2227 College and a parcel of land to the north of the Cory property that was purchased by the University from the Pacific School of Religion in 1922. These structures were put into various uses for campus programs and services. One building functioned as an office for Greek Theatre operations, two others were Music Department classrooms, and a fourth was used for “storage.” The relocated buildings were grouped near the rear, east side of the lots, rather than along the street front as was typical of the residential houses originally built on this stretch of College Avenue. The large lot containing the moved buildings was accessed by its own, irregularly shaped driveway that ran east from College Avenue, turned at right angles to the north, and curved around to meet College Avenue again (Maps 14 & 15).
The removal of the houses on the east side of the block was not the only major change to occur to the neighborhood as a result of the stadium construction. In order to increase access to the Stadium site, Piedmont Avenue was connected on its northern end to a new road called Stadium Avenue, essentially ending Piedmont Avenue’s life as a dead-end street (Images 17 & 19). Piedmont Place, the cul-de-sac that previously terminated Piedmont Avenue, was retained as an offshoot to the northwest (Image 18). The opening of the Stadium, the introduction of through traffic, and the advent of events at the Stadium likely considerably altered the character of the formerly secluded neighborhood.

By 1929, the west side of the 2200 block of Piedmont Way included the following structures starting from Bancroft Way and running north: the Clinton Day house at 2747 Bancroft Way; the “Bachelordon,” a residential house designed by Reed & Corlett in the Tudor Revival style and constructed at 2250 Piedmont in 1924; the former Zeta Psi fraternity house, which had been moved to the rear of the 2240 Piedmont lot around 1911; the former Christy property at 2234 Piedmont; 2232 Piedmont; 2224 Piedmont; 2222 Piedmont; the Kappa Sigma fraternity at 2220 Piedmont; and a cluster of buildings around Piedmont Place (Map 15).

**University Expansion: 1930 to Present**

In 1930, International House was constructed at the intersection of Piedmont Avenue and Bancroft Way (Map 17 and Images 20-22). In order to clear the site, the remaining houses on the east side of the 2200 block of Piedmont Avenue (Map 16) were removed in the late 1920s. Dr. Wall’s house was removed from the International House site and relocated to its present lot at 2234 Piedmont. Cowell Hospital was also constructed in 1930 on the east side of the 2200 block of College Avenue, replacing at least some of the houses that had been moved there from the California Memorial Stadium site (Map 17).

Between 1942 and 1947, the layout of Piedmont Avenue was altered. The northern end of Piedmont Avenue was rerouted further west to connect to Gayley Road, cutting off the gracious arc of Stadium Drive (Image 23 and Maps 17 & 19). As a result, Piedmont Place was removed.

In 1950, the Boalt School of Law was constructed on the northeast corner of Bancroft Way and College Avenue (Map 19 & Image 27). To allow for the School of Law expansion, the fraternity house at 2731 Bancroft Way (1923) was relocated to the lot at 2240 Piedmont in 1949. The former
Zeta Psi house, which had been at the rear of the 2240 Piedmont lot, apparently at some point became a rooming house known as the Piedmont Lodge and was destroyed by fire in 1947.

By 1950, the west side of the 2200 block of Piedmont Way included the following structures from Bancroft Way running north: the Clinton Day house at 2747 Bancroft Way; the former “Bachelordon” at 2250 Piedmont; the current 2240 Piedmont building; the Dr. Wall house at 2234 Piedmont; 2232 Piedmont; 2224 Piedmont; 2222 Piedmont; the Kappa Sigma fraternity at 2220 Piedmont; and a private home at 2218 Piedmont (Map 18). The Cowell Hospital Annex was at the approximate location of now-removed Piedmont Place.

During the mid- to late twentieth century, the University continued to build new University structures in the 2200 block. Construction of Wurster Hall and Calvin Laboratory in the 1960s led to the demolition of the houses north of 2241 and 2243 College and the closure of College Avenue north of Bancroft Way (Image 26). The stretch of College Avenue from Bancroft Way to just north of the future Calvin Laboratory site was completely removed between 1962 and 1964, but a truncated block of the street remains today as a campus roadway between Minor Hall and the Haas Business School complex. Around 1965, the Boalt School of Law expanded at the northwest corner of Bancroft Way and Piedmont Avenue, resulting in the demolition of the former Clinton Day and LeConte residences on Bancroft Way, and likely 2250 Piedmont as well (Map 21). In the early 1990s, the Haas School of Business complex was constructed at the approximate intersection of Piedmont Avenue and Gayley Road, resulting in the demolition of Cowell Hospital and 2220 Piedmont Avenue.

**UNIVERSITY PLANS FOR THE SOUTHEAST CAMPUS**

The history of the study area, which is approximately bounded by the Haas School of Business to the north (close to where Strawberry Creek originally ran above ground), the east side of California Memorial Stadium to the east, Bancroft Way to the south, and the remnants of College Avenue to the west, is intertwined with the expansion of the central University campus and “off-campus” acquisitions. The University plans for the campus and development in and around the study area are discussed below.

**University Land Acquisitions and Planning: Founding to 1890s**

The campus proper that was gifted by the College of California to the University in 1867 was about two-thirds the size of today’s Central Campus. The remaining one-third, which consisted of the areas lying north of Bancroft Way and south of the south fork of Strawberry Creek, was generally still in
private ownership when the University moved its campus to the Berkeley site in the early 1870s. The College of California’s Berkeley Property Tract and College Homestead Tract subdivisions were part of this “off-campus” area.

At this time, the campus grounds ended to the north and northwest of the current study area. Bancroft Way did not touch the edge of the campus anywhere along its length. College Avenue (formerly Audubon Street) originally extended two full blocks north of Bancroft Way and would eventually become lined with private lots and buildings (*Maps 2 & 5*). Located on the west side of the 2200 block of College Avenue was the Hillegass Orchard or Hillegass Tract; this area remained primarily undeveloped through the end of the nineteenth century, except for a few lots and homes along Sylvan Way, a small, dead-end street that ran for a short block west from College Avenue (*Map 8*).

The southern campus border to the west of College Avenue at that time was the southern edge of Faculty Glade, located approximately where the Music Department buildings now stand. A historic photograph dating to the 1890s shows part of the undeveloped Hillegass Tract; in the distance, a low fence is visible at the edge of the campus with the trees of Faculty Glade and South Hall behind it (*Image 5*). East of College Avenue, the campus boundary largely paralleled the uneven, southern edge of the Strawberry Creek ravine. Thus, throughout the nineteenth century, the entire study area was in private ownership outside the campus proper.

During this era, there were several plans or diagrams of campus development prepared by a succession of designers: Olmsted in 1866; Wright and Sanders in 1868; Kenitzer and Farquharson in 1869, which resulted in the construction of South Hall, the first Berkeley campus building; and William Hammond Hall in 1874. None of these plans delineated any campus development on the study area. Olmsted’s plan for the Berkeley Neighborhood specifically designated the study area for residential use, and the remaining plans did not cover the project area since it was already in private hands and not part of the campus.

**University Land Acquisitions and Planning: 1890s to 1920s**

During the late nineteenth century, the University made some land acquisitions near the mouth of Strawberry Canyon, close to the study area. In 1900, the University and the Associated Students of the University of California acquired the Hillegass Tract property from the heirs of William Hillegass, who was the first American landowner of the parcel. This undeveloped parcel was designated for
athletic facilities, in keeping with the Phoebe Hearst Architectural Plan approved that same year. Therefore, the first University planning undertaken in the twentieth century for the general vicinity of the project area intended that the area to the west of the 2200 block would be used for athletics.

The Bénard Plan, and Howard’s subsequent plans for the campus up through 1917, show the campus grounds extending up to the west side of the 2200 block of College Avenue but not extending into the study area. College Avenue remained a city street.

University Development

The first University building in the vicinity of the study area was Hearst Hall, erected on the west side of the 2200 block of College Avenue in 1901. Hearst Hall stood on the current site of the southern end of Wurster Hall, across College Avenue from the present-day section of parking lot between 2241/2243 and 2251 College Avenue (Map 12). The structure was donated by Regent Phoebe Apperson Hearst, and placed on a private lot she had purchased as a gift to the University. Hearst Hall was designed by Bernard Maybeck as a private reception hall, and originally constructed in 1899 on Channing Way, next to a house where Hearst resided during her visits to Berkeley. After Hearst Hall was disassembled and moved to the College Avenue lot, it was converted into a gymnasium for female students, a purpose it would serve until it was destroyed by fire in 1922.

In 1905, the University built the first campus football stadium, California Field, on the Hillegass Tract using ASUC funding. This field, which was partially enclosed with wooden bleachers, stood approximately where Hearst Gymnasium and North Field are located today. Around 1915, a running track with its own bleachers was added west of California Field on the site where the temporary Hearst Field Annex stands today.

In the area near Strawberry Creek west of College Avenue and northwest of the study area, the first elements of the Faculty Club were completed in 1902. The log-cabin-style Senior Hall was completed adjacent to the Faculty Club in 1906 (Map 14).

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These four projects—Hearst Hall, California Field, the Faculty Club, and Senior Hall—were the primary University-built facilities near the study area in the early twentieth century. As the century drew on, additional University uses of the area immediately west of College Avenue occurred (Map 14). According to Harvey Helfand, the former Hillegass Tract became quite crowded:

…several temporary buildings designed by Howard were built for a variety of academic uses. These included the wooden Spreckels Physiological Laboratory…one of the first campus research labs, in 1903 and, the following year, the corrugated-iron Anthropology Building called the “tin bin” that housed Phoebe Apperson Hearst’s collections. West of these stood the wooden Fertilizer Control building…and the corrugated-iron Museum of Vertebrate Zoology (renamed the Decorative Art Annex 1930-1964), both built in 1909. And between California Field and Hearst Hall, the wooden Hygiene and Pathology Laboratory was inserted in 1908. Two wooden buildings designed by Clinton Day and originally built in 1898 were also moved to this congested area in 1921: the zoology laboratory East Hall and the Botany Building from the present sites of LeConte and Stephens Halls, respectively.\(^\text{116}\)

Another early University development in the vicinity of the study area occurred in 1906, when the campus opened a temporary hospital for victims of the 1906 San Francisco Earthquake in an old residence, the Meyer House, located to the northwest of the project area on the present-day site of Minor Hall. The Meyer House had been acquired possibly in 1900 when the Hillegass Tract was purchased and had been used for campus storage prior to the Earthquake. This temporary hospital grew into the first students’ infirmary.

Thus, the pattern of University development in the vicinity of the study area limited itself in the early decades of the twentieth century to various utilitarian and student service facilities built or sited as the need arose, all standing west of College Avenue. The cluttered and congested aspect of the area described by Helfand above, and visible in photographs of the area, implies that campus administrators at the time saw this corner of the campus as a convenient piece of land to site various peripheral campus facilities rather than an integral part of the permanently developed campus containing large, stately, academic buildings.

