2243 College Avenue
Berkeley, California

HISTORIC STRUCTURE REPORT

Prepared for the
University of California, Berkeley

In collaboration with
PGAdesign Inc.

March 2006
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PURPOSE AND SCOPE

The 2243 College Avenue Historic Structure Report (HSR) 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. This HSR was undertaken as part of a larger study of the southeast campus area, specifically the landscape and streetscape of the Piedmont Avenue block between Bancroft Way and the Haas School of Business, 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 landscape around California Memorial Stadium.

According to the National Park Service’s “NPS-28: Cultural Resource Management Guideline:

A Historic Structure Report (HSR) is prepared whenever there is to be a major intervention into historic structures or where activities are programmed that affect the qualities and characteristics that make the property eligible for inclusion in the National Register. The report consists of the collection, presentation, and evaluation of anthropological/archeological, historical and architectural/engineering research findings on a historic or pre-historic structure, and their setting...It analyzes and records all periods of construction (not just significant periods), modifications, source materials, building techniques, other evidence of use, and setting.

The primary goals of this Historic Structure Report are to analyze concisely the history of the site and building; document existing conditions of systems and elements; and examine the eligibility of 2243 College Avenue for listing in the National Register of Historic Places.

SUBJECT OF THIS STUDY

The subject of this report is the building located at 2243 College Avenue and its surrounding landscape. 2243 College Avenue is a Stick/Swiss Chalet structure constructed in 1902 as a rental property for the adjacent single-family home located at 2241 College Avenue. At this time, the 2200 block of College Avenue was still a residential neighborhood known as the Berkeley Property Tract. Currently, the building at 2243 College Avenue is vacant.

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 2020 LRDP EIR, Volume 1, 4.4-54.
METHODOLOGY

Utilizing standards established by the State of California Office of Historic Preservation (OHP), Page & Turnbull and PGAdesign conducted a conditions assessment and analysis of 2243 College Avenue and evaluated its eligibility for the National Register. The conclusions in this report are based on fieldwork and archival research led by Eileen Wilde of Page & Turnbull and landscape architects Cathy Garrett and Karen Krolewski of PGAdesign between April 2005 and December 2005.

Architectural Historian Eileen Wilde and University of California, Berkeley Planning Analyst/Historian Steven Finacom conducted 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.”

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

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1 William Warren Ferrier, Berkeley, California: The Story Of the Evolution Of A Hamlet Into A City of Culture and Commerce (Berkeley, California: By the author, 1933), 25.
2 Susan Dinkenspiel Cerny, Berkeley Landmarks (Berkeley, California: Berkeley Architectural Heritage Association, 1994), 64.
3 Quoted in Ferrier, 28.
4 Ferrier, 26.
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 College of California purchased a tract of land from Captain Simmons that encompassed part of what

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7 Ibid.
8 Ibid., 79.
9 Ibid., 80.
10 Ibid., 49.
11 Ibid., 74-75.
12 Ibid., 109, 84.
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.\(^\text{13}\)

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.\(^\text{14}\) A map of the College Homestead Association was recorded on May 15, 1866 (Map 1).

**FREDERICK LAW OLMSTED**

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.\(^\text{15}\) 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 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.


\(^\text{14}\) Ferrier, 53-57.

\(^\text{15}\) Frederick Law Olmsted National Historic Site website. Viewed online at [http://www.nps.gov/frola/](http://www.nps.gov/frola/).
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:

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

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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.
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.

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 [sic] in laying out the College Park, and agreed with him as to terms, and the method of doing work.” 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.” 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.

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. But Olmsted resisted, saying:

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.

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

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23 FLO to Edward C. Miller, 26 June 1865. Reproduced in Ranney, 398-400.
24 7 July 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.
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.
27 Vaux to FLO, 10 May 1865. Reproduced in Ranney, 359.
28 FLO to Vaux, circa 8 June 1865. Reproduced in Ranney, 390.
29 Ranney, 407.
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.”30 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.”31 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.32 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.33

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 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.”34

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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.
34 Willey to FLO, 22 September 1865. Reproduced in Ranney, 572.
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 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

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5 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.
6 3 October 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft Library.

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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

38 3 October 1865 meeting of the College trustees. Documents of the College of California, 1850-1869. Held by the Bancroft
Library.
39 The report would be printed more than once; this version was printed by Wm. C. Bryant & Co. in New York in 1866.
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.\textsuperscript{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.”\textsuperscript{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.\textsuperscript{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.

\textsuperscript{40} Frederick Law Olmsted, “Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland,” 29 June 1866. Reproduced in Ranney, 546-573.
\textsuperscript{41} Ibid., 548.
\textsuperscript{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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44 Ibid., 564-566.
46 Ibid., 561.
47 Ibid., 564-566.
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.
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.\textsuperscript{53} 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.\textsuperscript{54}

\textsuperscript{53} Beverage and Rocheleau, 44.
\textsuperscript{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 Ferrier, 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.
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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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.
60 Ferrier, 82.
61 Ibid, 82.
62 Quoted in Ferrier, 57.
63 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.\textsuperscript{64}

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.\textsuperscript{65}

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.”\textsuperscript{66} 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.\textsuperscript{67} The \textit{Alta California} reported on the opening of the water works:

\begin{quote}
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.\textsuperscript{68}
\end{quote}

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.

\textsuperscript{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.
\textsuperscript{65} These maps would be turned over to the newly formed University of California at the end of 1868. Hallinan, 14.
\textsuperscript{66} Quoted in Ferrier, 315.
\textsuperscript{67} Ferrier, 315-316.
\textsuperscript{68} \textit{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. 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
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.\(^7^0\) 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.\(^7^1\) 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. This undermined a key element in Olmsted’s vision for the college: surround the campus with residential areas.\(^7^2\) 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.\(^7^3\)

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\(^{70}\) Ferrier, 101.
\(^{71}\) Hallinan, 21.
\(^{72}\) Ibid., 19.
\(^{73}\) 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.”

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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.
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 in 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. In its original layout, College Avenue—formerly Audubon Street—extended two long blocks north of Bancroft Way to the current vicinity of the Girton Hall childcare center. Thus, the homes on the 2200 College Avenue block were conveniently located near the University campus, but still within a private residential city district. West of College Avenue and south of Strawberry Creek was the Hillegass Tract, the undeveloped area now known as Faculty Glade. Extending off of College Avenue to the west was a now-vanished, dead-end street known as Sylvan Way, which had a small enclave of private homes (Map 8).

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, 

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\(^1\) Ferrier, 118.
\(^2\) Ibid., 122.
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 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. 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 were developed as Olmsted intended, especially the houses on the east side of Piedmont Way, 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

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83 FLO to Leland Stanford, 27 November 1886. Reproduced in Ranney, 457.
85 Berkeley Daily Gazette, 30 January 1900.
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 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-foot 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.

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87 Ferrier, 82.
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 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.  

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.  

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.

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89 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.
90 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.
91 Ferrier, 252.
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.” 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, replacing the existing wooden footbridge. “Huggins’ Bridge” served as the southern entryway to campus until 1908, when it was replaced by a concrete bridge. 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, and in fact, there is some possibility that Huggins laid out many of the developments attributed to the Olmsted Brothers firm, which also prepared plans for Mason-McDuffie.

Huggins planned to formalize Piedmont Way by incorporating oval medians containing tiny parks. The plan prepared by Huggins shows six median “parks” north of Dwight Way to the terminus of Piedmont Way (Map 9). 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.

The improvements to Piedmont Way proposed by Huggins were described by the 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.” 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.

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92 Oakland Enquirer, 14 November 1890.
94 Various documents in the “Huggins” file held by the Berkeley Historical Society.
95 Berkeley Daily Gazette, 8 February 1900.
96 Berkeley Daily Gazette, 5 February 1900.
97 Berkeley Daily Gazette, 8 February 1900.
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 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 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.98

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.100
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.

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 10 & 11). 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 (Image 11). 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).

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.

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101 Note that “parking” here refers to the median parks, not automobile parking. Berkeley Daily Gazette, 12 November 1900.
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.
Avenue (circa 1902) and two cottages designed by Julia Morgan at the rear of the 2245 College lot between 1903 and 1911. The Morgan cottages were apparently constructed on excavated land, resulting in an approximately 6-foot drop from the rear of the 2234 Piedmont lot (Map 12). By the early twentieth century, the 2200 block north of the Cheney property consisted of the Slate property at 2231-39 College; 2227 College, a single-family house that appears to have been owned by Professor Clarence Cory (Engineering); and a parcel of undeveloped land that was owned by the Pacific School of Religion. The Pacific School of Religion at one point intended to build a seminary campus on the property, but would eventually sell the land to the University in 1922.

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).

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 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.

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105 Lee (Denny) Palsak, personal interview with Steven Finacom, 29 November 2005.
106 The electric streetcars stopped running in Berkeley during the 1940s.
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.

**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.

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.

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111 Campus Protective Association pamphlet, located in Records of the California Memorial Stadium Executive Committee, 1920-1923. Held by the Bancroft Library.
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 west half of the bowl…”112 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.113

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.”114 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 radiat[ing] 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].”115

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

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113 Sally Woodbridge, John Galen Howard and the University of California (Berkeley, California: University of California Press, 2002), 154.
114 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.
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 13 & 15). Piedmont Place, the cul-de-sac that previously terminated Piedmont Avenue, was retained as an offshoot to the northwest (Image 14). 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 east side of the 2200 block of College Avenue included the following structures starting from Bancroft Way and running north: the fraternity house at 2251 College, constructed in 1911; the former Harriet Lee property at 2245-2249 College, purchased by the University in 1926; the Cheney property at 2241-2243 College; the Slate property at 2231-2239 College; the Cory property at 2227 College; and finally, the group of buildings moved to College Avenue from the Stadium site (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 Image 16). 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 (Maps 17 & 19). As a result, Piedmont Place was removed.

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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) had to be moved to the lot at 2240 Piedmont. 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 1955, all of the buildings on the east side of the 2200 block of College Avenue had been acquired by the University. Starting from Bancroft Way and running north, the buildings were: the Boalt Hall of Law at the northeast corner of Bancroft Way and College Avenue; the former fraternity house at 2251 College; the former Harriet Lee property at 2245-2249 College; the former Cheney property at 2241-2243 College; the former Slate property at 2231-2239 College; the former Cory property at 2227 College; the group of buildings moved to College Avenue from the Stadium site; and Cowell Hospital (Map 18).

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. Today, only 2241, 2243, and 2251 College Avenue remain standing on the 2200 College Avenue block, and 2241 College is the only extant nineteenth-century structure in the Berkeley Property Tract north of Channing Way.

**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). A circa 1899 photograph shows the Hillegass Tract looking south from East Hall (Image 8). 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).

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:

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

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.

117 Ibid., 198-199.
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. 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 2231-2239 College Avenue (just north of 2241/43 College) was purchased.

• In 1939, the Cheney property at 2241/43 College Avenue was 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.\footnote{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)...”\footnote{Ibid.} 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...”\footnote{Warren Perry Papers, Bancroft Library, BANC MSS 82/97c, Box 11, folder “University of California.”} 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

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.\footnote{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

\footnote{121} Ibid.
\footnote{122} Ibid.
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.

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 (Image 16).
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 (Image 17).