In 1888, 1895, and 1909, the University also purchased pieces of property, ranging in size from .84 acres to 20 acres at the mouth of Strawberry Canyon, in the vicinity of present-day California Memorial Stadium. One of these purchases—possibly a gift—was apparently the more southern of the two Palmer Houses on the future Stadium site, and its grounds east of Piedmont Avenue, in 1909.

\(^\text{116} \text{Ibid.}, 198-199.\)
This property subsequently shows up on campus maps in University ownership. The acquisition of one of the Palmer Houses and its grounds would be the first expansion of the University into the study area.

**Acquisitions on the 2200 Block**

In the early 1920s, the University made its first major land acquisition on the 2200 block of Piedmont and College Avenues when it purchased a parcel owned by the future Pacific School of Religion on the east side of the 2200 block of College Avenue. At the same time—around 1922—the University began purchasing land on the east side of the 2200 block of Piedmont Avenue to be used as a site for California Memorial Stadium. At least five structures were moved from the Stadium site to the newly acquired parcel on College Avenue, and were placed in a row running north-to-south on and north of the current site of Calvin Laboratory, behind wood houses already existing on the site. The uses of these buildings—none of which are still extant on campus—seem to repeat the pattern of small, miscellaneous facilities development described on the former Hillegass Tract. A circa 1927 map of the site shows the buildings designated as “Greek Theatre Office,” “Public Health,” “Music #1,” and “Music #2” (Map 14).

Also in the early 1920s, as noted above, the old Hearst Hall on College Avenue was destroyed by fire. Gift funds from William Randolph Hearst allowed the University to build a new and more elaborate women’s gymnasium surrounded by playing fields and courts. It was located to the west of the Hearst Hall site on the old California Field site that no longer needed for football after the 1923 completion of California Memorial Stadium. This project became the present-day Hearst Memorial Gymnasium (Map 14).

During the late 1920s and 1930s, the University began to actively acquire additional individual properties in the study area. These included:

- The present-day site of 2234 Piedmont Avenue, the old Professor Christy family home site, was purchased from a fraternity in 1925 (it is unclear if this purchase included just the land, or a house as well; also unknown is when the Christy house was removed).
- 2223 Bancroft Way (formerly the Professor Wickson family home on the present-day site of the Law School) was purchased from Wickson heirs in 1926.
- The former Harriet Lee property at 2245-2249 College Avenue was purchased from Glennie Davis for $7,000 in 1926.
• A fraternity house at 2220 Piedmont Avenue (demolished in the 1990s to clear land for the Haas School of Business) was purchased in 1927.

• The old Professor Joseph LeConte family home at 2739 Bancroft Way was in University ownership by 1928. At this time, it became the headquarters of the newly established Institute of Child Welfare, which included a campus-run nursery school.

• The old Clinton Day family home at 2747 Bancroft Way was purchased in 1931 from Day’s daughter.

• In 1935, the University purchased 2250 Piedmont Avenue (north of the Day House) from a fraternity.

• In 1937, the old Professor Frederick Slate house at 2239 College Avenue (just north of 2241/43 College) was purchased.

• In 1939, both of the Cheney houses at 2241/43 College Avenue were purchased from May Cheney.

• In 1941, 2222 Piedmont Avenue, the Charles Bancroft home, was purchased by the University.

• In 1943, the Sigma Phi fraternity house on Bancroft Way was purchased (it would be moved later that decade to its present site at 2240 Piedmont Avenue).

• Sometime during this general period, a vacant lot at the northeast corner of Bancroft Way and College Avenue was also acquired.

After 1943, there seems to have been somewhat of a hiatus in acquisitions on the block, perhaps due to World War II. In the 1950s, acquisitions resumed:

• In 1955, 2251 College Avenue (the old Zeta Psi fraternity house, now the Archaeological Research Facility) was acquired. The University provided the fraternity with the old Hilgard family home on the south side of the 2700 block of Bancroft Way, across from the 2200 block. It was removed, and the fraternity built a new chapter house on the lot.

• In 1958, 2232 Piedmont Avenue, the Kellogg House, was purchased from the Kellogg estate.

• In 1962, the Professor Noble house at 2224 Piedmont Avenue was purchased. The Noble house appears to have been the last privately owned property in the 2200 block.
In addition to the acquisitions listed above, the University also purchased several private properties at the extreme northeast corner of the 2200 block, north of 2220 Piedmont. These were all private homes and fraternal houses fronting on Piedmont Place, which had been formally laid out in 1909 (Map 11). The acquisition history of those properties has not been researched. All of the buildings acquired on Piedmont Place were later removed, and their lots are now part of either Gayley Road or the Haas School of Business complex.

**University Planning: 1920s to 1940s**

During the 1920s and 1930s, no specific plan was formulated for incorporating the 2200 block into the central campus. Part of this may have had to do with the location of the block, which was then regarded as the extreme outer edge of the campus zone. Up through at least the early 1940s, when ample areas of developable land still remained on the original core campus north of Strawberry Creek, both University administrators and academic department heads were likely skeptical of adding the 2200 block to the central campus—viewing it as inconveniently distant from the campus core and impractical as a site for comprehensively planned academic facilities. During the early 1930s, however, University administrators and planners began informally discussing the 2200 block. Materials found in the Warren Perry Papers indicate that the pattern of acquisition on the 2200 block was consistent with the broad goal of ultimately adding the block to University ownership.

Architect Warren Perry served as Dean of Architecture at the University and designed buildings on campus including Edwards Track Stadium, the expansion of the Faculty Club, and the new School of Law building. He also provided periodic planning consulting to the University administration. In 1933, Perry was chairing the President’s Committee on Campus Development and Building Location: a three-member body that also included University Controller Luther Nichols and Professor Baldwin Woods. In a memorandum dated October 1, 1933 and titled “A Re-Study of the Central Area of the Campus – University of California, Berkeley, California,” the Committee reported to the President on the arrangement and expansion of the physical campus. The memo noted:

> As the permanent buildings on the Campus increase in number it becomes possible to assign given areas to given uses with greater certainty than ever before. With the removal of the Physical Education plant (except for tennis courts) and the probably location elsewhere of the University Auditorium and Fine Arts Museum, what we have called the “Academic Area” between the two branches of Strawberry Creek is cleared for fairly logical and clean-cut segregation.¹¹⁷

¹¹⁷ Warren Perry Papers, Bancroft Library, Banc MSS 82/97c, Box 11, folder “Committee on Campus Development.”
The memo then delineates the arrangement of academic groups north of Strawberry Creek and identifies preferred locations for other activities, including “Faculty and Student Welfare,” “Administration,” and “Circulation.”

The study block is mentioned in the memo under a section titled “Roadways and Entrances,” which contains a list of vehicular roadways on campus including “the Cross-Campus Road connecting College and La Loma Avenues (the future may well see the suppression of College Avenue within the Campus and the Cross-Campus road connecting Piedmont Avenue with Highland Place or La Loma Avenue)…” The “Cross-Campus Road” refers here to the future Gayley Road. It is clear from this memo that the present-day alignment of Gayley Road—which runs from Hearst and La Loma Avenues to Piedmont Avenue—had already been envisioned in the 1930s. The statement also implies that the incorporation of the study block into the central campus was already being contemplated in the early 1930s, since that would be the most likely motivation for “suppressing” College Avenue as a city street north of Bancroft Way. At this time, Cowell Hospital had been completed just to the north of the study block, but the Institute of Child Welfare, occupying a converted home, was the only University facility on the block itself. There is no clear indication in the 1933 report that specific campus facilities were contemplated for the remainder of the 2200 block.

Five years later, on August 31, 1938, Acting President Monroe E. Deutsch sent a quick note to Professor Perry asking “if I might secure from you a very full statement of the reasons prompting the recommendation for the proposed site of the new Administration building and a general statement concerning plans for the future…” In this case, the Administration Building referred to the future Sproul Hall (completed in 1941). Deutsch was apparently being asked by University Regents to explain why University staff members were proposing to site the building south of Strawberry Creek along what was still a commercial block of Telegraph Avenue, rather than elsewhere on the traditional campus. Perry replied to Deutsch with a letter on September 2, 1938, reaffirming the concept of siting primary academic facilities north of Strawberry Creek and keeping the central campus area “free for teaching.”

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118 Ibid.
119 Warren Perry Papers, Bancroft Library, Banc MSS 82/97c, Box 11, folder “University of California.”
120 Ibid.
Perry then discussed the 2200 block:

…the area east of College Avenue and north of Bancroft Way has been thought of as the proper location of smaller self-contained units such as Child Welfare, Public Health and similar “institutes” which would be extended to include even the Law School; such units have little to do with the rest of the Campus, even with the Main Library.\(^{121}\)

This statement reveals three major points. First, the University was considering the acquisition of the study block as early as the mid- to late 1930s. This provides clarity to the seemingly scattered sequence of individual house acquisitions by the University that began in the 1920s and accelerated through the 1930s. Secondly, the block was being considered as a site for University units that didn’t need to be located in the academic core of the campus. Finally, from at least the late 1930s, the study block was being considered as a site for the relocation of a major campus facility: the Law School.

During the late 1940s, Perry would prepare several studies of possible sites for the Law School, including the southern edge of Faculty Glade where the Department of Music buildings now stand, and various configurations at the southern end of the study block. The new Law School building, which was designed by Perry, was ultimately sited on the southern end of the 2200 block along Bancroft Way, and was completed in 1950.

Therefore, although there was not yet an official plan to formally incorporate the study block into the central campus during the 1920s and 1930s, the materials in the Warren Perry Papers help explain why the University was willing to acquire properties parcel by parcel on the study block. There prevailed in this era a pattern of buying houses as the opportunity arose on the 2200 block and either renting them out to private residents, or putting them into use as offices. In contrast, the University elsewhere made comprehensive land purchases targeted with specific development proposals in mind.

After World War II, as the University began to rapidly expand, the 2200 block would have become much more desirable as a development area. One factor that probably hastened the migration of properties from private to University ownership on the 2200 block in that era is the fact that properties, at least on the south and west sides of the block, were also passing from the original owners into the hands of heirs who did not necessarily have the same attachment to the houses, and may not have used them as their primary residences.

\(^{121}\) Ibid.
Several of the properties—the Slate House, the Wickson House, and the LeConte House—appear to have been purchased from the children of the original residents, all of whom had been faculty members at the University. This is also the era when the elderly May Cheney, just three years before her death, sold her two houses to the University. In all of these cases, it is reasonable to speculate that the private owners might have either approached the University about acquiring the property or been receptive to University offers, remembering the original residents’ close affiliations with the campus. Those acquisitions recorded in University property records are presented as straightforward purchases, not condemnations.

**University Development in the Vicinity: 1920s and 1930s**

During the 1920s and 1930s, another major physical change took place that may have had an impact on the future of the 2200 block and the way its private residents perceived it. The University began developing large facilities in a horseshoe around the residential properties on the 2200 block. To the west, across College Avenue, as noted earlier, there was an increasingly dense cluster of University storage and other utilitarian buildings and facilities. To the immediate north, Cowell Hospital, an impressive, multi-story concrete building, was completed in 1930 as the new home for the University Infirmary. To the east, California Memorial Stadium was completed in 1923; International House was completed in 1930, after purchase and removal of the several remaining houses southwest of the Stadium (Map 17).

In one respect, this incremental encirclement by University facilities was accidental, not planned. While the Hearst Gymnasium development to the west fit in with the Hearst/Howard campus plans from the early twentieth century, the development of a major stadium at the mouth of Strawberry Canyon was not originally planned. Howard had projected stadium sites at other locations on or near the campus. However, when California Memorial Stadium was proposed, the University ultimately decided to use the Canyon site. The practical consequence of this siting decision was that the campus, for the first time, had a major facility to the east of City-owned Piedmont Avenue, making the 2200 block appear as an extension of private development into the campus, rather than an area fully beyond the campus edge. A few years later, prompted by a private gift, the acquisition of land and construction of International House adjacent to the Stadium further extended the encirclement of the block by University facilities.

For a resident of the block in the late 1920s and early 1930s, a walk in the neighborhood would have revealed a dramatically different neighborhood scene than twenty or even ten years before. Four
large, new, and permanent University facilities—California Memorial Stadium, International House, Hearst Gymnasium, and Cowell Hospital—had arisen, three of them literally “next door” to or “across the street” from the remaining private homes.

In addition, during the 1920s, the University purchased several blocks southwest of the campus and developed the Edwards Stadium/Evans Baseball Diamond complex, followed shortly by the new Men’s Gymnasium (now Haas Pavilion) in the early 1930s. This moved the campus boundary south to Bancroft Way along a broad front, leaving only two relatively small areas of private ownership projecting into the newly enlarged campus: the 2200 block of College and Piedmont Avenues; and the blocks adjacent to Telegraph Avenue where it ran north to Sather Gate.

Given these cumulative developments, private owners on the 2200 block during the 1920s and 1930s would have been keenly aware that Bancroft Way, not Strawberry Creek, was now functioning as the southern border of the campus, and that University development and acquisition was likely, if not inevitable, on the remaining blocks north of Bancroft. Therefore, it is not surprising that several of the private properties on the block were sold to the University during the 1920s and 1930s.

1940s and Post-World War II Plans
The first public University plan for the 2200 block appears to have come in the early to mid-1940s. Alumnus and architect Arthur Brown, Jr., appointed as University Supervising Architect in May 1938, prepared a 1944 General Plan for the campus that appears to be the first plan envisioning the entire 2200 block in University ownership, cleared of private dwellings, and built up with large academic structures. This, in various forms, would remain the planning vision for the 2200 block through the remainder of the century. Brown projected three new buildings labeled “Jurisprudence,” “Art – Household Art,” and “Unassigned,” as well as an expansion of Cowell Hospital. His plan, however, appears to have retained College Avenue as a public street on the west side of the block.

In 1950, presumably following the 1944 General Plan, the first unit of the current Law School—an “L” shaped building at the southwest corner of the block—was completed, after removal of the houses that had stood along the Bancroft Way frontage. This building would be expanded to the east in 1958/59 and again in 1965/67 until all of the old houses on Bancroft Way were removed, including the old LeConte house (later the Institute of Child Welfare) and the Clinton Day House (Maps 19 & 21).
The 1956 and 1962 Long Range Development Plans (LRDPs) for the campus showed variations on Brown’s 1944 General Plan for the 2200 block. As with Brown’s Plan, acquisition and removal of all the existing buildings was assumed, with various new academic buildings infilling the sites. The details of the 1956 and 1962 plans for the block differ slightly in the placement and the nature of proposed buildings, but the general theme remained the same; the block was now clearly regarded as part of “the campus,” not a nearby neighborhood or transitional zone. The main difference between the two plans was that the 1956 Plan showed generic academic building footprints on the site, while the 1962 Plan incorporated the cylindrical Laboratory of Chemical Biodynamics (Calvin Laboratory) design and the Wurster Hall design to the west. A significant element of the 1956 Plan was that College Avenue north of Bancroft Way was eliminated as a public street, thus for the first time making the 2200 block into a fully contiguous “southeast corner” of the central campus, not simply a block filled with University buildings outside the traditional campus bounds.

**Campus Development in the 1950s and 1960s**

During the 1950s and the 1960s, the interior of the 2200 block—which consisted of the rear yards of the College and Piedmont Avenue houses—was quickly being converted to parking. The surviving houses were converted to office uses. Between 1958 and 1959, 2220 Piedmont, 2222 Piedmont, 2232 Piedmont, and 2234 Piedmont all began being used for offices. In the case of two and perhaps three of these houses, residential renters were removed to make way for the office use, as is explained in more detail in the descriptions of the individual houses. The reason for the conversions was likely due to pressure from the University Regents and the City of Berkeley. Both wanted the increasing needs of the University to be met on campus, rather than having the University continue to expand outside its boundaries while supporting non-University uses—like rental properties or fraternity houses—on the campus proper.122

In the late 1950s and early 1960s, demolition of existing houses began again with removal of the old Slate house at 2231 College, and most probably its northerly neighbor, 2229 College, to allow for the construction of Calvin Laboratory, which was dedicated in 1964. At the same time, the section of College Avenue immediately north of Bancroft Way was removed to allow for the construction of Wurster Hall, and the roadway was realigned to the east as a curving pedestrian path.

Campus Planning in the Study Area: 1960s to 1990s

The 1962 Long Range Development Plan (LRDP) designated all of the older houses on the block as temporary, ultimately to be cleared for the construction of permanent buildings and installation of a uniform landscape, which Consulting Landscape Architect Thomas Church laid out in his complimentary 1962 landscape plan (Map 20). The specific terminology in the 1962 LRDP was that the campus expected to remove “buildings that have been acquired through campus expansion and put to interim use pending permanent development of their sites...”123 The 1962 LRDP remained in force, with amendments, through 1990 when a new LRDP was adopted. In the early 1980s, the campus also undertook a space planning effort that had some elements of master planning, but was much more detailed than an LRDP in terms of focusing on existing building conditions, uses, and specific programmatic needs.

The 1981 Berkeley Campus Space Plan and 1990 LRDP continued to plan the same general type of development for the 2200 block as earlier LRDPs, and generally assumed that the smaller, older houses would be removed to allow for the construction of new, larger academic buildings. By the early 1980s, when the Campus Space Plan was completed, the 2200 block was being referred to as part of the “Arts, Music, and Professions” precinct of the campus, encompassing the existing programs which had facilities in the area at that time: the Department of Music, University Art Museum, Department of Art Practice, College of Environmental Design, School of Optometry, and School of Law. There were also some existing disciplines and departments in the vicinity that did not fit clearly with this designation, such as biochemical research in Calvin Laboratory, and the Department and Museum of Anthropology in Kroeber Hall. The “professions” aspect of the precinct would be strengthened in the late 1980s with the removal of Cowell Hospital and its replacement with the new, three-building complex of the Haas School of Business Administration.

The 1981 Plan noted:

[P]rojects which have been proposed and could be considered in this precinct include a fourth floor central addition to Wurster… an underground addition to Calvin Laboratory on the east…a new building for the School of Business Administration, an addition to the University Art Museum, and major changes in Cowell Hospital…The precinct as a whole lacks a sense of cohesion…The spaces east of Wurster Hall and east of Cowell Hospital are crying for attention. A relocated School of Business Administration in some portion of these spaces has been proposed…completion of this project would liberate considerable space in Barrows Hall, thus absorbing the activities now housed in many of the residences on College

and Piedmont which would have to be demolished or relocated because of their old age and deteriorated condition.\textsuperscript{124}

However, the 1981 Plan also noted that “because of their diversity of architectural style, and their domestic scales the buildings along Piedmont Avenue in particular provide an attractive edge to the precinct and the campus.”\textsuperscript{125} The Plan did not specifically propose permanently preserving any of the houses on their current sites. In the case of one of the buildings, it suggested long-term relocation. The description of 2234 Piedmont stated, “should the University ever need the area for a larger building, this structure should be moved…and, if possible, restored.”\textsuperscript{126}

Following the 1981 Campus Space Plan, and as a prelude to the 1990 LRDP, a set of “Working Papers” were prepared by the campus and private consultants in the late 1980s outlining issues and opportunities for central campus development. The 1990 LRDP largely adopted the recommendations of the Working Papers for the study area. The removal of Cowell Hospital and 2220 Piedmont were planned, along with their replacement with the Haas School of Business complex. Some renovations were projected for the Law School complex. The Piedmont houses and 2251 College were identified as a “Piedmont Avenue Reserve Site” in a slightly more complex “L” shape than what was shown in the 1988 Working Papers:

Designated reserve sites include the site occupied by the remaining Piedmont buildings and 2251 College. In conjunction with this site, the parking lot to the east of Wurster Hall is designated as an open space reserve site for the possible future development of a new glade.\textsuperscript{127}

Actual physical changes in the immediate study area in the 1980s and 1990s included the demolition of Cowell Hospital and 2220 Piedmont (the former Kappa Sigma fraternity house), and shifting of the adjacent access road south, next to 2222 Piedmont, to create a site for construction of the three-building Haas School of Business complex. Other changes involved construction of a northern addition to the Law School, completed in 1996, which filled in the parking lot space between 2240 Piedmont and 2251 College and made some alterations to the remainder of the parking lot. The last remaining freestanding garage associated with the houses, located behind 2232 Piedmont, was demolished, and the brick foundations of 2241 and 2243 College were replaced. In 2001, an

\textsuperscript{124} University of California, Berkeley, \textit{Art, Music and Professions, Phase I of Berkeley Campus Space Plan}, revised October 1991, III.7-III.8.

\textsuperscript{125} Ibid., III.3.

\textsuperscript{126} Ibid., III.13.4.

\textsuperscript{127} University of California, Berkeley, \textit{1990 Long Range Development Plan}, 36.
extensive seismic retrofit and renovation of 2251 College was undertaken; work was completed early in 2004.

Uses of some of the buildings in or adjacent to the study area changed, including conversion of the Law School’s Manville Hall residential annex into Simon Hall, used as an office wing for the Law School. 2243 College was left vacant by the Space Assignments & Capital Improvements Committee (SACI) in 2003.

**2020 Long Range Development Plan**

The 2020 Long Range Development Plan, adopted by the University Regents in 2005, does not perpetuate the precinct planning of the earlier era but plans holistically for the “historic 180 acre Campus Park, defined by Hearst on the north, Oxford/Fulton on the west, Bancroft on the south, and Gayley/Piedmont on the east.” The illustrative concept completed for the UC Berkeley New Century Plan, and included as Figure 2 in the 2020 LRDP, anticipates the removal of the College Avenue houses and Calvin Laboratory, and their potential replacement with new buildings. 2251 College and the Piedmont Avenue houses are shown as continuing campus buildings through the life of the Plan.