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 projected to be 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.123

In the late 1950s and early 1960s, demolition of existing houses began again with removal of the old Slate house at 2231-2239 College, and most probably its northerly neighbor, 2227 College, to allow for the construction of Calvin Laboratory, which was dedicated in 1964. Calvin Laboratory was sited in the southeast part of campus so that Melvin Calvin and his staff could be close to their colleagues.

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The idea of placing closely related academic disciplines in the same sector of campus—in other words, in academic “precincts” of related buildings and disciplines—is a common principle in Berkeley campus planning documents, dating back to Emile Bénard’s 1899 plan. Therefore, it was a logical decision to site Calvin Laboratory near related science buildings. In addition to the proximity issues, the Calvin site presumably was suitable to the University because it was not occupied by important existing academic buildings whose users would be displaced by a new building. Instead, the site contained two or three small, nineteenth-century residential buildings. The 1962 LRDP was fairly explicit about the temporary nature of these buildings:

The Berkeley campus contains a number of structures built originally for short term use, other structures that have outlived their period of usefulness, and some buildings that have been acquired through campus expansion and put to interim use pending permanent development of their sites. Evidently, if the quality of the campus and its facilities is to keep pace with future need, most of these buildings must be removed and new space found for their occupants.125

Under this definition, the houses at the proposed site of Calvin Laboratory would have fallen into the category of “acquired through campus expansion and put to interim use pending permanent development…” In fact, several structures with addresses from 2227 to 2251 College Avenue were listed as “Buildings To Removed” in the LRDP.126

Around 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 path. Although it has been difficult to pinpoint exactly when the portion of College Avenue north of Bancroft Way was removed, a note on the 1962 site plan for Calvin Laboratory labels the road as “College Ave (to be closed off by others),” and shows the future Wurster Hall building footprint sitting partially on top of College Avenue. This suggests that this section of College Avenue was closed between 1962 and 1964, prior to the completion of Wurster Hall and Calvin Laboratory.

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

The 1962 Long Range Development Plan (LRDP), as discussed above, designated all of the older houses on the block as temporary, ultimately to be cleared for the construction of permanent buildings. Consulting Landscape Architect Thomas Church prepared a 1962 landscape plan to complement the 1962 LRDP. One of the goals of the 1962 LRDP was the removal of vehicles from

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126 Ibid., 20.
much of the campus, and Church planned to implement this in part by closing College Avenue north of Bancroft Way, as discussed above. Church’s 1962 plan showed the alteration of this section of College Avenue from a vehicular street to a curvilinear pedestrian and bike path (Map 20).

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:

[Projects 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.]

127 University of California, Berkeley, Art, Music and Professions, Phase I of Berkeley Campus Space Plan, revised October 1991, III.7-III.8.
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.” 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.”

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.

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
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.

128 Ibid, III.3.
129 Ibid, III.13.4.
**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 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.”

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132 Ibid., 43.
133 Ibid., 3.1-30.
2241 COLLEGE AVENUE

2241 College Avenue was constructed in 1885 as the family home of Warren (born Lemuel Warren, 1858-1921) and May Lucretia Cheney (1861-1942). The Cheneys likely purchased the land from Bela Wellman, who is listed in the 1884 Block Book as owning two adjacent 100-foot-wide parcels corresponding approximately to 2231-2245 College Avenue. The Cheneys purchased at least 1½ of these parcels—corresponding to the addresses of 2241-2245 College—giving them a parcel that measured approximately 150 feet by 260 feet, or about .90 of an acre. Olmsted’s ideal size of a house site in the Berkeley Property Tract was one to five acres, so the Cheney lot was close to the lower end of that scale. In fact, the Cheney property was almost three times as large as most of the neighboring properties to the north, which only had 50-foot street frontages (Map 8).

Professor Frederick Slate purchased the property directly north of the Cheney property at 2231-2239 College from Bela Wellman in 1884, likely at the same time the Cheneys purchased their land from Wellman. In 1873, Slate had become one of the first two graduate students enrolled at the University of California. Slate subsequently became a member of the faculty as Professor of Physics, a title he assumed after the death of Professor John LeConte in 1891. He remained chair of Physics for twenty-seven years until his retirement in 1918. The Slate house was constructed around 1883 and stood back from the street, midway on the lot, approximately in line with the façade of 2241 College.

In 1887, the improvements to the 2241 College property were assessed at $1500, the same assessment given to the Christys. Clinton Day’s improvements were assessed at $2500, the LeContes were assessed at $3500, and the Slates were assessed at $1000. Around 1894-96, the Cheneys sold the southern 50-foot x 258-foot parcel of their property, likely to Harriet J. Lee.

The Cheney House was well positioned on its lot to allow for a generous front yard. The lot was apparently well landscaped; an account from the early 1900s briefly mentions an ornamental fish pond on the property, and Warren Cheney, the grandson of the original owner, recalled that his grandfather used to grow roses in front of the house, as did their neighbor to the north, Professor Slate. The property also had multiple outbuildings. Although outbuildings such as stables were

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134 University of California, Berkeley, New Century Plan, January 2003, 84.
135 Please see the “2241 College Avenue Historic Structure Report” (Page & Turnbull and PGAdesign, 2006), for a more comprehensive history of that property and the original owners.
136 1884 and 1887 Block Book, held by the Berkeley Historical Society.
137 Address of Herbert M. Evans at memorial service for Frederick Slate, 1930.
common, the Cheneys had almost a miniature farm on their property. In addition to the rental cottage at 2243 College Avenue (built in 1902, and discussed in more detail below), the 1903 Sanborn Fire Insurance Map shows at least four outbuildings: a stable; a windmill; a water tank; and one unnamed building (Map 10). Sheldon Cheney, one of the Cheney sons who grew up at 2241 College, recalled that a few years prior to the 1906 Earthquake, his father was out of town and his brother, Charles, convinced Sheldon to help convert their stable to an automobile garage. This stable/garage is shown on the 1911 Sanborn map as 2243½ College, just behind 2243 College (Map 12). By 1911, the Cheneys had added three additional outbuildings and converted or rebuilt the outbuilding immediately to the north of the main house into a two-story addition. None of the outbuildings on the property—aside from the addition—are still extant.

**Warren and May Cheney**

Warren and May Cheney decided to construct a house at 2241 College Avenue near the University campus shortly after returning from a European trip, during which their son, Charles, was born in Rome. Warren Cheney was a writer; he worked for *Sunset Magazine* and the *Overland Monthly*, and served as editor of *The Californian*. Ultimately, instead of continuing his writing career, Warren entered the real estate and insurance businesses. Around 1900, Warren created the Berkeley Building Association, later renamed the Warren Cheney Real Estate Company. City directories list the company’s offices in downtown Berkeley, and advertisements indicate the company acted as the representative for various insurance companies. Warren Cheney was active in developing the area in and around the Berkeley Property Tract, including the Benton Property subdivision, the Panoramic Hill development, and Orchard Lane and the Bancroft Steps. Thus, Warren played an important role in the urban development of Berkeley, and the development of the Berkeley Property Tract and the adjacent neighborhood of Panoramic Hill—now a National Register Historic District (2005)—were due to his direct involvement and leadership.

May Cheney was a long-term employee of the University and played a significant role in the early-twentieth-century development of the University and its relations with other educational institutions and systems. May was also one of the few women in the early decades of the University who had an important and influential formal position on the staff. She was influential in establishing and effectively staffing several functions that would later become full-fledged University departments,

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139 Sheldon Cheney, ““Conversations With Sheldon Cheney” (interview conducted by J.R.K. Kantor and Suzanne Riess for the Regional Oral History Office, Bancroft Library, University of California, Berkeley, 1977), 33-34.
140 Cerny, 171; 208.
including the campus career center, the Office of Relations with Schools, and the Public Information Office.

May Cheney’s other work focused on matching qualified teachers with rapidly expanding employment opportunities in California’s public schools. After graduating from the University, May started a private employment bureau in San Francisco named the Pacific Coast Bureau of Education. In 1897, May approached University President Martin Kellogg about setting up a similar bureau on campus. May was ultimately appointed effective January 1, 1898 to operate the second university-affiliated job placement program of its type in the country. 141 May’s central and leading role in this development makes her an important figure in both University and California educational history. May Cheney remained in her position as Appointments Secretary for forty years, “leaving an indelible imprint not only on the encouragement and development of teaching in the state, but on university structure and policy.” 142 In the late 1950s, in recognition of May Cheney’s service, the University named one of its new women’s residence halls for her.

Warren and May Cheney had four sons: Charles H. (1884-1943), Sheldon W. (1886-1980), Marshall C. (1888-1972), and John A. Cheney (1890-1906). The four children grew up at 2241 College Avenue. The youngest son, John, apparently died around age sixteen, but the cause of his death has not been discovered. Charles, Sheldon, and Marshall all graduated from the University of California. This was not atypical for that era; many California residents moved to Berkeley so their children could live economically at home while attending the state university, which did not charge tuition.

Charles Cheney was a leading pioneer in the development of modern city planning and zoning regulation in the western United States. 143 Charles Cheney was the father of Warren D. Cheney (1907-1979), who would also study architecture at the University of California. Warren D. Cheney became an artist, psychologist, and marriage counselor, and the founder and first editor of the Transactional Analysis Journal. 144 Warren Cheney lived at 2241 College Avenue while he attended the University of California; his grandmother provided him with free college housing, as she did with his father and uncles. 145

141 Anne J. MacLachlan, “May Cheney’s Contribution to the Modern University,” Chronicle of the University of California 1 (Fall 1998), 76–77.
142 MacLachlan, 80.
145 San Francisco Examiner, 12 July 1978.
Sheldon Cheney pursued a life at the cutting edge of modern culture, particularly in the visual and dramatic arts. Sheldon worked as an author and art and theater critic, and founded the influential *Theater Arts* magazine in 1916. He wrote *The Theatre: Three Thousand Years of Drama, Acting and Stagecraft*, considered to be “the first comprehensive English-language history of theater.” He was also the author of *New World Architecture* (1930), *Expressionism in Art* (1934), and *New World Art History* (1956), among other books. He helped write the autobiographies of architect Frank Lloyd Wright and Isadora Duncan. According to The James A. Michener Art Museum:

Sheldon Cheney was regarded as one of the most significant figures in the modernist movement in American drama in the 1920s and the 1930s. Cheney's writing on the history of theater influenced such personalities as playwright Eugene O’Neill and set designer Robert Edmund Jones…As an art and drama critic for many magazines, his writing included contributions to Encyclopedia Britannica, the *New Caravan* and *Theatre Arts* magazine.148

Events of Sheldon’s life that appear to be specifically associated with 2241 College Avenue include his childhood and college years, and his early research and writing work, including preparation of a book about outdoor theatres in the United States and the founding of *Theatre Arts* magazine in 1916.

Marshall Cheney was the third of the Cheney sons to live to adulthood. Like his brothers Charles and Sheldon, he graduated from the University of California. Marshall became a physician and practiced in Berkeley. He also served as a physician at the University Infirmary/Health Service and apparently was a team doctor for the collegiate athletes; his brother, Sheldon, rather irreverently described Marshall in his oral history: “He’s the one that’s been here [in Berkeley] all these years. He’s the man…that went to all the football games and ran out when anybody got hurt.”148

**2243 COLLEGE AVENUE**

In 1902, the Cheneys hired contractor Carl Ericsson to design and build a freestanding second house on their property, to the southeast of the main house. It was given the address of 2243 College Avenue. An article in the June 21, 1902 issue of the *Berkeley Gazette* reported on the construction of the cottage: “Contractor Carl Erickson [sic] is now engaged upon a two-story dwelling of six rooms

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147 Ibid.

for W. Cheney. It is located on College Avenue, near Bancroft Way. The plans are by the contractor. The cost is $1,660.”  