The landscape of the California Memorial Stadium environs is shown as rustic hill woodlands in the diagram of Campus Park Preservation Areas in Figure 7 of the Plan, while Figure 8 shows the area west of Piedmont Avenue as part of the “picturesque ensemble.” According to the 2020 LRDP:

> The campus identity is also shaped by another, more subtle ensemble: the variety of picturesque buildings along the creek, which also includes a number of historic structures. In contrast to the formality of the classical core, these picturesque buildings are designed as informal, highly articulated volumes that respond to the natural contours and features of the site. As exemplified by the Haas School of Business, new projects within the areas of picturesque influence should respect and continue these traditions.

With respect to the landscape, the 2020 LRDP references the UC Berkeley Landscape Master Plan. As indicated in Figure 6 of the 2020 LRDP, “The Landscape Master Plan…designates the entire perimeter of the Campus Park as the Edges and Gateways Initiative: this group includes initiatives for each of the four perimeter roads and the entry points to the Campus Park.” For Gayley Road, the university-owned extension of Piedmont Avenue, the University’s New Century Plan states the

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129 Ibid., 43.
130 Ibid., 3.1-30.
campus should “Preserve and enhance the rustic character of Gayley Road as the seam linking the
campus and the hills…[including] working with the City of Berkeley [to] refurbish the historic
Olmsted streetscape from Haas Business School to Bancroft Way, improving the plantings and
accommodating stadium crowds.”

131 University of California, Berkeley, New Century Plan, January 2003, 84.
COMPOSITE PLANS

The following composite plans detail the evolution of the project area from the mid-nineteenth century to 2005.

1868

The 1868 composite plan shows a portion of Olmsted’s 1866 map for the Berkeley Neighborhood overlaid with W.F. Boardman’s 1868 map of the Berkeley Property. This section of Olmsted’s plan includes two roads: one road running south from the campus to Oakland; and a second road leading east up Strawberry Canyon. The road to Oakland closely correlates with Olmsted’s conception of Piedmont Way and the surveyed alignment of Piedmont Way as shown by Boardman in 1868. It is notable that the Boardman Map appears to be a copy of an 1865 map by Edward Miller, Olmsted’s surveyor, with a title added later. Prospect Street, although unnamed, aligns with Olmsted’s eastbound road. Audubon Street (now known as College Avenue) and Bancroft Way are both included in the survey. The surrounding lots, some which are shown to be a half-acre in size, were likely subdivided more than once since they are smaller than Olmsted’s envisioned one- to five-acre lots.

1911

On the 1911 Sanborn Fire Insurance Map, houses fill all but one of the lots in the study area. Houses show a diversity of setbacks from Piedmont Avenue and College Avenue, although a pattern of 50-foot setbacks from Piedmont Avenue is emerging within the study area on the west side of the block. Houses on the east side of Piedmont are set high on the rising slope rather than along the street frontage.

C.L. Huggins’ 1900 layout of Piedmont Avenue, showing the medians, aligns with the 1911 Sanborn Map with the exception of the appearance of a cul-de-sac at the northern end of Piedmont Avenue known as Piedmont Place. Piedmont Place was mapped as a street in 1909 to provide access to eleven parcels subdivided from a single parcel owned by the widow of Captain Simmons.

Victorian-era houses fill the lots on the east side of College Avenue, with multiple structures occupying some of the larger lots. A large fraternity building just south of the study area replaced an older fraternity house that appears on the 1903 Sanborn Map. Outside the study area to the west along Sylvan Way, houses are closely spaced to form a denser residential street edge than within the study area. The center line of College Avenue defining the study area appears to also demark the limit.
of the University in this time period; residential buildings occupy the east side of College Avenue, while the west side of College Avenue is occupied by several University facilities including Hearst Hall and the girls’ basketball courts.

1929
The significant element in the 1929 plan is the completion of California Memorial Stadium and the subsequent loss of residential character on the east side of Piedmont Avenue north of Bancroft Way. Other changes have occurred beyond the study area and include the loss of Hearst Hall in a 1922 fire, culverting of Strawberry Creek, and the expansion of University facilities to the west and north.

1950
The 1950 Sanborn Fire Insurance Map shows increasing development around the project area. International House has been constructed at the intersection of Piedmont Avenue and Bancroft Way, and the Boalt Hall School of Law and the Garret McEnerney Memorial Law Library have replaced houses along Bancroft Way. To the north, the Cowell Hospital Annex has replaced Piedmont Place.

Within the project area, road and lot alignments remain the same, but some buildings have either been demolished or moved. The fraternity house located deep in the lot now occupied by 2240 Piedmont Avenue has been destroyed by fire and replaced by the fraternity house that was moved from Bancroft Way. Dr. Wall’s house at 2234 Piedmont Avenue has been moved from its former location on the International House site. Buildings neighboring the project area are increasingly large in scale and mass.

2005
The 2005 plan shows the increasing encroachment of large-scale University buildings on the former residential street. The section of College Avenue within the project area is closed to vehicular traffic and has become a curvilinear pedestrian and bike path. Surface parking lots affect the front and rear landscapes of the College Avenue houses and the rear of several of the Piedmont Avenue houses. The houses north of 2241 College Avenue have been demolished for Calvin Laboratory. Beyond the project area, the Law School has also expanded, resulting in the demolition of the former Clinton Day House and other buildings at the northwest corner of Bancroft Way and Piedmont Avenue. The Haas School of Business has replaced Cowell Hospital and 2220 Piedmont Avenue. Piedmont Avenue has been connected to Gayley Road, causing the northern end of Piedmont Avenue to be realigned.
Key to Plans:
Red line: Project study area
Orange lines: Olmsted, Frederick Law. Plan of Berkeley Neighborhood Including the Grounds of the College of California [map]. 1866. From University of California Archives.
Black lines: William F. Boardman Co. Surveyors. Map of a Portion of the Berkeley Property Situated between the University of California and the State Deaf, Dumb and Blind Asylum, Oakland Alameda County, as Laid Out by F.L. Olmsted. Officially Adopted by the Board of Trustees of the College of California [map]. May 1868. From City of Berkeley Archives.
Key to Plans:

Red line: Project study area
Blue lines: Huggins, Charles L., Berkeley Town Engineer. Improvement Map of Piedmont Avenue [map]. 1900. from City of Berkeley Archives.
Key to Plans:

Red line: Project study area


Blue lines: Piedmont Avenue, Dwight Avenue to Piedmont Place, Concrete Curbs [map], ca. 1928. City of Berkeley Department of Public Works.
Key to Plans:

Red line: Project study area


Blue lines: Piedmont Avenue, Dwight Avenue to Piedmont Place, Concrete Curbs [map]. ca. 1928. City of Berkeley Department of Public Works.
III. DESCRIPTION & CONDITIONS ASSESSMENT

The following section provides a description and inventory of the Piedmont Avenue landscape, as it exists in 2005. The conditions assessment identifies the condition of each element based on the following rankings:

- **Excellent (E)** – The element is in near original condition.
- **Good (G)** – The element is mostly intact.
- **Fair (F)** – The element is showing signs of wear or deterioration.
- **Poor (P)** – The element is badly damaged, missing, or not functioning.
- **Unknown (U)** – The element was not accessible for inspection.

SITE SUMMARY

Piedmont Avenue is a public street owned and maintained by the City of Berkeley. The northern portion of Piedmont Avenue runs through the southeast corner of the University of California, Berkeley campus. The project area analyzed for this HLR consists of a stretch of Piedmont Avenue between Bancroft Way to the south and the Haas School of Business to the north. The eastern side of this section of Piedmont Avenue is dominated by California Memorial Stadium and its associated parking lots and pathways; the western side is characterized by a row of early twentieth-century houses. Simon Hall, which is part of the Boalt School of Law, sits on the northwestern corner of Bancroft Way and Piedmont Avenue.

The landscape of Piedmont Avenue within the study area consists of two 24-foot-wide asphalt-paved single travel lanes separated by a 20-foot-wide sloped continuous median. The eastern side of the street along California Memorial Stadium has a 16-foot-wide sidewalk (Figures 34, 39, & 41). The western side of the street along the five Piedmont Houses has a 16-foot-wide right-of-way that contains a planting strip, sidewalk, and front lawns (Figure 19). Each of the travel lanes is for a single vehicle width and allows for one lane of parallel parking. The road has a gentle curvilinear alignment, and with its planted median, gardens in front of the houses, and tree canopy fronting California Memorial Stadium, presents a generally verdant appearance.

The Existing Conditions Inventory for Landscape (III. Description & Conditions Assessment) provides further elaboration on the location of hardscape and vegetation. The tree numbers below are references to the 2005 Piedmont Landscape Tree Inventory (X. Appendix). Ratings for the condition and size of each tree can also be found in the Inventory.
MEDIAN ISLAND

Hardscape

Description: Concrete curbs bound the median on the eastern, southern, and northern sides. A wooden header board edges the western side of the median. Three sets of stairs cross the median. The two stairs closest to the Haas School of Business are constructed of mortared fieldstone with asphalt landings (Figure 10), while the stair closest to Bancroft Way is constructed of wooden railroad timbers (Figure 21). All of the stairs have simple galvanized steel handrails. The steps and handrails are no longer compliant according to today’s accessibility standards. The median has a grade change from the west to the east side of approximately eight feet.

Condition: Fair
The curbs and stairs are in fair condition.

Landscape

Description: Plantings inside the median include mature trees, scattered clusters of shrubs, and unplanted ground plane areas (Figures 8, 15, & 20). Amongst the tree species are Acacia decurrens (Acacia), Acacia melanoxylon (Black Acacia), Eucalyptus sideroxylon (Ironbark), Quercus agrifolia (Coast Live Oak), Liquidambar styraciflua (Sweet Gum), and Crataegus phaenopyrum (Washington Hawthorn). The scale of the median plantings, dominated by large evergreen canopy trees with medium to large shrubs, creates an impression of verdure along a predominantly shaded street.

Condition: Poor to Good
The trees are generally in good condition. Although the Acacias may be considered a weedy species, they are in good health and emulate the approximate canopy of the trees seen in historic photographs (Images 4 & 17). The shrub layer is both thinner and less varied in species and forms than that seen in the historic photographs. The complete absence of a groundcover layer is in contrast to post-1900 photographs that show fine-grained small plants in some images and bare ground between shrubs in others (Image 13).

WESTERN SIDEWALK

Hardscape

Description: The right-of-way for City-owned property is 16 feet from the face of the concrete curb. The concrete curb has a concrete gutter. From this face of curb, a 5-foot width is dedicated to a planting strip for street trees. The adjacent concrete sidewalk is 6 feet wide (Figures 8 & 19). The sidewalk is concrete and dates at least to 1926 (Map 13) and possibly to 1912 or so (Images 13 & 14). The sidewalk is scored with two scorelines along its length; a central panel is dominant and flanked by two slightly smaller panels. Lighting standards are spaced approximately 65 feet apart and are located in the planting strip. Lighting standards consist of City of Berkeley posts painted green, and University of Berkeley, California luminaires painted black (Figure 23).

Condition: Fair to Good
The sidewalk, curb, and gutter show signs of deterioration.
**Landscape**

*Description:* The lawns of the five Piedmont Avenue houses occupy the remainder of the right-of-way on the western sidewalk. The predominant effect is one of openness. Only two street trees exist: Acer saccharum (Sugar Maple), Tree No. 322, and Acer platanoides (Norway Maple), Tree No. 325. Both trees were recently planted. Stumps of recently removed trees still exist. The parkway strip consists of unplanted highly compacted soil (*Figures 13, 23, 24*). In addition, Tree Nos. 605, 606, 607, 608, and 609, mature Sequoia sempervirens (Coast Redwood), are located in the planting area between the Law School building and the eastern sidewalk of Piedmont Avenue.

*Condition:* Poor to Good

Historic photographs show a closely spaced row of mature street trees estimated to be 30 to 40 feet on center (*Images 8, 12, 14, 20, & 21*). The 1976 UCB Tree Inventory showed that seven Acer macrophyllum (Big Leaf Maple) and one Liquidamber styraciflua (Sweet Gum) existed in this parkway strip. Many of these trees no longer remain. Front gardens that adjoin the right-of-way are neat lawn panels with clipped hedges between each property. Today, this pattern of lawns and hedges remains, although the condition of the elements has deteriorated from that shown in the historic photographs (*Image 24*).

**EASTERN SIDEWALK**

**Hardscape**

*Description:* The sidewalk is paved with asphalt from the back of the curb to the east side of the walk (*Figures 33, 38, & 39*), which is edged with a rhyolite stone retaining wall (*Figures 34, 35, & 37*). The wall is punctuated by six sets of concrete stairs leading to the Stadium. Beginning at the wall, a typical cross section of the sidewalk reveals a 2% cross slope for approximately 10 feet and then an abrupt slope that ends at a concrete curb (*Figure 38*). This creates a potentially dangerous condition for pedestrians. There is no concrete gutter. This condition occurs from International House in the south end of the study area and terminates opposite 2224 Piedmont Avenue. From there, the sidewalk has a continuous 2% cross slope up to the Kleeberger Parking Lot (*Figure 50*).

*Condition:* Poor to Good

While the eastern sidewalk is generally at the elevations set by Huggins in 1900, the condition of surface materials is poor. The rhyolite walls, remaining from the Victorian houses that once fronted this portion of Piedmont Avenue (*Image 2*), have ragged broken ends where the stairs have been cut through them. Despite these interruptions, the wall elsewhere is in good condition with the stones mortared from the rear as originally installed.

**Landscape**

*Description:* While only two street trees currently exist in this sidewalk, the adjacent Stadium plantings provide a significant mixed canopy of oak, broadleaf evergreens, and conifers (*Figures 34 & 39*). The street trees that exist are a recently planted Robinia pseudoacacia (Black Locust), Tree No. 320, and an Acer saccharum (Sugar Maple), Tree No. 322.

*Condition:* Fair
2005 EXISTING CONDITION INVENTORY LEGEND

- Asphalt Pathway
- Asphalt road or Parking Area
- Concrete Paving
- Brick Pathway
- Shrub Masses
- Groundcover Masses
- Unplanted Landscape Area
- Lawn Area
- Concrete ADA Ramp
- Wooden ADA Ramp
- Aggregate Paving

- Wall
- Fence
- Sign
- Existing tree shown on 1991 UCB provided survey
- Field located by PGA, not included on 1991 UCB Survey
- Tree no longer exists, was shown on 1976 UCB tree inventory
- Specimen Tree per UCB Specimen Tree Program
- Unimproved pedestrian pathway
IV. AREAS OF SIGNIFICANCE

The following section identifies character-defining features that contribute to the historic landscape character of the section of Piedmont Avenue from the Haas School of Business to Bancroft Way. Ratings for the historical value of each tree can be found in the 2005 Piedmont Landscape Tree Inventory (X. Appendix). When evaluating the significance and condition of a resource, a scale is often used to rate the landscape architectural and historic value of the resource and its individual elements. The typical rating scale employs four categories: “Very Significant,” “Significant,” “Contributing,” and “Non-Contributing.” The definitions of these categories are included below.132

- **Very Significant (VS)**
  - The building/element was built during the period of significance.
  - It is architecturally significant.
  - It is associated with a significant individual or event.
  - It remains intact or with only minor alterations.
  - It is physically in good to excellent condition.
  - It is highly sensitive to change.

- **Significant (S)**
  - The building/element was built during the period of significance.
  - It is of secondary importance.
  - It has been altered.
  - It is in deteriorated condition.
  - It was not built during the period of significance, but is architecturally significant.
  - It is sensitive to change.

- **Contributing (C)**
  - The building/element was built during the period of significance, but is not architecturally significant.
  - It is of secondary importance.
  - It has been altered.
  - It is in deteriorated condition.
  - It was not built during the period of significance, but is architecturally significant.
  - It is sensitive to change.

- **Non-Contributing (NC)**
  - The building/element was not built during the period of significance.
  - The building/element has been subjected to major additions or incompatible alterations.
  - It is incompatible in style, material, scale, character or use with the original building.
  - It is in poor to deteriorated or critical condition.
  - It is not particularly sensitive to change.

132 Please note that the use of the terms in this rating scale does not equate the meaning as used by the California Environmental Quality Act (CEQA) to determine a project's potential impact on the environment.
Specimen Trees

The rating of trees as Specimen is based upon the Campus Specimen Tree Program established by the University. The specimen rating can be applied to trees and other plants such as shrubs and grasses. In general, the specimen should be in good health and not pose a hazard to traffic, existing buildings, or utilities. This specimen must possess one or more qualities in the following categories: Aesthetics, Historical, Educational, Strawberry Creek or Natural Area. The Historical quality, which is most relevant for this report, is described as follows:

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

SUMMARY

The following discussion evaluates the areas of significance for the Piedmont Avenue landscape. Ratings for the historical value and condition of each tree can be found in the 2005 Tree Inventory (X. Appendix).

The section of Piedmont Avenue north of Bancroft Way undoubtedly represents a good deal of what Frederick Law Olmsted originally envisioned for the Berkeley Property Tract. The alignment we see today is the result of this vision and the more detailed, tangible work of later surveyors. Although the use of the road has changed over time, especially when Piedmont became a through road rather than one ending in a cul-de-sac, the dominant character-defining quality of a verdant, shaded, two-level road remains.

This section of Piedmont Avenue differs from the portions south of the study area. The contrasting conditions arise, in part, from this portion’s periods of development, topography, and proximity to the campus. The landscape of Piedmont Avenue in the study area is cumulatively more than the sum of its character-defining features. It is the result of the composition of those features in conjunction with the affect the layering of time has had on the landscape.

The first Berkeley Property Tract parcels that were sold were large in size, in keeping with the parcel size recommended by Olmsted. Several early lots, including the Palmer, Stiles, and Slocum lots, were on the east side of Piedmont Way north of Bancroft Way. Large lots permitted more choice for house

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133 University of California, Berkeley, 2020 Long Range Development Plan, 4.3.
placement, and significant elevation change offered good views. These qualities invited building both high and well off the street, as the Palmer brothers did with their houses in the 1870s (Images 1, 2, & 4). The houses on the east side of the 2200 block took advantage of the small ridge that permitted views both west to the bay and north into Strawberry Creek canyon. These houses had large park-like gardens running down to Piedmont Avenue.

On the west side of Piedmont Avenue’s 2200 block, the majority of the remaining houses were developed in a two-year period between 1908 and 1909. By this time, as mentioned previously, there was a population and construction boom in Berkeley and the pressure had influenced greater subdivision of land. With smaller lots and fewer elevated locations with opportunities for views, these parcels were developed with houses that had smaller and more uniform setbacks. The houses at 2222, 2224, and 2232 Piedmont Avenue are the most intact surviving examples of this development on Piedmont Avenue. The houses at 2234 and 2240 Piedmont, although relocated to this location, contribute to the scale of the original three houses and reinforce the character of the streetscape of the 2200 block. 2234 Piedmont also dates from the same period as 2222, 2224, and 2232 Piedmont. Taken together, this group of houses is critical in establishing the character of the western edge of the 2200 block. These houses represent a condition that was, at one time, similar to much of the rest of Piedmont Avenue south of Bancroft Way, where large private homes with generous—though not vast—front gardens were established. As visible in historic photographs from the mid-twentieth century, the shaded edge of the street was defined by mature, regularly spaced street trees, which reinforced the sense of spatial enclosure and lushness and contributed to the character of the right-of-way of the west side of the 2200 block (Images 24 & 25).

Ultimately, on the east side of Piedmont, pressure for development increased. On the Palmer parcel, an additional house was built fronting the street. To the south of the Palmer parcels, three houses were constructed on smaller parcels closely fronting Piedmont Avenue. These four later houses, added by 1911, were related to the later houses on the opposite side of the 2200 block in date of construction, placement on their lots, and architectural scale and character. The construction of International House caused the removal of these four houses.

However, the pressure to build additional houses closer to the streetfront did not reach the parcels north of the Palmer Houses. Here, there were three houses located between the Palmers’ parcels and Strawberry Creek; all were located deep and high on their lots. There is no record of development between these buildings and the street other than their front gardens. These houses were removed as
part of the construction of the Stadium in the early 1920s. Today, the Stadium’s paths, promenades, and plantings lie where the front gardens of these houses were originally located. This land has been open space since before American or Mexican times; first as native ground, then as private gardens of gracious Victorian houses, and today as a public landscape associated with California Memorial Stadium. This is distinguishing as all other parts of the Berkeley Property Tract were developed. The fact that this land appears to have always been open space planted with large trees means that Olmsted’s vision of a verdant shaded road has essentially been in place on the east side of the street for more than a century.

HARDSCAPE CHARACTER-DEFINING FEATURES

- **Description:** Right-of-way alignment, width, and two-level roadway

  **Significance:** Very Significant

  This is an expression of Olmsted’s concept along with the hand of Boardman, the University’s surveyor, and Huggins, the City’s surveyor. Frederick Law Olmsted provided the broad vision for Piedmont Way. The street can be seen in the context of his earlier designs, intending to create thoroughfares that provided an opportunity to enjoy natural beauty while providing a serene mode of moving from one place to another.

- **Description:** Western sidewalk

  **Significance:** Very Significant

  The western sidewalk and curb reinforce the expression of the curvilinear road. They can be seen in the circa 1915 photo (Image 14). Since this time, the concrete of the sidewalk appears to have changed relatively little. This sidewalk has been a consistent element in this Piedmont Avenue frontage and relates in its originally intended fashion to the residential context of the row of houses. The concrete curb along the west side of the southbound portion of the street was added around 1926, and although it post-dates the work of Huggins, it appears to replace the earlier wooden curb in both elevation and alignment (Map 13).