2243 College bears remarkable similarities to the George Boke House in Berkeley, designed by noted architect Bernard Maybeck and constructed in 1902 on Panoramic Way. According to the Berkeley Architectural Heritage Association (BAHA), 2243 College is the first house in Berkeley built to resemble the Swiss Chalet styling of the Boke House and is “an early example of the influence that architect Bernard Maybeck had on early home-builders and how his designs caught the imagination of the public.” George Boke was a law professor at the University and may have known May Cheney. It seems fairly certain that the Cheneys saw the Boke House, which was located in their neighborhood, and asked Ericsson to create a similar design for their rental cottage. Ericsson would go on to build several other chalet-style houses in Berkeley, including his own home in 1909. Currently, at least one other Ericsson house appears to be extant in Berkeley at 1625 Jaynes Street.

2243 College was apparently built to be a rental property, which was not uncommon in the area. While the 2200 blocks of College Avenue and Piedmont Way were generally characterized by owner-occupied, single-family homes, with a few fraternities and other student residences scattered here and there, census data for houses in the neighborhood indicate that there were a number of buildings on the block that were consistently rented out by the early twentieth century.

The first residents of 2243 College appear to have been Professor James Turney Allen (1873-1948) and his wife, Amelia Sanborn Allen (1874-1945). James Turney Allen was born in Cleveland, Ohio in 1873 and grew up in California. He earned his A.B. from Pomona College in 1895, his M.A. from the University of California in 1898, and his Ph.D. from Yale in 1898. Early in 1899 he married Amelia Sanborn. Amelia Sanborn Allen was a writer, self-taught naturalist, and lover of nature.

Professor Allen began his teaching career at Berkeley in 1898 when he accepted a position as an instructor in Greek and Classical Archaeology. By 1903, he was promoted to Assistant Professor, and by 1919, he became a Full Professor. He retired in 1943. During his long career, Professor Allen was twice appointed as visiting professor at the American School of Classical Studies in Athens. He helped organized the Pacific Coast Philological Association and served as president from 1914 to 1944. The estimated date of construction for 2243 College Avenue has previously ranged from the mid-1890s to the early 1900s. However, it is almost certain that the cottage mentioned in the 1902 article is 2243 College Avenue, since the description matches the building perfectly, including the number of rooms, and it is the only other house on the Cheney property on the 1903 Sanborn map. “Contracts are let for new dwellings,” Berkeley Gazette, 21 June 1902.
1915. He also served as president of the Classical Association of the Pacific States (1924) and the San Francisco Archaeological Society (1939-1948). Professor Allen was the author of *The First Year of Greek* (1917, revised 1931)—which was used extensively in University teaching—*The Greek Theatre of the Fifth Century B.C.* (1920), and *Stage Antiquities of the Greeks and Romans and Their Influence* (1927). After his death in 1948, Professor Allen's faculty colleagues wrote about his work:

> For the last forty years of his life he worked, as he found freedom from other demands, on a concordance of the dramas of Euripides, covering all the extant plays and fragments, including the finds in the papyri. This vast labor, carried on partly in association with the Dutch scholar Gabriel Italie, was, fortunately, brought to completion and will be published in due course by the University of California Press. It is destined to supersede, beyond all question, all previous compilations in the same field.

> Professor Allen's influence as a teacher deserves particular emphasis…Hundreds of students who had no Greek attended his course in Greek drama in translation, and from his enthusiasm for the drama as a living art, his eloquent reading of pointed passages, and his gift for interpretative expression, gained an enduring appreciation of these masterpieces. Such students still speak with warm gratitude of this genuinely great scholar who was willing to share his treasures with sophomores ignorant of the original tongue. To him, indeed, the Greek heritage was so vital and inspiring that he could not be content to share his knowledge of it with the few who in these days study classical Greek; he chose to go out into the highways and the byways and compel them to come in. He is remembered in this connection with special gratitude by students whose interests lie particularly in the field of the drama and the theater, because he faced the drama as a living, vibrant thing and not merely as another avenue of aestheticism.¹⁵¹

One of the offshoots of Professor Allen's expertise in Greek drama was his staging of the first performance at the Hearst Greek Theatre: a production of “The Birds” in the original Greek in 1903.

Professor Allen and his wife lived at 2243 College until at least 1911, when they commissioned local architect Walter Ratcliff to build a house for them on Panoramic Hill. Their new house was a few blocks uphill to the east of 2243 College in the district that Warren Cheney had developed on the edge of Strawberry Canyon.

The names of the immediate occupants of 2243 College after the Allens moved have not been found, but by 1920, census records show that Israel Boasberg, his wife Helena, and daughter Sylvia were...

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living at the house and presumably renting it from the Cheneys. Israel is listed on the census as a “cleaner,” while his wife worked in a grocery. The 1930 census records show Harold Cummings, his wife, stepson, and an unnamed fourth tenant living in the cottage; no occupations are given for any of the residents.

From at least 1932 to at least 1937, the house was rented to Elizabeth Price. In one city directory, Price is listed as a “UC teacher,” although that occupation is not identified in other listings. Price family descendants have indicated that this particular Elizabeth Price was the ex-wife of Clifton Price, a Professor of Latin at the University. The Prices divorced early in the twentieth century; Professor Clifton Price remarried, to Wilson Holden. Strangely enough, he eventually purchased the Boke House on Panoramic Hill and constructed another house and a rental apartment building. Elizabeth Price appears to have known Amelia Allen through a birdwatching club. It is also likely that Elizabeth Price knew the Cheneys in the then-small world of Berkeley and campus society, since her ex-husband was a professor at the University during the same time May Cheney was on staff.\(^\text{152}\)

**University Acquisition of 2241 and 2243 College Avenue**

University property acquisition records show that 2241 and 2243 College Avenue were purchased by the University from May Cheney in 1939; the sale was finalized in December of that year. In the 1940 local telephone directory, May Cheney and her son Marshall are still shown living at 2241 College Avenue, but the listing information may have been compiled prior to the sale. May Cheney, Marshall, and his wife Penelope appear to have relocated together to another Berkeley house after the sale. In 1941, the local telephone directory listed both May and Marshall as living at 116 Tunnel Road, confirming that the family moved from 2241 College Avenue around 1940. It appears that May Cheney lived at the Tunnel Road address until she died in 1942.

The University’s purchase of 2241 and 2243 College Avenue was part of a sequence of acquisitions on the 2200 block of College Avenue. Two years earlier, in 1937, the campus had purchased the residential property to the north, the old Slate family home, from Slate family members. Professor Slate, a respected early member of the faculty, had died in 1930. In 1926, the University had purchased the original Harriet Lee property to the south of the Cheney property—which included

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\(^{152}\) As noted above, there are some gaps in the chronology of private renters at 2243 College Avenue. In the 1990s, an older woman identifying herself as the daughter of a professor who used to live at 2243 College visited the house, and asked to see the upstairs bedroom that had been hers. Unfortunately, her name was not noted. Personal communication, Eric Ellisen to Steven Finacom, 3 August 2005.
2243, 2245, 2247, and 2249 College—from Glennie Davis for $7,000. Thus, by the time May Cheney sold her houses to the University, the immediately surrounding properties were already owned by the University.

It is difficult to definitively document the University uses of 2241 and 2243 College during the 1940s. Campus directories and campus maps do not show an identifiable use of the house until 1950. This does not mean, however, that the houses were not being used by the University; campus directories tended to list only the main or mailing address of a department and not secondary locations, and campus maps usually only showed building names and/or addresses rather than current uses. Accordingly, the buildings could have been associated with a program that was headquartered at a larger site, or they could have been used for something too physically small to be listed in the campus directories. A 1978 newspaper interview with Warren Cheney, the grandson of Warren and May Cheney, noted that he “remembers that the University first used it to house the Institute for Human Development after purchasing it from May Cheney.”

The University could have also rented out 2241 and 2243 College for private residential use between 1939 and 1950, although no supporting documentation has been discovered. The neighboring three-home complex on College Avenue to the south, 2245-47-49 College, was purchased by the University in 1926, but apparently rented out to residential tenants. Lee Palsak, who grew up in the house at 2234 Piedmont, remembers the main house on the former Lee property occupied by a Mrs. Fish at some point during the 1940s and 1950s, and the rear cottages occupied by Professor Philip Selznick (Law/Sociology) and Professor Cesar Grana (Sociology). Palsak also recalls that the Slate house to the north of the Cheney property was rented out at this time. Anthony Bruce, a Berkeley native, recalls visiting the front house at 2245-47-49 College to visit his babysitter, Mrs. Fish, around 1955. At this time, the two back cottages on the lot were occupied by families with children (possibly the professors mentioned above), and according to Bruce, all three structures appeared gray, tired, and worn. In addition, at least three properties on the 2200 block of Piedmont Avenue were used as rental properties after University acquisition: 2220 Piedmont, 2222 Piedmont, and 2234 Piedmont. 2220 Piedmont was rented to a fraternity for about a quarter century after the University bought the structure. Similarly, 2234 Piedmont was rented to private tenants, including a professor and his family, for more than a quarter century after acquisition.

153 University of California, Berkeley “Green Book.”
154 San Francisco Examiner, 12 July 1978.
155 Lee (Denny) Palsak, personal interview with Steven Finacom, 29 November 2005.
156 Anthony Bruce, personal interview with Steven Finacom, September 2005.
Although these examples provide evidence that the University did buy houses on the block and rent them out for residential use—often for considerable periods of time—it appears that 2241 College was likely converted to office space for the Institute of Child Welfare sometime in the 1940s. The Institute is the first University program that is definitively connected to the house through a 1950 campus map.

**University Uses: Institute of Child Welfare**

The Institute of Child Welfare was established at the Berkeley campus in 1927/28 under the direction of Professor Harold Jones. The Institute was assigned headquarters at 2939 Bancroft Way, the old Joseph LeConte family house, located on the south end of the 2200 block of College Avenue. 2939 Bancroft was adapted to include a nursery school facility, which was used to study child behavior and staffed by trained psychologists and other professionals: “[the] preschool…occupied part of a turn-of-the-century villa on Bancroft Way…The home’s garage was converted into a classroom and its garden became a playground. It primarily served the children of Berkeley faculty and staff.”\(^{157}\) The nursery school was a rare, early, effort of its type; in the 1920s, not many nursery schools existed, and fewer still were associated with academic research programs.

The Institute also undertook several “longitudinal studies” of children, including the Berkeley Growth Study and the Oakland Growth Study. In these projects, local children were enrolled in the study—some as infants—and their parents regularly brought them to the Institute where staff would evaluate and interview them, and keep records on their physical, emotional, intellectual, and social growth. Over a period of years and decades, the careful record keeping enabled the Institute staff to identify behavioral patterns, and generate research papers and studies analyzing how children mature, and how human behavior changes or remains consistent over time. These studies were pioneering efforts in the study of child development and psychology and human behavior.