- **Description:** Eastern sidewalk

  **Significance:** Very Significant

  The eastern sidewalk had its alignment and more particularly its grades established by Huggins as seen in his 1900 sections (Image 10). The marked side slope between the west side of the sidewalk and the street appears to have been established at this time. As houses occupied the east side of Piedmont Avenue at this time, pedestrians either walked in the roadbed (which would have light traffic near the cul-de-sac end) or walked along the road edge to gain access to the houses before 1900 (Image 3). The concrete sidewalk likely dates from 1926 (Map 13) and possibly ten or so years earlier than that (Images 13 & 14). Again, the eastern sidewalk and curb reinforce the expression of the curvilinear road.
IV. Areas of Significance

Historic Landscape Report  Piedmont Avenue Landscape
University of California, Berkeley
Final Draft  Berkeley, CA

• **Description:** Rhyolite stone retaining walls

**Significance:** Very Significant
Rhyolite stone retaining walls separate the grade between the hillside and the sidewalk at Piedmont Avenue. These retaining walls predate the construction of the Stadium and likely date from the earliest residential development along Piedmont Avenue (Images 1 & 2). The stone is no longer available and can only be seen in neighborhoods that date from the late nineteenth or early twentieth centuries. Similar walls were built nearby along Hillside Avenue and Hillside Court in the late 1890s and early 1900s at the instigation of property owner William Smyth. A wall of the same vintage and material also borders the University’s Dance Facility (Old First Unitarian Church, 1898) at the northeast corner of Bancroft Way and Dana Street. Where paths radiate out from the Stadium, the wall has been interrupted. There is poor integration between the wall and the newer concrete stairs. There are also dislodged stones at the end of the wall.

• **Description:** Median stairs and curbs

**Significance:** Significant
This includes the three flights of stairs and the curbs that enclosed the median. The stairs do not appear on Huggins’ 1900 plan (Map 9). They were likely added after the completion of the Stadium when, for the first time, large numbers of people were traveling at generally 90 degrees to Piedmont Avenue. Prior to the Stadium, Piedmont Avenue was a cul-de-sac; pedestrian circulation would have been exclusively parallel with the street.

**LANDSCAPE CHARACTER-DEFINING FEATURES**

- **Description:** Median tree plantings including the following species:

  - *Quercus agrifolia* (Coast Live Oak) Tree Nos. 401, 493, and 494
  - *Acacia melanoxylon* (Black Acacia) Tree Nos. 303, 304, and 305
  - *Acacia decurrens* (Acacia) Tree No. 300

**Significance:** Significant
The plantings reflect the tree planting vision originally developed for this road. Historic photographs shows trees planted in the Piedmont Avenue medians around 1890 (Image 3). Most of these species are highly drought tolerant and do not require irrigation. Though Olmsted did not select the species, he recommended that drought-tolerant plants shade the area. Other trees in the median are rated contributing due to species, size, and/or health.

*Specimen Tree Planting: Historical.* Based on Olmsted’s vision for the medians, these trees represent the type of planting that Olmsted envisioned.

- **Description:** Median shrub planting

**Significance:** Contributing
Given the extent of the change of grades reported in the *Berkeley Daily Gazette* (see II. Historical Context), it is likely all median species date from 1900 on. Shrub plantings reflect the notion of ornamental plantings in the medians. Historic photographs from the early twentieth century give some clues to the density and diversity of plantings (Images 12, 13, & 15). A 1928 aerial photograph shows plantings fully occupying the medians north of...
Bancroft Way (Image 17). The random placement of tree masses and shrubbery, though denser than today, has a similar character to what is currently in the median. On the whole, the trees and shrubs of the median are contributing.

**Specimen Tree Planting:** N/A

- **Description:** West side planting
  Includes two street trees, Acer saccharum (Sugar Maple), Tree No. 322, and Acer platanoides (Norway Maple), Tree No. 325. In addition, five mature Sequoia sempervirens (Coast Redwood), Tree Nos. 605, 606, 607, 608, and 609, are located in the planting area between the Law School building and the eastern sidewalk of Piedmont Avenue.

  **Significance:** Contributing and Non-Contributing.
  Since the street trees are shown in historical photographs including the circa 1915 photo (Image 14), 1928 aerial (Image 17), and 1934 photo (Image 21), the two trees that exist today are considered contributing. It appears as if the species in the photographs were Acer and Eucalyptus. The 1976 UCB Tree Inventory shows that several Acer macrophyllum existed as street tree plantings, but they no longer exist. The Coast Redwoods are considered non-contributing.

  **Specimen Tree Planting:** Natural Area and Aesthetic
  The street trees are not Specimen trees. The Redwoods near the Law School are considered Specimen as they frame the building and also form a significant stand of mature redwoods.

- **Description:** East side planting
  Two recently planted trees: Robinia pseudoacacia (Black Locust), Tree No. 320, and Acer saccharum (Sugar Maple), Tree No. 322.

  **Significance:** Contributing
  Of the historical photographs that exist, none show street planting on the eastern side of Piedmont Avenue. However, the 1976 UCB tree inventory shows that in addition to the two existing street trees, four additional Robinia pseudoacacia (Black Locust) and one Acer macrophyllum (Big Leaf Maple) did exist. There is no information available to determine the age of these trees. The houses that predated the Stadium were set well back on the slope where the Stadium is now located. They all had deep front gardens. These early, randomly placed trees, some of which were retained in the Stadium landscape, appear to be evergreens, likely Coast Live Oaks. Today, these trees on the Stadium side of the path contribute to the character of this edge.

  **Specimen Tree Planting:** N/A
V. **HISTORICAL SIGNIFICANCE**

**CURRENT HISTORIC STATUS**

The section of Piedmont Avenue between Dwight Way and Gayley Road—which includes the study area—was designated as California Historical Landmark No. 986 in 1989 for its association with noted landscape architect Frederick Law Olmsted. In 1990, it was listed as a City of Berkeley Landmark. Piedmont Avenue is currently assigned a National Register of Historic Places status code of 7L. The code 7L signifies that the resource is a state historical landmark or point of historical interest designated before January 1998 that needs to be reexamined under current standards.

**NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is the nation’s most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, determination of eligibility for listing in the National Register applies to resources over fifty years of age; however, resources under fifty years of age can be eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district.

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, a property qualifies for the National Register by: 1) “Being associated with an important historic context” and; 2) “Retaining historic integrity of those features necessary to convey its significance.” There are four criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. The four criteria are as follows:

- **Criterion A (Event):** Resources associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B (Person):** Resources associated with the lives of persons significant in our past;
- **Criterion C (Design/Construction):** Resources that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

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Criterion D (Information Potential): Resources that have yielded, or may be likely to yield, information important in prehistory or history.

In addition to qualifying for listing under at least one of the National Register criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, the seven characteristics that define integrity are as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

**EVALUATION OF SIGNIFICANCE**

**Historic Context**

The first step in determining the significance of a property is identifying its historic context. The historic context provides the framework for evaluating the significance of a resource. A resource can be considered significant on a national, state, or local level, and must be significant in the history, architecture, archaeology, engineering, or culture of an area. As described in Part II of this HLR, the historic context for the Piedmont Avenue landscape is the period of residential development in the Berkeley Property Tract (1860s-1960s), when private development followed the patterns established by land subdivisions made by the College of California in the 1860s, creating a secluded enclave for individuals associated with the University and other upper-middle-class residents. This development includes the original plan for the neighborhood conceived by Frederick Law Olmsted, the

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135 California Code of Regulations Title 14, Chapter 11.5
development and subdivision of the property during the late nineteenth century, the formalization of Piedmont Avenue by Charles Loyal Huggins in 1900, the rapid infill of the 2200 block during the early twentieth century, the University’s expansion into the 2200 block with the construction of California Memorial Stadium and International House in the 1920s and 1930s, and finally, the University’s acquisition of properties in the 2200 block from the late 1930s through the 1960s.

**Evaluating the Significance of Landscapes**

Evaluating the significance of a landscape requires defining the landscape type being analyzed. The National Park Service has subdivided landscapes into four main groups: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. The Piedmont Avenue landscape is best considered as a historic designed landscape, since it is a streetscape that was purposely designed. The National Park Service defines a historic designed landscape as follows:

*Historic designed landscape* - a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.\(^\text{136}\)

In the case of the Piedmont Avenue landscape, the landscape was “consciously designed” by both Frederick Law Olmsted and Charles Loyal Huggins.

Olmsted originally provided guidelines for the layout of the Berkeley Property Tract in the 1860s, including siting the residential portion of the property, determining the width of the street, specifying that the road should curve to match the topography, and advising on the type of residences and gardens that should be constructed. It also appears that Olmsted and Miller laid out the curvilinear lines and roads in the Berkeley Property Tract (Map 2). Charles Loyal Huggins formalized this layout in 1900 by creating the median parks, re-grading the street, and constructing wooden curbs (Map 9). However, Huggins did not alter the width of Piedmont Avenue or its curvilinear alignment. Both Olmsted and Huggins played essential roles in creating the elegant residential boulevard lined with gracious, single-family homes of the early twentieth century, and neither could be considered individually responsible for the landscape. Huggins built upon Olmsted’s original plan; without the wide, curvilinear roadway planned by Olmsted, which deviated strongly from the grid laid out in the

other portions of the College of California land, Huggins would not have been able to formalize his divided road with central planted medians.

**Significance of Piedmont Avenue Landscape**

The following discussion evaluates the Piedmont Avenue landscape between Bancroft Way and the Haas School of Business, as laid out in the project scope. However, the boundaries of the historic landscape could easily be extended south to Dwight Way, west to College Avenue, and east beyond Prospect Street to conform to the original boundaries of the Berkeley Property Tract. The evaluation of the integrity of the landscape outside the project area is beyond the scope of this report.

**Criterion A (Event)**

The Piedmont Avenue landscape appears to be eligible for the National Register under Criterion A (Event) for its association with the development of the City of Berkeley. As one of the earliest residential neighborhoods in Berkeley, the Berkeley Property Tract was a significant foray into creating the future city, subdividing the nearly unoccupied land into desirable residential lots to attract prosperous, educated residents. Huggins’ improvements to Piedmont Avenue, creating a gracious boulevard containing small parks, was one of the earlier types of this development in Berkeley, and likely influenced later developments like Panoramic Hill.

The Piedmont Avenue landscape also appears to be eligible for the National Register under Criterion A (Event) for its association with the development of the University of California, Berkeley. The natural beauty of the site attracted the College of California to resettle in Berkeley, and although the Berkeley Property Tract was not a resounding financial success for the College, the fact that the neighborhood had begun to develop likely attracted the University to acquire the property.

As the University expanded, the Berkeley Property Tract became home to individuals and families associated with the University, as well as other residents attracted to the neighborhood’s proximity to the University and Strawberry Canyon and the intellectual atmosphere provided by the University residents. Fraternity and sorority houses were also built in the Berkeley Property Tract. By the early twentieth century, the 2200 block of Piedmont Avenue was home to several large residences designed in picturesque, Bay Area Tradition styles by some of the top architects in the area, including Julia Morgan, William C. Hays, and William Knowles.
The expansion of the University into the project area during the 1920s and 1930s with the construction of California Memorial Stadium and International House signaled the first major change in the residential neighborhood. The proximity of the 2200 block to the University made it an attractive area for expansion, and the residential properties were acquired and either converted to office use or removed. The success of the University in the twentieth century, especially in the post-World War II period, would significantly impact the former residential neighborhood.