The work of the Institute was spearheaded by Harold Jones and his wife, and fellow researcher, Mary Cover Jones. Mary Cover Jones was called “one of the great pioneers of the field of developmental psychology” and “the mother of behavior therapy.”\(^{158}\) Other notable researchers in behavioral sciences associated with the Institute include Nancy Bayley and Katherine Landreth. The Institute, and its associated nursery school and research programs, played a significant role in the history of

\(^{157}\) *Berkeleyan*, 23 April 2003.
behavioral studies and child development research, as well as the evolution of childcare facilities in the United States.

By 1950, the Institute had expanded to occupy both 2241 and 2243 College, while maintaining their headquarters at the former LeConte house. The Cheney houses, with their close proximity to 2939 Bancroft, were a logical choice to house additional Institute staff and researchers. According to campus directories, some of the Institute staff members were also placed in the Life Sciences Building (where “Psychology” is incised into the façade), but the individuals identified with that building seem primarily to have been Institute staff members who held senior faculty appointments.

The Institute’s uses and occupants of the Cheney buildings are largely unknown. A hand-drawn floor plan of 2241 College from January 1950 labels rooms as “office,” “office service,” conference, “Fac” (presumably “Faculty”), and “T.A.’s” (teaching assistants, usually graduate student instructors), suggesting that the original Cheney House was being used for offices. Since 2241 and 2243 College retain much of their original floor layout and do not show extensive interior modifications, it is likely they were used for office space, rather than converted to active childcare facilities.

The Institute building at 2939 Bancroft Way was later demolished to clear land for additions to the adjacent Law School. In 1957, the nursery school facility moved to a new building on Atherton Street in the South Campus area, where it was named the Harold Jones Child Study Center in honor of its faculty founder. The Institute itself had also been renamed the Institute of Human Development (now the Institute of Human Learning). Although the nursery school relocated to another part of campus, the Institute continued to occupy 2241 and 2243 College Avenue through the 1966/1967 academic year, as evidenced by photographs, campus directories, and the University’s 1967 Centennial Record.

By the time the 1967 campus directory was published, the Institute had moved to quarters in Tolman Hall, and appears to have vacated 2241 and 2243 College. After 1967, the two houses on the former Cheney property—paired together since their construction—would be occupied by separate users. The use of 2241 College is described below.

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158 Academic Senate of the University of California, Obituary of Mary Cover Jones, In Memoriam, 1993. Viewed online at http://texts.cdlib.org/sxf/view?docId=hb0b4n99rb&doc.view=frames&chunk.id=div00036&toc.depth=1&toc.id

159 Oral histories of Institute leaders and other available records do not identify the exact use of these two houses.
Changes to the Site Context of 2241 & 2243 College During the 1960s

During the 1960s, the site and landscape in the area around 2241 and 2243 College was heavily altered when the University began constructing new large buildings in the southeast part of the campus. The former residential character was now dominated by Calvin Laboratory, the Boalt Parking Lot, and Wurster Hall. In addition, the section of College Avenue north of Bancroft Way was reconfigured into a pedestrian pathway. Plans developed by landscape architect Thomas Church—including the Landscape Plan for the 1962 Long Range Development Plan (Map 20) and the 1964 construction documents for the Bio-Organic Laboratory (Calvin Laboratory)—show the conversion of this section of College Avenue from a street into a curvilinear pedestrian path and bicycle route.

Uses of 2243 College After 1967

In 1968 or 1969, elements of the Department of Anthropology were assigned to 2243 College. At this time, Anthropology also had space in Kroeber Hall and the nearby Piedmont Houses on the 2200 block. The department would later consolidate many of its offices and facilities in 2251 College, the former Zeta Psi Fraternity house. Specific uses by Anthropology at 2243 College included a faculty office, an office for visiting researchers, a “kitchen/research space,” a seminar/workroom, and student organization offices. The principal faculty user was not identified.

In the mid-1980s, Anthropology vacated 2243 College after the University began contemplating the removal of the building. Renovations were ultimately undertaken instead of demolition, and included the replacement of the foundation. From at least fall 1985, the building was reassigned to offices generally associated with the department currently called Physical Plant. These included the offices of the campus Energy Conservation program, the Deferred Maintenance program, some campus custodial services, and possibly the campus recycling program. The exact sequence of these uses has not been fully documented, but the general use can be characterized as administrative or service offices for the campus.

In 2003, the Physical Plant offices moved out of 2243 College, and the campus Space Assignments and Capital Improvements Committee (SACI) decided to withdraw the building from use and leave it vacant. The building currently remains vacant.

16 The use of 2241 College after 1967 is discussed in the “2241 College Avenue Historic Structure Report” (Page & Turnbull and PGAdesign, 2006).
COMPOSITE PLANS

The following composite plans detail the evolution of the College Avenue and Piedmont Avenue 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.
Just prior to construction of International House Composite Plan

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 of the site, landscape, and structure at 2243 College Avenue, including a room-by-room inventory of the building. 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 AND LANDSCAPE

2243 College Avenue is surrounded by asphalt parking lots on its east, south, and west sides. To the north is a landscaped area between 2243 College and the former Cheney House at 2241 College Avenue. Both 2241 and 2243 College were originally situated on the same parcel facing west towards College Avenue. During the early twentieth century, 2241 College and 2243 College were generously surrounded with vegetation and had modest areas of lawn to the west. The 1928 aerial and 1931 oblique aerial views show the landscape that existed prior to the creation of the parking lots (Images 13 & 15). A diagonal walk led from College Avenue to the front of 2241 College, and a straight path ran at a 90° angle perpendicularly from College Avenue to 2243 College.

Following the University’s acquisition of residential properties on College Avenue north of Bancroft Way during the 1930s, the property lines were erased and much of the individual lot landscaping was removed over the years to provide surface parking. As a result, the demarcation of property boundary lines is no longer evident. Between 1962 and 1964, the stretch of College Avenue north of Bancroft Way was replaced with the curvilinear pedestrian path shown on Thomas Church’s 1962 master plan (Map 20). As part of this landscape plan, the steps leading from the sidewalk to two former residential properties immediately north of 2241 College were removed and replaced with a path and a naturalist stonewall.

The 1976 UCB Tree Inventory shows that two Cherry Plum (Prunus cerasifera), two Coast Live Oak (Quercus agrifolia), and one English Hawthorne (Crataegus oxycantha) existed on the west side of the house at 2243 College. These trees no longer exist. They likely dated from the early 1900s when 2243 College was used as a residential property. At the rear, a large stand of Black Acacia once existed.
Today, due to the existence of parking lots on three sides of the structure, almost no landscaping remains around the house.

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 Tree Inventory (X. Appendix). Ratings for the condition of each tree can also be found in the Inventory.

**Landscape Elements**

**Vehicular Ways and Parking**

*Description:*
The Boalt Parking Lot surrounds all sides of the building except for the northern side *(Figure 23).*

*Condition:* Good

**Pedestrian Pathways**

*Description:*
An asphalt path connects the west entrance of 2243 College to the south entrance of 2241 College *(Figure 34).* Another asphalt path leads from the Boalt Parking Lot to the lot on the west side of 2243 College.

*Condition:* Good

**Vegetation**

*Description:*
2243 College has little vegetation on its site, since parking lots surround the house on three sides *(Figures 26 & 33).* On the eastern and southern sides are remnants of planting beds, but they contain no vegetation. The northern side has a small cluster of shrubs between the house and the asphalt pedestrian path.

*Condition:* Poor

**Trees at northern side of structure in Boalt Parking Lot**

*Description:*
The 1976 UCB Tree Inventory showed that a significant stand of Black Acacia (Acacia melanoxylon) and Cherry Plum (Prunus cerasifera) once stood at the eastern side of 2243 College Avenue; these trees are no longer extant. Today, the trees that remain are part of a modern parking lot planting design. They include Coast Live Oak (Quercus agrifolia), Tree Nos. 510 and 512, and Ornamental Pear (Pyrus calleryana), Tree No. 487.

*Condition:* Poor to Good
Trees at western side

Description:
Near the pedestrian pathway on the site of former College Avenue, there are four mature Coast Redwoods (Sequoia sempervirens), Tree Nos. 563, 564, 565, and 559. These are part of the Coast Redwood grove that extends up the pathway toward Calvin Laboratory. The 1976 UCB Tree Inventory also shows that two Cherry Plum (Prunus cerasifera), two Coast Live Oak (Quercus agrifolia), and one English Hawthorne (Crataegus oxycantha) once existed at the front of the structure on the western side; these trees are no longer extant.

Condition: Excellent
Historic Structure Report

III. Description & Conditions Assessment

Final Draft

March 2006

Page & Turnbull, Inc.
PGAdesign Inc.

BUILDING 2243
2005 Existing Conditions Inventory

FORMER COLLEGE AVENUE

BOALT LOT

wooden stair
BUILDING EXTERIOR

The small Stick/Swiss Chalet style house at 2243 College Avenue was constructed by Warren Cheney in 1902 as a rental cottage adjacent to his house at 2241 College Avenue. An unusual example of a Stick/Swiss Chalet style building in Berkeley, the dwelling features a distinctive half-timbered exterior and an overhanging hip roof with clipped gable ends supported by narrow struts. The building exterior is completely clad in wood and painted a uniform brown with white-painted window sashes, doors, and trim. Sitting atop a modern reinforced-concrete foundation, the two-story wood-frame structure occupies a footprint of approximately 1,400 square feet. 2243 College is massed as a two-story, cube-like volume with a small one-story addition on the east side of the building that serves as a covered entry porch. The dwelling is capped by a hip roof clad with wood shingles.

Stick/Swiss Chalet Style

The Eastlake, or “Stick style,” flourished for a brief period in the United States from the 1860s to the early 1880s. Although the term “Stick style” was not coined until the 1950s by architectural historian Vincent Scully, the term is now almost universally accepted. In his seminal work, *The Shingle Style and the Stick Style*, Scully argues that the Stick style emerged from a variety of foreign and domestic influences, including the writings of tastemaker Andrew Jackson Downing. Considered to be a “modern” style by its contemporaries, the Stick style thrived in the years leading up to the American Centennial celebration of 1876. Its practitioners merged Gothic, Swiss, Tudor, and Colonial American influences to create a bold, imaginative, and unique “American” style. Predominantly used for residential buildings, the Stick style reached the height of its popularity during the 1870s as the result of the publication of dozens of pattern books by Holley, Gardner, the Palliser Brothers, and many others.

The Stick style flourished throughout the nation, but the best-known examples are concentrated in the Northeast; the seaside resort of Newport, Rhode Island is particularly known for its Stick style houses, including Richard Morris Hunt's Griswold House (1861-64). In its high-style guise, the Stick style is characterized by asymmetrical plans, picturesque massing and rooflines, and abundant surface ornamentation, in particular multi-textured wall surfaces and applied “stickwork.” The stickwork faintly mimics the exposed structural members of Late Medieval English half-timbered houses or nineteenth-century Swiss chalets; Japanese and Gothic derived details can often be observed as well. Although proponents often lauded the structural honesty of the Stick style, the visible stickwork, unlike true half-timbering, was merely applied decoration with no structural relation to the underlying balloon-frame construction. Regardless of the source, the visual impression conveyed by most Stick
style houses was extremely picturesque, resulting from the varied massing and from detailing like the lightweight, basket-like, applied stickwork, incised ornament, contrasting shingle patterns, and turned balusters.