**Criterion B (Person)**

The Piedmont Avenue landscape does not appear to be eligible for the National Register under Criterion B (Person). The landscape is not known to be associated with any person important to history.

**Criterion C (Design/Construction)**

The Piedmont Avenue landscape appears to be eligible under Criterion C (Design/Construction) as the work of two masters: Frederick Law Olmsted and Charles Loyal Huggins.

Olmsted’s importance in the field of landscape architecture cannot be understated; he is, without a doubt, the most important figure in landscape architecture in America. The College of California’s choice to hire Olmsted to design their grounds and neighboring village signifies an important evolution in the field of landscape architecture, which barely existed in the 1850s. Olmsted was not hired simply as a gardener, nor was he hired as an architect; instead, the College seemed to have recognized that Olmsted had a combination of special skills well suited to develop their property.

The College of California project was a very early work of Olmsted’s, and in addition, it was his first design for a residential community. Although the Piedmont Avenue landscape does not retain the same level of integrity as Olmsted’s later residential work—like Riverside, Illinois—the fact that it is his earliest project makes it very significant. The process by which Olmsted designed the Berkeley neighborhood almost certainly informed his later residential work, indicated by the frustration he expressed about the deficiencies of the College of California report.

Charles Loyal Huggins is a significant figure in Berkeley history. Huggins acted as town engineer during the turn of the twentieth century when Berkeley embarked on a massive town improvement program. Huggins was responsible for laying out many of the most challenging streets, including Piedmont and Hearst Avenues. He also worked for the Mason-McDuffie Company, which developed...
many neighborhoods in Berkeley, including Claremont, San Pablo Park, and Northbrae. Huggins’ innovative solution for Piedmont Avenue, a very challenging road because of its steep grade changes, represents his skills as both engineer and self-taught landscape architect. The Piedmont Avenue project is significant to Huggins’ career because it was one of his earliest works, and allowed him to experiment with topography and grading.

**Criterion D (Information Potential)**

Criterion D is most commonly applied to properties that contain, or are likely to contain, information relating to the field of archeology. The analysis of the Piedmont Avenue landscape for eligibility under National Register Criterion D (Information Potential) is beyond the scope of this report.

**Piedmont Avenue Landscape Integrity**

Determining the integrity of a landscape can pose a significant challenge. Landscapes, by their very essence, are constantly evolving as plant materials die away and are replaced. In their guidelines for the treatment of cultural landscapes, the National Park Service states:

> Change is inherent in cultural landscapes; it results from both natural processes and human activities…This dynamic quality of all cultural landscapes is balanced by the continuity of distinctive characteristics retained over time. For, in spite of a landscape’s constant change (or perhaps because of it), a property can still exhibit continuity of form, order, use, features, or materials.\(^\text{137}\)

The Piedmont Avenue landscape is significant for its design as an evolving residential neighborhood of the late nineteenth and early to mid-twentieth centuries. Its most significant character-defining features are the width of the road, the road’s curvilinear path, the grades, the center medians, the deep lot setbacks from the roadway, the sidewalks, and the stone wall on the east side of the road. The plants are contributors to the neighborhood’s character; although not explicitly specified by Olmsted, they comply with his broad vision in terms of appearance, size, character, and water-use needs. The existing trees replaced shade trees removed as part of Huggins’ work.

In terms of the character-defining features of the Piedmont Avenue landscape, the landscape retains a moderate degree of integrity of design, materials, workmanship, feeling, and association. Although there has definitely been a deterioration of integrity due to the construction of California Memorial Stadium, International House, the Boalt School of Law, and the Haas School of Business, the streetscape alignment has been respected and the structures on the west side of the street are sited

\(^{137}\) Ibid., 6.
approximately at the depth of their counterparts that date to the early twentieth century. The Piedmont Avenue landscape retains integrity of location, since this portion of Piedmont Avenue has not been moved. The trees and plants retain a low to moderate degree of integrity. The trees in the medians appear to date from the 1900 reconfiguration and are therefore significant. Overall, the Piedmont Avenue landscape retains sufficient integrity to be eligible for listing on the National Register.
VI. Historic Photographs

Image 1. The two Palmer Houses above Piedmont Avenue, on the California Memorial Stadium site, ca. 1882. Note apparent divided median on Piedmont Avenue at bottom of the photograph. (Bancroft Library, UCRC PIC 14Q:5)
Image 2. View of Clinton Day house at the corner of Piedmont and Bancroft Ways looking east, with the Palmer Houses in the background, ca. 1885 (Clinton Day Collection, Berkeley Architectural Heritage Association)
Image 3. View of Piedmont Way looking south from present day Gayley Road, ca. 1900 (Clinton Day Collection, Berkeley Architectural Heritage Association)
Image 4. View of Piedmont Way and the Palmer Houses looking east from the Clinton Day House, ca. 1890 (Clinton Day Collection, Berkeley Architectural Heritage Association)
VI. Historic Photographs

University of California, Berkeley

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Image 5. Hillegas Tract near the intersection of College Avenue and Bancroft Way, looking north towards campus, 1890s.

(Bancroft Library, UARC PIC 03:074)
Image 6. The Clinton Day House at the corner of Piedmont and Bancroft Ways, looking northwest, ca. 1890
(Clinton Day Collection, Berkeley Architectural Heritage Association)
Image 7. View from Panoramic Hill with buildings on Piedmont Avenue in the foreground, 1890s. The house with a tower in the lower lefthand corner is one of the Palmer Houses. (Bancroft Library, UARC PIC 03:265)
Image 8. View from the vicinity of present-day Le Conte Hall on the University campus, looking south, ca. 1899. East Hall in the foreground. In the middle right is the Hillegass Tract, and at the far left of the photograph is College Avenue. (University of California, Berkeley)
RESOLUTION No. 656-A.

Establishing street grades and the widths of sidewalks on Piedmont Avenue or Way from the northerly line of Dwight Way to the northerly terminus of said Avenue,

Be it resolved by the Board of Trustees of the Town of E.H. Berkeley as follows:

Section 1. That the official grades and the widths of the sidewalks and roadways on Piedmont Avenue or Way from the northerly line of Dwight Way to the northerly terminus of said Avenue shall be as shown on the improvement and cross-sections attached hereto.

Section 2. All elevations shown on said improvement map and cross-sections are curb elevations above the official base of the Town of Berkeley.

Between consecutive points the elevations of which are given the rate of grade shall be uniform.

Adopted at a regular meeting of the Board of Trustees of the Town of Berkeley this 10th day of July, 1900, by the following vote,

Ayes, Trustees

LeConte, Turner, Frame, Staats, Dowd, Hoff and President Marston.

Nays, None.

Absent Trustees

Love

Attest: Mayor

[Signature]

Town Clerk.  [Signature]

[Date] JUL 10 1900

[Signature] President Board of Trustees.

Image 9. Resolution authorizing work on Piedmont Way, July 1900 (Berkeley City Clerk Department)
Image 10. Cross-sections of Piedmont Way noted by Charles Loyal Higgins, 1900 (Berkeley City Clerk Department)
Image 11. View of Berkeley looking west towards San Francisco Bay, ca. 1903 (University of California, Berkeley)
Image 12. Piedmont Avenue at Bancroft Way, ca. 1905 (Clinton Day Collection, Berkeley Architectural Heritage Association)
Image 13. Looking south on Piedmont Avenue from Bancroft Way, ca. 1908
(Clinton Day Collection, Berkeley Architectural Heritage Association)
Image 14. 2300 Block of Piedmont Avenue looking north, ca. 1910
(Postcard, image obtained from University of California, Berkeley)
Image 15. Thoren House (2307 Piedmont) and Hicks House (2311 Piedmont) near the corner of Channing Way and Piedmont Avenue, 1915 (Berkeley Architectural Heritage Association website)
Image 17. 1928 aerial of Piedmont Avenue and California Memorial Stadium
(University of California, Berkeley, Earth Sciences & Map Library)
Image 18. View of Piedmont Avenue and Piedmont Place looking west likely from California Memorial Stadium, late 1920s (photograph from undated newspaper article courtesy of the Denney Family)
Image 19. Aerial view of campus looking east, ca. 1931 (Bancroft Library, UARC PIC 03:041)
Image 20. View of International House and Piedmont Avenue from 2234 Piedmont, 1934 (courtesy of the Denny Family)
Image 21. View of International House and Piedmont Avenue from 2234 Piedmont, 1934 (courtesy of the Denny Family)
Image 22: View of International House and Piedmont Avenue from 2234 Piedmont, 1934. Note the median steps and high curbs (courtesy of the Denny Family).
Image 23. Gayley Road under construction. View looking south near the intersection of Stadium Rim Way and Gayley Road, 1940s (courtesy of the Denny Family).
Image 24. 2224 (left) and 2222 Piedmont Avenue (right), looking north, 1950s (courtesy of the Denny Family)
Image 25. 2232 (left) and 2224 (right) Piedmont Avenue, 1958
(Ormsby Donogh Real Estate File, Berkeley Architectural Heritage Association)
Image 26. Calvin Laboratory, ca. 1964. The radial structures in the foreground are part of the Cowell Hospital Annex; to the left is 2220 Piedmont. (Bancroft Library, UARC PIC 26V-6)
Image 27. Northwest corner of Bancroft Way and Piedmont Avenue, 13 January 1965. The Clinton Day house is still extant at the corner next to the new Law School. The LeConte House appears to be hidden by trees. 2250 Piedmont is also extant to the right of the Day House. (Boalt School of Law Archives, William Benemann, Archivist)
VII. **Existing Conditions Photographs**

Figure 1. Looking east at driveway to Piedmont Avenue between Haas School of Business (left) and 2222 Piedmont Avenue (right)

Figure 2. Looking north on Piedmont Avenue toward Maxwell Family Field

Figure 3. Looking south on Piedmont Avenue from driveway between Haas School of Business and 2222 Piedmont Avenue

Figure 4. Looking east at Kleeberger Parking Lot from Haas School of Business

Figure 5. Looking east at California Memorial Stadium from Haas School of Business

Figure 6. Looking east at Kleeberger Parking Lot from Haas School of Business
Figure 7. Looking south at western side of Piedmont Avenue from Haas School of Business

Figure 8. Looking south at western side of Piedmont Avenue, near 2222 Piedmont Avenue

Figure 9. Looking south at western side of Piedmont Avenue, near 2224 Piedmont Avenue

Figure 10. Piedmont Avenue median island, first set of stone stairs

Figure 11. Close-up of Tree Number 323, Acer Saccharum

Figure 12. Close-up of Tree Number 323, Acer Saccharum
VII. Existing Conditions Photographs

Figure 13. Piedmont Avenue western sidewalk and median island, looking south near 2232 Piedmont Avenue

Figure 14. Piedmont Avenue median island, looking south at 2234 Piedmont Avenue

Figure 15. Western side of median island on Piedmont Avenue, looking east from 2234 Piedmont Avenue