Although lagging behind the Northeast by a decade or more, the urban centers of the West Coast emerged as a hotbed of a regional variation of the Stick style during the 1870s and 1880s. Making use of the ubiquitous and easily workable redwood, the cities of the San Francisco Bay Area—including San Francisco, Oakland, Berkeley, Alameda, and San José—witnessed the construction of thousands of Stick style rowhouses and large-lot suburban villas. In the Bay Area, the style is primarily distinguished by the exuberant application of flat strips of wood around windows, doors, and other parts of the exterior to express the underlying structural frame. The ornamentation is often much more florid than typical Eastern examples, incorporating so-called “Eastlake” millwork detailing including sunburst-motif brackets, bull’s-eye medallions, and vegetal motifs. Most of the exterior detailing was mass-produced and obtained from local lumberyards. The roofline of the San Francisco Stick style house typically received a great deal of attention, with applied ornamental truss work and false gable roofs.

Berkeley retains fine examples of Stick style architecture. One of the best examples of Stick style work in Berkeley is the Church of the Good Shepherd, located at Ninth Street and Hearst Avenue. The Church of the Good Shepherd was designed by architect Charles L. Bugbee and constructed in 1878. The oldest extant church in Berkeley, the Church of the Good Shepherd is a City of Berkeley Landmark and is also listed on the National Register of Historic Places. The Cheney House at 2241 College is one of the only Stick style residences still extant in the Berkeley Property Tract, and very likely the best-preserved and finest example of this style in the Tract.

The Swiss Chalet style is a relatively uncommon variant of the Eastlake/Stick style, especially on the West Coast. The American version of the Swiss Chalet style was derived from the Swiss cottage form traditional among Alps-dwellers for hundreds of years and popularized in German and Swiss resort architecture during the nineteenth century. The style was introduced to the United States by Andrew Jackson Downing in *The Architecture of Country Houses* (1850), a best-selling stylebook that did much to popularize other romantic styles. Swiss Chalet houses are typically square or rectangular in plan, two-and-a-half stories in height, and have low-pitched roofs with front gables and wide eaves supported by decorative brackets. Some houses are built entirely of wood, while others are brick, stone, or stucco with wood upper floors, or brick with stucco upper floors. On early chalets, wood siding—
both vertical and horizontal—is ornately carved and often painted. Also characteristic is a decorative treatment of boards integrated with siding material that appears to expose post-and-beam construction. The ends of rafters and purlins (structural members that are part of the roof support system) are generally exposed and are sometimes carved and painted.

As mentioned in Part II of this HSR, perhaps the best-known example of the Swiss Chalet style still extant in Berkeley is the Boke House on Panoramic Way, designed by Bernard Maybeck. Maybeck designed several Swiss Chalet houses in Berkeley during the early twentieth century, including the Albert Schneider house at 1325 Arch Street (1907), and the three Flagg houses at 1200 (circa 1901), 1208 (1906), and 1210 (1912) Shattuck Avenue. Many of the early Swiss Chalet homes in Berkeley were destroyed in the destructive 1923 fires.  

**West Façade**

The west façade of 2243 College is its primary façade. It faces what was originally College Avenue and contains the main entrance (Figure 1). The west façade is three bays wide and sheathed in wood rustic channel siding at the first floor level. The second floor is clad in flush tongue and groove siding with applied decorative half-timbering or “stickwork.” The center bay of the first floor is dominated by a projecting orthogonal bay window containing five wood casement windows (Figure 2). The spandrel panel below the windows displays the same ornamental half timbering as the second floor. The bay window is visually supported by scroll-sawn brackets. To the north of the bay window, in the northernmost bay, is the recessed entrance porch (Figure 3). Accessed by a wood stair with scroll-sawn balusters, the porch is sheltered beneath a shed roof supported by elaborately turned Eastlake style columns and scroll-sawn brackets. Much of the roof sheathing is missing and the exposed rafters are deteriorated. At the rear wall of the porch is the main entrance, which contains a non-historic, single-panel wood door with modern hardware. A non-historic steel fire escape is located above the porch. Historic photographs suggest that this fire escape was added between 1962 and 1977 (Images 19 & 28).

The second floor level, which is an extension of the bay window below, is also visually supported by scroll-sawn brackets. It is fenestrated with a band of four wood casement windows similar to those on the bay window below, with the exception that the upper portion of each window is divided into four...
lights (Figure 2). The entire west façade is sheltered beneath the hip roof, which features wide, projecting eaves supported by the exposed rafters and struts.

The west façade is in poor condition. The entire building has suffered from deferred maintenance; the siding is in poor condition, displaying extensive paint delamination and ultraviolet damage. In many places, the siding has warped and cracked, exposing the nails to rain and condensation. Many of the nails have corroded and broken free from the siding.

**North Façade**

The north façade of 2243 College is the second most important façade on the building. Because the dwelling was built as a rental property on the same lot as the Cheney House, the north façade, which faces the original Cheney House, was designed to harmonize with the existing dwelling. Therefore, the north façade displays the same level of detailing as the primary façade facing College Avenue (Figure 4). Similar to the west façade, it is clad in rustic channel siding at the first floor level and flush tongue-and-groove siding with applied half-timbering at the second floor. Fenestration on the first floor consists of a double-hung wood window and a non-historic awning sash window toward the center of the façade. Between the windows is a four-panel wood door. Fenestration on the second floor level consists of an eighteen-light wood casement window with a multi-light, diamond-pane transom. This window, which illuminates the interior stair, features a scroll-sawn molding beneath the sill and applied half-timbering in the configuration of a small x-brace above (Figure 5). To the east of this window on the second floor level, there is a double-hung wood window and a six-light wood casement window.

The north façade is capped by a gabled dormer supported by exposed purlins beneath the projecting eaves. The tympanum within the gable is accentuated with decorative half-timbering. The north façade also features contemporary metal downspouts, an exposed plumbing stack, and a non-historic steel fire escape. The north façade terminates on its eastern end with a one-story porch addition. The two windows on the north wall of the addition have been infilled with plywood.

The north façade appears to be in fair condition.

**East Façade**

Visible only from the rear of the property, the east façade is a secondary elevation as evidenced by the sparse quality of its ornamentation (Figure 6). The east façade is two bays wide. The first floor of
southernmost bay is partially concealed behind a contemporary wheelchair ramp that provides access to the one-story porch addition in the north bay. The sole fenestration on the east façade consists of an asymmetrical arrangement of four windows. The first floor features a double-hung wood window in the south bay and a two-light casement window in the north bay. The second floor level features a double-hung wood window in the south bay and a six-light casement window in the north bay. Both windows feature decorative cross-bracing in the spandrel panels beneath them. The porch addition is clad in asbestos shingles and features a five-panel wood door with contemporary aluminum hardware.

**South Façade**

The south façade, which originally abutted the south property line, is a tertiary elevation. Consequently, it was not given the same amount of fenestration or detailing as either the west or the north façade (Figure 7). Similar to the north façade, the south façade is rectangular in proportion. The south façade does not display any coherent bay organization, a function of its location. Due to the change in grade from north to south, the south façade is much taller than the north façade. It consists of a water table clad in rustic channel siding. An access panel on the west side of the water table leads to the crawlspace beneath the building. The first floor level is also clad in rustic channel siding. Fenestration consists of a non-historic, three-light casement window and an original double-hung wood window with original scroll-sawn trim beneath the sill. The second floor level is clad in flush tongue-and-groove siding with applied half-timbering. The broad overhanging eaves are supported by attenuated diagonal struts. The second floor features a double-hung wood window with applied decorative cross-bracing in the spandrel panel below. The window is crowned by a projecting gable-roof dormer featuring applied half timbering within the tympanum and exposed purlin ends.

The south façade is in poor condition. It suffers from extensive paint delamination and ultraviolet damage.

**Exterior Condition**

Overall, the exterior of the 2243 College is in poor-to-fair condition. Prolonged deferred maintenance has resulted in paint delamination, ultraviolet damage, and corroded nails and fasteners. Some exterior siding has cracked or come loose as a result of these conditions, and some wood elements are missing, in particular the roof sheathing on the porch.

**Building Interior**

The interior of 2243 College Avenue retains a substantial amount of original finish materials. Typical finishes include plaster walls with wood base trim, plaster ceilings with florescent lighting, single-
panel wood doors, and linoleum or carpet flooring. The building is roughly square in plan with a stairwell and hallway occupying the northwest quadrant of the structure.

First Floor

Stair and Vestibule

Description:
The Stair and Vestibule are located just within the main entrance of 2243 College Avenue (Figure 8). The Vestibule provides access to Room 101. The walls and ceiling in the Stair are plaster. The wall between the Vestibule and Room 101 is gypsum board and appears to be the result of an alteration performed by the University after it purchased the house in 1939. The Vestibule has painted wood-panel walls and an inglenook to the right of the stair. A wood baseboard runs along the stair risers and beneath the window on the landing. The stairs, now painted, were originally stained and varnished a dark shade of brown. The stairs feature distinctive scroll sawn balusters and unique dome-shaped newel caps. The stair treads have been painted a dark brown and have been covered with rubber tread pads.

Condition: Good
The stair treads are worn, but overall, the Stair and Vestibule are in good condition.

Room 101: Office

Description:
Presently vacant, Room 101 was recently used as a conference room or large office. Based on the room’s size and location, it was probably the parlor when the building was a residence. The floor is carpet over wood and the walls are plaster (Figure 9). The ceiling is a primary ornamental feature of the interior, featuring large wood box beams supported by simple corbels. As a rental property, the level of interior finish is plainer than 2241 College Avenue; nevertheless, the room features a relatively ornate baseboard that runs around the perimeter of the room. The underside of the Stair is located on the north wall; a section of original paneling survives beneath it. The west wall of the room is punctuated with five wooden casement windows that are set into the bay window. Surviving armrests on either side of the bay indicate that there was once a window seat or built-in bench beneath the window (Figure 10). The south wall features a rectangular window located in the upper third of the wall. The window was possibly placed this high to ensure privacy when there was a neighboring building to the south.

Room 101 has undergone some alterations, including the infilling of the formerly arched opening on the north wall with gypsum board and a modern hollow-core door, and the installation of exposed surface conduit, a radiator, and plumbing lines. The room is illuminated by suspended fluorescent lighting.

Condition: Fair
This room and its elements appear to be in fair condition.

Room 102: Kitchen

Description:
Room 102, the Kitchen, appears to have been used for this purpose throughout the history of the building. It has plaster walls with a painted paneled wainscot. The wainscot is capped with wood trim that runs the perimeter of the room. On the south wall, there is a pass-through into Room
103 (Figure 11). There is an egress door in the north wall as well as doors to Rooms 101, 104, 107, and 103, although the door to Room 103 is sealed. The north wall also features a non-contributing window and sink (Figure 12). The floors are carpeted and the ceiling is covered with celotex. Room 102 is illuminated by fluorescent lights.

**Condition:** Good
Room 102 and its elements appear to be in good condition.

**Room 103: Office**

**Description:**
Room 103 was most recently used as an office although historically it was most likely a dining room. The room features a square plan and has windows in the east and south walls. The windows are double-hung wood windows with brass hardware. In the northwest corner of the room is a built-in cabinet with a filled-in pass-through to Room 102 (Figure 13). The walls and ceiling are finished in plaster with a four-foot-high paneled wainscot. Above the wainscot is a shelf, presumably for displaying plates, that runs along the perimeter of the room. Room 103 has carpeted floors and fluorescent lighting.