Figure 16. Piedmont Avenue median island, looking southeast toward International House from 2234 Piedmont Avenue

Figure 17. Western side of median island on Piedmont Avenue, looking south from 2234 Piedmont Avenue

Figure 18. Piedmont Avenue western sidewalk; Specimen Redwoods at Simon Hall
Figure 19. Piedmont Avenue western sidewalk, looking south from 2234 Piedmont Avenue

Figure 20. Piedmont Avenue western sidewalk, looking southeast at International House

Figure 21. Piedmont Avenue median island and timber stair near International House

Figure 22. Specimen Acacia at intersection of Piedmont Avenue and Bancroft Way

Figure 23. Piedmont Avenue western sidewalk, looking south toward International House from Simon Hall

Figure 24. Intersection of Piedmont Avenue and Bancroft Way
Figure 25. Median island, intersection of Piedmont Avenue and Bancroft Way looking east toward International House

Figure 26. Piedmont Avenue median island, looking north from Bancroft Way

Figure 27. Piedmont Avenue western sidewalk, looking north at intersection of Bancroft Way and Piedmont Avenue

Figure 28. Intersection of Piedmont Avenue and Bancroft Way looking northeast

Figure 29. Piedmont Avenue eastern sidewalk, looking north from International House

Figure 30. Looking west down Bancroft Way from International House at the intersection of Bancroft Way and Piedmont Avenue
Figure 31. Piedmont Avenue eastern sidewalk, looking north from International House

Figure 32. Piedmont Avenue median island, looking northwest toward timber stair from International House

Figure 33. Piedmont Avenue eastern sidewalk, looking north from location opposite timber stair

Figure 34. Piedmont Avenue eastern sidewalk, looking north from location of Tree Number 322

Figure 35. Piedmont Avenue eastern sidewalk, detail of stone retaining wall

Figure 36. Piedmont Avenue eastern sidewalk, at middle set of median island stone stairs
Figure 37. Piedmont Avenue eastern sidewalk, stone retaining wall at forked concrete stair to California Memorial Stadium

Figure 38. Piedmont Avenue eastern sidewalk, at middle set of median island stone stairs

Figure 39. Piedmont Avenue eastern sidewalk, stone retaining wall at forked concrete stair to California Memorial Stadium

Figure 40. Piedmont Avenue eastern sidewalk, looking toward Tree Number 320

Figure 41. Piedmont Avenue eastern sidewalk, stone retaining wall, and forked concrete stair to California Memorial Stadium

Figure 42. Looking from Piedmont Avenue eastern sidewalk toward 2224 Piedmont Avenue
Figure 43. Looking from Piedmont Avenue eastern sidewalk at Tree Number 304, Acacia

Figure 45. Looking from Piedmont Avenue eastern sidewalk at Tree Number 305, Acacia

Figure 47. Piedmont Avenue median island, looking west toward 2224 Piedmont from eastern sidewalk

Figure 44. Piedmont Avenue eastern sidewalk, looking at Tree Number 320, Black Locust

Figure 46. Piedmont Avenue eastern sidewalk, looking north from Tree Number 320, Black Locust

Figure 48. Piedmont Avenue median island at Tree Numbers 494 and 493, Coast Live Oaks
Figure 49. Piedmont Avenue eastern sidewalk, looking north toward Maxwell Family Field

Figure 50. Piedmont Avenue eastern sidewalk, looking north toward Maxwell Family Field

Figure 51. Piedmont Avenue eastern sidewalk, looking south from Kleeberger Parking Lot

Figure 52. Piedmont Avenue eastern sidewalk, looking south from Kleeberger Parking Lot
VIII. Maps

Map 1. 1866 Map of the College Homestead (Berkeley Department of Public Works)
Map 2. Map of the Berkeley Property marked with the College of California Seal (in the lower right corner) with the date of 1865 (Alameda County Public Works)
Map 3. Frederick Law Olmsted's 1866 Map for the Berkeley Neighborhood (Bancroft Library)
Map 4. 1868 W.F. Boardman Map of the Berkeley Property (Berkeley Department of Public Works)
Map 6. 1891 “Birdseye View of Berkeley, Cal.” The project area is in the center foreground just to the left of the large buildings on campus.

University of California, Berkeley, Earth Sciences & Map Library
Map 7. 1897 Map of the northern end of Piedmont Way (Berkeley Department of Public Works)
Map 8. 1899 map of Berkeley with overlay of modern map (Berkeley Department of Public Works)
Map 9, C.L. Huggins' 1900 Plan for Improvements to Piedmont Avenue (Berkeley Department of Public Works)
Map 10. 1903 Sanborn Fire Insurance Map showing southern portion of 2200 block of College and Piedmont Avenues.
Map 11. 1909 map of the northern end of Piedmont Avenue, establishing Piedmont Place (Alameda County Public Works Department)
Map 13. 1926 Street Improvements to Piedmont Avenue (Berkeley Department of Public Works)
Map 14. Campus Map of University of California, Berkeley, ca. 1927 (University of California, Berkeley)
Map 15. 1929 Sanborn Fire Insurance Map showing west side of Piedmont Avenue.
Map 16. 1929 Sanborn Fire Insurance Map showing east side of Piedmont Avenue
Map 17. 1942 map of the University of California, Berkeley campus (University of California, Berkeley)
Map 19. 1961 map of the University of California, Berkeley campus (University of California, Berkeley)
Map 20. 1962 Thomas Church Landscape Plan for the Campus Long Range Development Plan (University of California, Berkeley)
Map 21. 1988 Rare Study of existing conditions of the southeast part of campus (University of California, Berkeley)
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c.depth=1&toc.id.

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MAPS

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Maps from Earth Sciences & Map Library, University of California.


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Warren Perry Papers, Bancroft Library, University of California, Berkeley. Call number BANC MSS 82/97c, Box 11.

University of California, Berkeley photograph collection.

Berkeley Architectural Heritage Association

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Block File for 2200 Block of Piedmont Avenue.

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William F. Boardman Collection.

**University of California, Berkeley, Facilities Services**

Plan Books, Design and Construction unit, Capital Projects/Facilities Services, University of California, Berkeley. The unit maintains a Plan Room with architectural plans and drawings for campus buildings. Small-scale versions of the large drawings are maintained in binders organized alphabetically by building or by address. Research access questions should be addressed to Christine Shaff, Communications Manager, Facilities Services, University of California, Berkeley.
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“List of Deeds To Properties Acquired By the Regents of the University of California Campus At Berkeley, California” (a.k.a. “The Green Book”). Real Estate Services Group, University of California, Office of the President, undated.

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University of California, Berkeley, Space Management and Capital Programs (SMCP) Office

Facilities Inventory System/Facilities Data System, University of California, Berkeley. Informally known as the FDX, an annual inventory of building space assignments and use, and maintained at the Berkeley campus by the Space Management and Capital Programs (SMCP) office. Records are in hard copy and electronic form, in various formats, depending on the year. Records reviewed dated from the early 1960s through 2005.

Space Management and Capital Programs, University of California, Berkeley. Building Files. The office maintains chronological records containing miscellaneous correspondence, reports, studies, and other materials related to individual buildings. Files are organized by building name or street address. Files consulted included 2241 and 2243 College; 2222, 2224, 2232, 2234, and 2240 Piedmont; and Calvin Laboratory.
2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign
See 2005 Existing Conditions Inventory for Landscape for tree locations.

Legend:

NNU  Number not used
NLE  Tree no longer exists, but was previously shown on the 1976 UCB tree inventory or 1991 UCB survey. If species is named, the species name came from the 1976 UCB tree inventory.

Historic Rating

Historic Rating is based on the following Evaluation Criteria for Architectural and Historical Value.

VS (Very Significant):
- The building/element was built during the period of significance.
- It is architecturally significant.
- It is associated with a significant individual or event.
- It remains intact or with only minor alterations.
- It is physically in good to excellent condition.
- It is highly sensitive to change.
- This include Quercus agrifolia that are 30" or greater diameter at breast height (dbh).

S (Significant):
- The building/element was built during the period of significance, but…
- It is of secondary importance,
- It has been altered,
- It is in deteriorated condition,
- It was not built during the period of significance, but is architecturally significant,
- It is sensitive to change.
- Includes Quercus agrifolia that are 12" to 30" diameter at breast height (dbh)

C (Contributing):
- The building/element was built during the period of significance, but is not architecturally significant.
- It is of secondary importance.
- It has been altered.
- It is in deteriorated condition.
- It was not built during the period of significance, but is architecturally significant.
- It is sensitive to change.

NC (Non-Contributing):
- The building/element was not built during the period of significance.
- The building/element has been subjected to major additions or incompatible alterations.
- It is incompatible in style, material, scale, character, or use with the original building.
- It is in poor to deteriorated or critical condition.
- It is not particularly sensitive to change.
- Includes Quercus agrofolia that are less than 10" in diameter.
2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign.
See 2005 Existing Conditions Inventory for Landscape for tree locations.

Legend:

<table>
<thead>
<tr>
<th>Health Rating</th>
<th>Description</th>
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<tr>
<td>E (Excellent)</td>
<td>The element is near original condition, i.e. The tree is a specimen quality tree in excellent form and health.</td>
</tr>
<tr>
<td>G (Good)</td>
<td>The element is mostly intact, i.e. The tree is in good form and health.</td>
</tr>
<tr>
<td>F (Fair)</td>
<td>The element is showing signs of wear or deterioration, i.e. The tree is in moderate health and form is poor.</td>
</tr>
<tr>
<td>P (Poor)</td>
<td>The element is badly damaged, missing or not functioning, i.e. The tree is in poor health and form and should be considered for removal.</td>
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Specimen Tree

The rating of trees as specimen is based upon the University of Berkeley’s Campus Specimen Tree Program. A full description of this policy can be found on page 4.3-22 of the 2020 LRDP EIR; an abbreviated description is below.

The rating includes trees but can also be applied to evaluate other plants such as shrubs and grasses. In general, the tree or group of trees needs to be in good health, not pose a hazard, and should possess one or more qualities under the following categories:
- Aesthetics
- Historical
- Educational
- Strawberry Creek
- Natural Area

Tree Caliper

As recorded on 1991 UCB survey or as field approximated, measured at DBH (diameter at breast height).
### 2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign

See 2005 Existing Conditions Inventory for Landscape for tree locations.

<table>
<thead>
<tr>
<th>Number</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Historic Rating</th>
<th>Health Rating</th>
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March 2006

Page & Turnbull, Inc.
PGAdesign Inc.
## 2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign.
See 2005 Existing Conditions Inventory for Landscape for tree locations.

<table>
<thead>
<tr>
<th>Number</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Historic Rating</th>
<th>Health Rating</th>
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2005 TREE INVENTORY

Surveyed on July 19, 2005 by PGAdesign
See 2005 Existing Conditions Inventory for Landscape for tree locations.

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# 2005 TREE INVENTORY

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A NEW PERSPECTIVE IN PRESERVATION