**Condition:** Good
Overall, Room 103 is in good condition.

**Room 104: Porch Addition**

**Description:**
Room 104 has plaster walls and beadboard wainscot (Figure 14). The floor is particleboard over wood. There are two windows in the north wall that are currently sealed with unpainted plywood. The windows and doors have plain wood casings. The door opening into the Kitchen (Room 102) is a single-panel door similar to others in the house. The south wall of the porch contains an egress door. Although the door is operable, it is obstructed by overgrown shrubs on the exterior of the house.

**Condition:** Fair to Poor
Room 104 exhibits evidence of extensive water damage, particularly on the north and west walls. The walls and woodwork are stained and the paint is failing in some areas. We were not able to determine the condition of the glazing, if any, in the window frames.

**Room 107: Storage Room**

**Description:**
Room 107 is a small former pantry that opens off the east wall of the kitchen (Room 102). Currently empty, the room has plaster walls and wood wainscoting (Figure 15). Built-in wood shelves line the north and south walls of the room. There is a window in the south wall with wood casings and trim. Room 107 has a single-panel door with brass hardware that appears to be original.

**Condition:** Fair
Room 107 and its elements appear to be in fair condition.
Second Floor

Second-Floor Corridor

Description:
The following rooms open off the Second-Floor Corridor: 210, 212, 213, 214, and 215. The north wall of the Corridor features a large wood multi-light window with a fixed transom. There is an incandescent light fixture suspended above the landing.

Condition: Good
The Second-Floor Corridor and its elements appear to be in good condition.

Rooms 210 & 210A: Office & Closet

Description:
Room 210, most recently used as an office, was historically used as a bedroom. There is a closet (Room 210A) in the northwest corner of the room. Room 210 has plaster walls and carpeted wood floors. The baseboards and the door and window casings are quite plain but appear to be original. The doors opening into the Second-Floor Corridor and closet (Room 210A) are single-panel wood doors with non-historic aluminum doorknobs and backplates (Figure 16). Room 210 has one double-hung wood window, one pair of six-light casements, and one rectangular fixed window. The room is illuminated by overhead track lights that are connected by surface conduit. Surface conduits also connect the electrical outlets in the room.

Condition: Good
Room 210 and its elements appear to be in good condition.

Room 212 & 212A: Office & Closet

Description:
Room 212 was probably historically used as a bedroom. It has plaster walls and ceilings, and the floor is carpet over wood. There is a rubber baseboard molding applied to a 12-inch baseboard running around the perimeter of the room. The roof slopes near the northeast corner of the roof, following the exterior roofline. Room 212 has two doors opening into the Second-Floor Corridor and the closet (Room 212A). Both are single-panel hollow-core doors with non-historic aluminum doorknobs and backplates (Figure 17). The windows in the room are both double-hung wood windows. The room is illuminated by an overhead fluorescent light. Both the light and the electrical outlets are connected to surface conduit. There is a radiator in the southeast corner of the room.

Condition: Fair
Rooms 212 & 212A and their elements show evidence of prolonged wear and deferred maintenance. There are holes in the plaster walls, deterioration of wood elements, and broken windows.
Room 213: Toilet Room

Description:
Room 213 is a toilet room. It is equipped with a urinal on the north wall and a sink in the southwest corner. The ceiling is plaster and is coved at the western end of the room to follow the roofline. There is a 4-foot V-channel wainscoting topped by a wood wainscot cap; above this, the wall is plaster. The floor is plywood covered with linoleum.

The door to the Second-Floor Corridor is a single panel door, typical of the rest of the second floor. It retains its brass hardware, doorknob, and a “Vacant/Occupied” sign and locking mechanism. There is one 4/1 wood casement window on the west wall (Figure 18). The window has brass hardware that has been painted white. The window also serves as a means of egress to the fire escape. The room is illuminated by an overhead fluorescent light, and features extensive surface conduit and a small water heater in the northwest corner of the room.

Condition: Good
Room 213 and its elements appear to be in good condition.

Room 214 & 214A: Office & Closet

Description:
Room 214 was locked and inaccessible at the time of the survey. All observations were made from the fire escape outside Room 213.

Room 214 was most recently used as an office although historically it was presumably a bedroom. The room has plaster ceiling and walls. The floor is carpet over wood. The room has a 12-inch wood baseboard with rubber base trim applied over it. The doors to the Second-Floor Corridor and Room 214A (Closet) are the typical single-panel wood doors seen elsewhere within the interior. There are three windows on the west wall. Like Room 213, these are 4/1 wood casement windows. They appear to be in good condition. The room is illuminated by an overhead fluorescent light that is connected by surface conduit.

Condition: Good
Room 214 and its elements appear to be in good condition.

Room 215: Water Closet

Description:
Room 215 is a small water closet adjacent to Room 213. True to form, the water closet contains only enough room for a toilet. The walls and ceiling are plaster. The room features a wood baseboard and plain casings around the window and door. The floor is covered in linoleum. Similar to Room 213, Room 215 features a single-panel wood door with brass hardware. It also has the “Vacant/Occupied” locking mechanism. In the west wall, there is a small, single-pane wood casement window with brass hardware. The window is equipped with a steel hook to hold it in the open position. The room is lit by an overhead fluorescent light that is connected by exposed surface conduit.

Condition: Good
This room and its elements appear to be in good condition.
IV. AREAS OF SIGNIFICANCE

The following section identifies the building’s character-defining features and assesses their historical significance. The landscape is assessed in a similar manner, describing character-defining features that contribute to the historic landscape character of 2243 College and the broader Southeast Campus area. 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.162

- **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.

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162 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 [Landscape Heritage Plan] as a character defining feature of the landscape. 163

LANDSCAPE

The following discussion evaluates the areas of significance for the landscape around 2243 College Avenue. Ratings for the historical value and condition of each tree can be found in the 2005 Tree Inventory (X. Appendix).

Hardscape Character-Defining Elements

The majority of the hardscape around 2243 College Avenue is non-contributing, with the exception of Thomas Church’s designed pedestrian pathway on the former location of College Avenue. 164

Thomas Church’s designed pedestrian pathway

Significance: Significant

The pathway exhibits the implementation of the 1962 Thomas Church Landscape Plan for the 1962 LRDP (Map 20) for a pedestrian spine to replace this section of College Avenue, thereby eliminating vehicular traffic.

163 University of California, Berkeley, 2020 Long Range Development Plan, 4.3.
164 Please see the “Calvin Laboratory Historic Structure Report” (Page & Turnbull and PGAdesign, 2006) for a more detailed discussion of Thomas Church and his plans for the southeast campus, including his design for the landscape around Calvin Laboratory.
Landscape Character-Defining Elements

Trees at western side
  Significance: Significant

The four mature Coast Redwoods (Sequoia sempervirens), Tree Nos. 559, 563, 564, and 565, are significant as they likely date to plantings planned by Thomas Church for the College Avenue pedestrian corridor. The trees are not shown on any known Church planting plans, but they are shown newly planted in a circa 1964 photograph showing the recently completed Calvin Laboratory (Image 26).

Specimen Trees: Historical and Natural Area
The four Coast Redwoods (Sequoia sempervirens), Tree Nos. 559, 563, 564, and 565, likely date to the Thomas Church Redwood plantings and form part of the Southeast Campus woodlands area meeting the criteria for a Natural Area.
BUILDING EXTERIOR

The building’s exterior has remained largely intact and is reflective of the original massing, configuration, and appearance.

Significance: Very Significant
Character-Defining Features:
- Building massing
- Various cladding materials: rustic channel and flush siding with “stickwork” detailing
- Wood windows
- Wood doors
- Wood molding and trim
- Building’s roofline and roof profile
- Porch balustrade, columns, and brackets

BUILDING INTERIOR

First Floor

Stair and Vestibule
Significance: Very Significant
Character-Defining Features:
- Plaster walls & ceiling
- Built-in inglenook
- Wood stair treads and risers
- Wood banister, pattern-cut wood baluster panels, and newel caps
- Multi-light wood-frame window
- Wood trim on window sills and surround
- Wood baseboard

Room 101: Office
Significance: Very Significant
Character-Defining Features:
- Plaster walls
- Plaster ceiling
- Box beams support by corbels
- Wood paneling, baseboard, and trim
- Wood windows
- Wood trim showing evidence of a built-in window seat

Room 102: Kitchen
Significance: Significant
Character-Defining Features:
- Plaster walls
- Wood wainscot
- Wood trim and surrounds
- Built-in passthrough to Room 103
- Wood windows
Room 103: Office

Significance: Significant
Character-Defining Features:
- Plaster walls
- Plaster ceiling
- Wood wainscot
- Wood shelf on top of chair rail
- Built-in cabinet with passthrough to Room 102
- Single-panel wood doors
- Wood windows
- Brass hardware

Room 104: Porch Addition

Significance: Contributing
Character-Defining Features:
- Plaster walls
- Plaster ceiling
- Wood wainscot
- Wood door
- Wood door and window surrounds

Room 107: Storage Room

Significance: Significant
Character-Defining Features:
- Plaster walls
- Plaster ceiling
- Wood wainscot
- Built-in wooden shelves
- Single-panel wood door
- Wood windows

Second Floor

Second-Floor Corridor

Significance: Significant (Note: Stair is discussed above under Stair and Vestibule)
Character-Defining Features:
- Plaster walls
- Plaster ceiling

Rooms 210 & 210A: Office & Closet

Significance: Significant
Character-Defining Features:
- Plaster walls
- Plaster ceiling
- Wood doors
- Wood windows
- Wood baseboards and trim
Room 212 & 212A: Office & Closet
  Significance: Significant
  Character-Defining Features:
  • Plaster walls
  • Plaster curved ceiling
  • Wood doors
  • Wood windows
  • Wood baseboards and trim

Room 213: Toilet Room
  Significance: Contributing
  Character-Defining Features:
  • Plaster walls
  • Plaster curved ceiling
  • Wood wainscot
  • Wood baseboards and trim
  • Single-panel wood door
  • Brass door hardware
  • Wood windows

Room 214 & 214A: Office & Closet
  Significance: Significant
  Character-Defining Features:
  • Plaster walls
  • Plaster ceiling
  • Wood baseboards and trim
  • Wood doors
  • Wood windows

Room 215: Toilet Room
  Significance: Contributing
  Character-Defining Features:
  • Plaster walls
  • Plaster curved ceiling
  • Wood baseboards and trim
  • Single-panel wood door
  • Brass door hardware
  • Wood window
SIGNIFICANCE DIAGRAMS FOR BUILDING INTERIOR

The following diagrams assign levels of significance to the interior of 2243 College Avenue using the categories defined at the beginning of this section. The diagrams are based on floor plans provided by the University. The floor plans on file generally date to the 1981 Campus Space Plan and do not necessarily reflect the layout of the building in 2005. Page & Turnbull made minor changes to the floor plans to more accurately represent the layout of 2243 College Avenue. However, creating up-to-date floor plans was not part of the scope of work for this HSR, and the floor plans on the significance diagrams should not be used as entirely accurate representations of the layout of the building in 2005. Instead, the building description provided above should be used as the baseline documentation.
First Floor Plan

LEGEND
- Very Significant
- Significant
- Contributing
- Non-Contributing
- Not Surveyed

2243 COLLEGE AVENUE
FIRST FLOOR PLAN

March 2006
V. HISTORICAL SIGNIFICANCE

CURRENT HISTORIC STATUS

2243 College Avenue is currently assigned a National Register of Historic Places status code of “3S” by the State of California Office of Historic Preservation (OHP). National Register Status Codes are assigned to properties listed in or under review by the OHP. The ratings, which range from “1” to “7,” are given to properties in order to establish their historical significance in relation to the National Register or California Register. The code “3S” signifies that 2243 College Avenue has been found individually eligible for the National Register. The property was found eligible in a 1978 survey.\(^{166}\)

2243 College Avenue is also listed as a City of Berkeley Landmark, together with the property at 2241 College Avenue. The Addendum to the Landmark application reads in part:

> The importance of the Warren Cheney Houses for an appreciation of the work of Frederick Law Olmsted must be stressed. The Berkeley Property Tract was Olmsted's first commission for a neighborhood, and these houses are the last surviving Victorian remnants of that plan. This portion of Audubon Street was totally in keeping with his grand plans for the College of California.

> When the definitive work is written on this early conceptual phase of Olmsted's career...it will be important that these 19th Century buildings still exist, to suggest the epoch from which sprang his ideas on suburban development, and to illustrate the former transition between the college campus and surrounding residential areas.

> These houses are the last surviving intact Victorians in the area, and are significant also for their part in Frederick Law Olmsted's first neighborhood plan.\(^{167}\)

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\(^{166}\) Anthony Bruce conducted the 1978 survey of 2241 College. Bruce is the current Executive Director of the Berkeley Architectural Heritage Association (BAHA). The survey form indicated that there was a threat to the site from a “new school of business admin.” This is not unusual; surveys are often spurred by a perceived threat to a building. Anthony Buffington Bruce, “State Historic Resources Inventory: Cheney, (Warren) House, 2243 College Avenue, Berkeley, California,” 30 June 1978.

\(^{167}\) The author notes in the Forward to the Addendum: “Although submitted as an addendum, this document should be read as the unifying core of the application, superseding the various exhibits and documents submitted with the original application, which may be considered to be references.” Judy Margulis, “Addendum to Application for City of Berkeley Landmark Status for the Warren Cheney Houses (2241 and 2243 College),” 4 September 1990. On file at the Berkeley Architectural Heritage Association.
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

**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:

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169 California Code of Regulations Title 14, Chapter 11.5
• **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 HSR, the historic context for 2243 College is the transition between the first period of residential development south of the University campus (1860s-1900), and the second period of residential development (1901-1929), when an expanding population led to a major building boom in Berkeley. During the first period, private development followed the patterns established by land subdivisions made by the College of California in the 1860s, creating a secluded enclave for intellectuals, artists, and other upper-middle-class residents. The Cheney House at 2241 College was constructed during this period. During the second period, rapid population growth sharply increased the need for housing in Berkeley, likely leading the Cheneys to construct 2243 College as a rental cottage on their property.

**Significance of 2243 College Avenue**

**Criterion A (Event)**
2243 College Avenue appears to be eligible for the National Register under Criterion A (Event). The development of the Berkeley Property Tract played a substantial role in the history of Berkeley and the University. Although the subdivision and sale of lots in the neighborhood failed to financially support the College of California, the Berkeley Property Tract eventually developed during the 1870s and 1880s as the neighborhood that Olmsted envisioned: a district of single-family homes on relatively large, landscaped lots, with upper-middle-class residents that would have—in theory—a
wholesome and beneficial effect on the University students. The neighborhood's success energized the development of the University, and helped drive the early twentieth-century building boom in Berkeley by attracting residents to this desirable area.

From the 1890s through the mid-twentieth century, the large lots in the Berkeley Property Tract were further subdivided, and most of the single-family, nineteenth-century homes dating to the earliest development period were demolished, moved, or substantially altered for use as University buildings, student housing, or fraternity or sorority houses. 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). Today, only eleven nineteenth-century homes appear to remain in the Berkeley Property Tract.  

Since 2241 and 2243 College Avenue are no longer in a residential neighborhood, they have lost some ability to convey their significance under Criterion A. However, both appear to be a rare example of a property type. 2241 College Avenue is the oldest structure in the Berkeley Property Tract on its original location; the second-oldest survivor in the Tract; and one of the only nineteenth-century residential buildings in the neighborhood to remain largely unaltered. 2243 College is a rare example of an early rental cottage constructed in the Berkeley Property Tract. As described in Part II of this HSR, late nineteenth- and early twentieth-century houses in the Berkeley Property Tract often had outbuildings on their lots, including stables or garages, tank houses, rental cottages, and other small structures. The Cheneys likely constructed 2243 College to accommodate the increasing need for housing near the University campus in the early twentieth century, and the cottage, built in 1902, would be at the early end of the building boom, which peaked with the aftermath of the 1906 Earthquake and Fire. The fact that the main house and the rental cottage both survive on their original lots is notable.

In the case of a rare example of a property type, the National Park Service states:

> The property must have the essential physical features that enable it to convey its historic character of information. The rarity and poor condition, however, of other

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170 As mentioned previously, there are approximately ten other nineteenth-century houses remaining in the Berkeley Property Tract: 2431 College Avenue (1897, altered 1913); the McFarland Houses at 2708 and 2710 Haste Street (circa 1895); 2721 Channing Way (1890, altered); the Ford-Hall House at 2425 Hillside Avenue (circa 1890, altered); the Smyth House at 2451 Hillside Avenue (possibly circa 1870s, altered 1911); the Perkins-Hayne House at 2421 Piedmont Avenue (1886, altered); the Sarah M. Goodrich House at 2498 Piedmont Avenue (1893); the George H. Maxwell House at 2405 Prospect Street (1883, moved from 2401 Piedmont Avenue and altered); and the John F. Sims House at 2422 Prospect Street (1892, moved from Warring Street and altered). Berkeley Architectural Heritage Association, *Frederick Law Olmsted’s Berkeley Legacy—Piedmont Way and the Berkeley Property Tract* (Berkeley, California: Berkeley Architectural Heritage Association, [1995]), n.p.
extant examples of the type may justify accepting a greater degree of alteration of fewer features, provided that enough of the property survives for it to be a significant resource.\(^\text{171}\)

Although the loss of setting does affect the integrity of 2241 and 2243 College, it is not the only characteristic used to determine significance. As the National Park Service states:

> It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both why a property is significant...and when it was significant. They are the features without which a property can no longer be identified as, for instance, a late 19\(^{th}\) century dairy barn or an early 20\(^{th}\) century commercial district.\(^\text{172}\)

Although it is difficult to see that 2241 and 2243 College were originally located in a residential neighborhood, because of extensive alterations to the surrounding area, the buildings are still highly recognizable as residential buildings constructed in the late nineteenth century and early twentieth century in their respective architectural styles. Buildings in the Berkeley Property Tract that have been altered to an extent where they no longer appear to date from their period of significance, or no longer appear to be residential buildings, are not able to convey their historic identity, regardless if they are still located in a residential neighborhood. 2241 and 2243 College retain the most important characteristics of integrity to convey their historic identity. Therefore, 2243 College Avenue retains a sufficient degree of integrity as a rare type to be eligible for the National Register under Criterion A.

**Criterion B (Person)**

2243 College Avenue does not appear to be eligible for the National Register under Criterion B (Person). Although the Cheneys owned the building, there are no strong associations between them and the rental property at 2243 College. The Cheneys are more strongly associated with 2241 College, their primary residence for much of the productive periods of their lives. 2243 College does not appear to be associated with any persons important to history.

**Criterion C (Design/Construction)**

2243 College Avenue appears to be eligible for the National Register under Criterion C (Design/Construction), as a very fine and unusual example of the Stick/Swiss Chalet style in Berkeley. The building exhibits characteristics of this melded style, including a half-timbered exterior and a clipped-gable-end overhanging hip roof. The interior of the building displays characteristics of

the Eastlake style, albeit in a more restrained fashion than the main house at 2241 College. Almost certainly influenced by Bernard Maybeck’s Boke House, also constructed in 1902, the design of 2243 College is also notable as one of the earlier buildings inspired by Maybeck’s designs. 173

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 2243 College Avenue for eligibility under National Register Criterion D (Information Potential) is beyond the scope of this report.

2243 College Avenue Integrity
2243 College Avenue retains a moderate to high degree of integrity, and therefore, retains a sufficient degree of integrity to be listed on the National Register.

2243 College retains its original massing, proportions, and overall footprint. The structure is still highly recognizable as a single-family dwelling. The exterior of the building retains its original fenestration pattern, cladding, and ornamentation, including decorative elements on the front porch, and original window sash. The interior of the building appears to be largely intact. Although no original drawings have been discovered, the existing floor plan is consistent with the use of the building as a single-family dwelling, suggesting that the floor plan and circulation system is basically unchanged. Original interior finishes like wood trim, the staircase balustrade, doors, and door and window frames are also retained. Therefore, 2243 College retains a moderately high degree of integrity of design, materials, workmanship, and feeling.

2243 College is on its original site, and retains a high degree of integrity of location. When originally constructed, 2243 College was in a residential neighborhood that was part of the Berkeley Property Tract subdivision. During the twentieth century, the University began to expand into the neighboring residential neighborhoods and eventually acquired all of the homes on the 2200 block of College Avenue, including the Cheney property at 2241-2243 College. Subsequent development on the University campus resulted in the loss of all of the buildings in the 2200 block with the exception of 2241, 2243, and 2251 College Avenue. College Avenue north of Bancroft Way was eventually closed as a city street, and this section of the road is now a pedestrian and bicycle path. As a result, 2243 College has lost a great deal of integrity of setting and association; the building is no longer on a city

173 Ibid., 46.
174 California Code of Regulations Title 14, Chapter 11.5
street nor in a residential neighborhood. However, the building does retain some integrity of setting and association since the original house on the property at 2241 College—which has stood next to 2243 College on the same location for over 100 years—is still extant, as is the former fraternity house at 2251 College to the south and the row of houses on Piedmont Avenue to the rear of 2243 College. In addition, although College Avenue is no longer a vehicular street, the pedestrian and bike path largely follows the original street, giving some indication of the relationship of 2243 College to the former street.
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, UARC 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. 1890 (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)
Image 5. Hillegass 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
(Clint 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)
VI. Historic Photographs

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)
Image 9. View of Berkeley looking west towards San Francisco Bay, ca. 1903 (University of California, Berkeley)
Image 10. Piedmont Avenue at Bancroft Way, ca. 1905 (Clinton Day Collection, Berkeley Architectural Heritage Association)
Image 11. 2200 Block of Piedmont Avenue looking north, ca. 1910
(Postcard, image obtained from University of California, Berkeley)
Image 12. Aerial view of campus looking east, ca. 1920. College Avenue is running through the center of the photograph, the 2200 block of College and Piedmont Avenues is at the right (Bancroft Library, UARC PH 033607)
Image 13. 1928 aerial of Piedmont Avenue and California Memorial Stadium
(University of California, Berkeley, Earth Sciences & Map Library)
Image 14. View of Piedmont Avenue and Piedmont Place looking west likely from California Memorial Stadium, late 1920s. The Haas School of Business is currently at the site of the large fraternity house (2220 Piedmont Avenue) in the center of the photograph; the future site of Calvin Laboratory is to the left behind 2222 Piedmont Avenue (photograph from undated newspaper article courtesy of the Denny Family)
Image 15. Aerial view of campus looking east, ca. 1931. College Avenue is running parallel to the Stadium; the 2200 block is approximately in the center of the photograph (Bancroft Library, UARC PIC 03:041)
VI. Historic Photographs

Image 16. View of International House and Piedmont Avenue from 2234 Piedmont, 1934 (courtesy of the Denny Family)
Image 17. Looking north on the 2200 block of College Avenue from Bancroft Way during the “Big C Sirkus” parade, 29 February 1940. 2241, 2243, and 2251 College Avenue are to the right of the road, obscured by trees; to the left are the University tennis courts (courtesy of Robert Singleton)

Image 23. 2243 College Avenue, 1962, photograph by "Duke" Wellington (Berkeley Architectural Heritage Association)

Image 22. 2243 College Avenue, 1962, photograph by "Duke" Wellington (Berkeley Architectural Heritage Association)
Image 24. 2243 College Avenue, 1962, photograph by "Duke" Wellington (Berkeley Architectural Heritage Association)

Image 25. 2243 College Avenue, 1962, photograph by "Duke" Wellington (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)
Image 28. 2243 College Avenue, 1977, photograph by Robert Breuer (Berkeley Architectural Heritage Association)
VII. Existing Conditions Photographs

Building Photographs

Figure 1. 2243 College Avenue, west façade

Figure 2. 2243 College Avenue, west façade

Figure 3. 2243 College Avenue, west façade, porch detail

Figure 4. 2243 College Avenue, north and east façades

Figure 5. 2243 College Avenue, north façade

Figure 6. 2243 College Avenue, east and south façades
Figure 7. 2243 College Avenue, south façade

Figure 8. First floor, Stair and Vestibule

Figure 9. First floor, Room 101

Figure 10. First floor, Room 101, armrests from missing windowseat

Figure 11. First floor, Room 102

Figure 12. First floor, Room 102
Figure 13. First floor, Room 103

Figure 14. First floor, Room 104

Figure 15. First floor, Room 107

Figure 16. Second floor, Rooms 210 and 210A, closet door

Figure 17. Second floor, Rooms 212 and 212A

Figure 18. Second floor, Room 213
Historic Structure Report
VII. Existing Conditions Photographs
University of California, Berkeley
Final Draft

Figure 19. Looking north toward 2243 College Avenue

Figure 21. 2243 College, west façade

Figure 22. 2243 College Avenue, front entry

Figure 23. 2243 College Avenue, west façade

Figure 24. Boalt Parking Lot; 2243 College Avenue is at the left and 2251 College Avenue is at the right

LANDSCAPE PHOTOGRAPHS
Figure 25. Boalt Parking Lot, looking east

Figure 26. 2243 College, west façade

Figure 27. Boalt Parking Lot, looking southeast toward Law School and 2251 College Avenue

Figure 28. Boalt Parking Lot, looking southeast toward Law School

Figure 29. Boalt Parking Lot, looking east toward 2234 Piedmont Avenue

Figure 30. Boalt Parking Lot, looking south toward 2251 College Avenue
Figure 31. Boalt Parking Lot, looking south toward Law School

Figure 32. Boalt Parking Lot, looking south toward Law School

Figure 33. 2243 College Avenue, east and north façades

Figure 34. 2243 College Avenue, north façade

Figure 35. Looking east between 2241 and 2243 College Avenue

Figure 36. Distant view of 2243 College Avenue from Haas School of Business
Figure 37. 2243 College Avenue, east façade
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 plan 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 Roma Study of existing conditions of the southeast part of campus (University of California, Berkeley)
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MacLachlan, Anne J. “May Cheney’s Contribution To the Modern University.” _Chronicle of the University of California_ 1 (Fall 1998).


**UNPUBLISHED MANUSCRIPTS**


INTERVIEWS


Palsak, Lee, former resident of 2234 Piedmont. Interview by Steven Finacom, University of California, Berkeley Planning Analyst/Historian, via telephone, e-mail, and in person, various dates in fall 2005.

MAPS

Alameda County Public Works Departments maps.

City of Berkeley maps from Information Technology Department, Geographic Information System Division, and Department of Public Works.

Maps from University of California, Berkeley Capital Projects.

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

PUBLIC RECORDS

Assessor Records, City of Berkeley, Alameda County. Held by the Bancroft Library.

Block Books, City of Berkeley. Held by the Berkeley Historical Society.

“Minutes for the Town of Berkeley City Council Meeting,” various dates in 1900. Held by the City of Berkeley’s City Clerk Department.

Oakland Cultural Heritage Survey, City of Oakland, California.

REPOSITORIES

Bancroft Library

College of California. Records, 1850-1869.


Sheldon Cheney Papers, Bancroft Library, University of California, Berkeley. Call numbers BANC MSS 78/25, 81/42, 83/13, 89/164, 89/165, 89/166. This collection comprises numerous cartons, and use is restricted. Permission of a curator is required for review, since the Bancroft has not finished curating or organizing the materials.


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

University of California, Berkeley photograph collection.

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Architects Files. Binders are arranged alphabetically by last name of architect, and contain loose leaf material collected on each individual architect.

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**Berkeley Historical Society**

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“Huggins” file.

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**Oakland Museum**

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.
University of California, Berkeley, Office of Physical and Environmental Planning


Campus Planning Committee minutes, 1958-63.


“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.


*Long Range Development Plan, University of California, Berkeley*, 1958. (This is not in the form of a complete plan but rather an illustrative update to the 1956 Plan.)


**University of California, Berkeley, Physical Plant-Campus Services**

Deferred Maintenance Reports. Files organized by building name or address are maintained with miscellaneous records on deferred maintenance and repair work planned, studied, and/or undertaken on campus buildings. The contents of the files vary considerably, from memos and e-mails to studies, contractor invoices, work orders, and correspondence with building occupants. Materials are arranged in rough chronological order, but there is little consistency from building to building for the periods of time covered.

**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.
X. APPENDIX

CHRONOLOGY

1902  Warren Cheney has 2243 College constructed as a rental property next to his own family home at 2241 College.

1910  James Turney Allen, Professor of Greek, is listed in the census as a resident of the house, along with wife Amelia and son James, Jr.

1911  James Turney Allen commissions Walter Ratcliff to build a house for his family on Panoramic Hill, and presumably moves there soon after.

1920  Israel Boasberg, wife Helena, and daughter Sylvia are listed in the census as residing in the house. Boasberg’s occupation is given as “cleaner,” while Helena worked at a grocery store.

1930  Harold Cummings, his wife, stepson, and another unnamed tenant are listed in the census as residing in the house.

1932-37  City directories indicate that “Mrs. Elizabeth Price” is living at 2243 College. Her occupation is listed as “UC teacher.” From other sources, she would appear to be the first wife of Clifton Price, Professor of Latin; Professor Price lived with his second wife, Wilson Holden, nearby on Panoramic Hill. Through a common interest in bird-watching and nature, Elizabeth Price knew Amelia Allen, an earlier resident of the house, and wife of Price’s faculty colleague, James Turney Allen.

1939  May Lucretia Cheney sells 2241 and 2243 College to the University.

1950  House is identified on a University plan as “Institute of Child Welfare,” along with 2241 College. The Berkeley Campus Space Plan (1981) later refers to the building as “once a residence used by the Institute of Human Learning…”

1962  Photographs show a University sign on the exterior of the house referring to it as occupied by the “Center for Human Learning.”

1967  House is occupied by the Institute of Human Learning.

Fall 1968  FDX (campus facilities database) lists Anthropology as the building occupant.

circa 1969  The Berkeley Campus Space Plan (1981) states that the Department of Anthropology “moved in around 1969.”

Fall 1969  FDX lists Anthropology as the building occupant.

Fall 1970  FDX lists Anthropology as the building occupant.

Fall 1971  Anthropology is listed as the occupant of the building, with rooms assigned as “research lab(s)” and “academic office” space.
Fall 1973—Fall 1980
Anthropology remains listed as the building occupant.

circa 1981
The Berkeley Campus Space Plan refers to the building as “now occupied by the Department of Anthropology, which moved in around 1969. The lower floor comprises a large combination conference-seminar-workroom, a faculty office, and a room at the back used as kitchen and research space, all relating to the work of an Anthropology professor. The upper floor includes three rooms plus a toilet. One room is used as an office for the Kroeber Anthropological Society (a student organization), the second is used for visiting researchers, and the third is the Medical Anthropologist Student Group commons room…2243 College is deteriorating and if it is to be retained, repairs are sorely needed. Its use by Anthropology is a consequence of the lack of adequate space for that Department in Kroeber Hall, and the building could be easily removed or reprogrammed if adequate, alternate space could be found for Anthropology.”

Fall 1982
Anthropology remains listed as the building occupant in the campus FDX.

1984
An April 24 memo from Tom Koster, Campus Facility Planner, states “the Campus Planning Office is preparing a reassignment plan that would permit 2243 College to be vacated within a year and possibly even before the Fall Semester, 1984. The building could then be removed from the campus.”

Fall 1984
Anthropology remains listed as the building occupant in the campus FDX.

1985
A 1985 request for bid from the University asks for private contractor proposals to “repair fireplace chimney, replace and repair brick, tuck point, and restucco…”

Fall 1985
Facilities Management is now listed as the building occupant. Anthropology has apparently relocated next door to 2251 College.

From this point forward the building is used for various divisions of Physical Plant and related offices. Initially, the occupants include the campus Energy Conservation Office and Energy Management Group, and staff with the Deferred Maintenance program. Some of these staff members move to the basement of 2234 Piedmont in about 1987, but general office uses for Physical Plant remain in the building under various titles through 2003. A primary occupant in the 1990s is campus custodial services, and possibly staff from Buildings and Grounds (personal communication, Eric Ellisen to Steven Finacom, 3 August 2005).

Fall 1986
Facilities Management remains listed as the building occupant.

Physical Plant staff member Eric Ellisen recalls that an elderly lady appeared at the house around this year, saying she was the daughter of a professor who used to live there. She pointed out a bedroom that was hers; her name is not recalled (personal communication, Eric Ellisen to Steven Finacom, 3 August 2005).

Fall 1988
Facilities Management remains listed as the building occupant.

1990
The building is designated a City of Berkeley Landmark.
Fall 1990—Fall 1995

Physical Resources (a name change from Facilities Management) remains listed as the building occupant.

2001

The building is identified as housing “offices for University Environmental Services.” This was probably a division of Physical Plant that dealt with campus recycling and related programs.

2003

Physical Plant – Campus Services has offices in the building. SACI (the campus Space Assignments and Capital Improvements Committee) votes to approve permanently vacating the building.

2005

2243 College remains vacant.
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 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 agrifolia 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:

Health Rating

Health of tree is a general health assessment; it is not full horticultural assessment. Ratings are based on the following criteria for condition.

E (Excellent): The element is near original condition, i.e. The tree is a specimen quality tree in excellent form and health.
G (Good): The element is mostly intact, i.e. The tree is in good form and health.
F (Fair): The element is showing signs if wear or deterioration. i.e. The tree is in moderate health and form is poor.
P (Poor): 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.

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.

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2005 TREE INVENTORY

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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

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

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