LETTER C217

FRIENDS OF PIEDMONT WAY

A NON-PROFIT ORGANIZATION

3 June 2004

Jennifer Lawrence
Capital Projects
University of California
1936 University Avenue
Suite 300
Berkeley, CA 94720-1832

Re: **Draft 2020 LRDP / EIR / Comments**

Dear Ms. Lawrence,

On behalf of the Friends of Piedmont Way, I'd like to take this opportunity to comment on those portions of the Draft 2020 LRDP/EIR pertaining to transportation; specifically the traffic mitigations as proposed for the Piedmont Way corridor.

As you may know, Piedmont Way is a State of California Landmark (designated in 1989) and is the first residential parkway by the father of Landscape Architecture, Frederick Law Olmsted. Designed in 1865, just after Mr. Olmsted completed work on Central Park in New York City and just prior to his work on Prospect Park in Brooklyn, Piedmont Way is now regarded a national treasure.

The City of Berkeley, the University of California and the Friends of Piedmont Way have formed a partnership to restore historic Piedmont Way to reflect the original vision of Olmsted who prescribed an abundant over-bowery of trees for the gently curving thoroughfare. Olmsted surmised what the CDC's (Center for Disease Control) recent studies show; that a tree-lined streetscape lowers the stress level of the harried driver thereby calming traffic to a safe speed in a densely populated community. Recent traffic studies also indicate that mechanized traffic signals actually cause drivers to speed to unsafe levels; while stop signs enhance the driver's ability to stay within the speed limits as posted. C217-1

Thus the mitigations offered in the draft 2020 LRDP/EIR suggesting that traffic lights be installed at Piedmont Way and Bancroft; Piedmont Way and Durant; and the intersection of Warring at Derby, are ill-advised and unacceptable in this instance. We urge the University to explore other possibilities including offering public transit alternatives to those commuting to and from campus by private automobile.

Thank you for taking the time to evaluate this issue carefully. Please find additional information enclosed.

Sincerely,

Fredrica Drotos
President

Encls.

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Shaping the Built Environment of the Bay Area

Feature 1 of 6

By Susan Carny

Published Exclusively for The San Francisco Chronicle Newspapers in Education Program.

Frederick Law Olmsted

Do you know what New York City's Central Park, the US Capitol in Washington, DC, Berkeley's Piedmont Avenue, Stanford University and ideas for Yosemite National Park have in common? How would you feel if the United States today had no large public parks and open spaces?

Credit landscape architect Frederick Law Olmsted with great plans for great open space. He designed many well-known landscapes. Frederick Law Olmsted was born in Connecticut in 1822. During his lifetime he became America's most influential landscape architect and is often called the "Father of American Landscape Architecture." In 1858 he designed New York City's Central Park with architect Calvert Vaux. This won Olmsted immediate acclaim. He believed that large parks such as this were essential to the health and welfare of the general public.

Olmsted traveled widely. He saw that crowded and unsanitary living conditions resulted from the large factories and tenement houses built during the Industrial Revolution. He wanted to create places that were healthy and beautiful places to live. But the Civil War put his plans on hold.

In 1865 Olmsted was hired to design the college grounds and an adjacent residential neighborhood in the area that would later become Berkeley. Although his campus plan was never built, his residential street plan exists today with Piedmont Avenue. In 1888, Olmsted also designed Berkeley's future sports rival, Stanford University.

To create a landscape plan, Olmsted reported that he visited the site in "...winter, summer, night and day." He studied the conditions of the soil, exposure to sunlight, the natural foliage, the water supply and climate. He believed in retaining and using the natural contours of the land rather than bulldozing the land to flatten it. He also advocated the use of plants that grow naturally in the "canyons of the Coast Range." Olmsted believed that "...fresh air and sunlight in a pleasant, natural scenery...of trees, flowers and birds would preserve health and cheerfulness."

Before returning to the East Coast in 1866, was appointed head of the Yosemite Commission.

Contributing source: www.fredericklawolmsted.com

Portrait of Frederick Law Olmsted, National Park Service.

Frederick Law Olmsted's first design for a residential subdivision, Berkeley Property Map, 1868, courtesy Berkeley Architectural Heritage Association.

Newspaper Activity:

Frederick Law Olmsted created a business, landscape architecture, out of something he believed in, that open space is important. Think about what is important to you. Look through the Classified section to see how many complementary jobs you can find.

To order newspapers for your classroom call (415) 777-6828 or email nie@sfchronicle.com. Visit the San Francisco Chronicle NIE at www.sfchron.com/nie.

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ALAMEDA & CONTRA COSTA

BERKELEY

Reseeding the vision of famed landscaper

By Patrick Hoge
CHRONICLE STAFF WRITER

Berkeley's Piedmont Avenue is a busy thoroughfare characterized by heavy traffic and rows of large fraternity and sorority houses.

But when celebrated landscape architect Frederick Law Olmsted designed the road in 1865, he envisioned a bucolic "pleasure drive" for the horse-drawn carriages gently winding along the base of the hills to the east.

While the traffic of today will not go away anytime soon, a group of local citizens hopes to bring back some of the luster of Olmsted's vision, which they say has been dimmed by years of neglect.

In particular, the nonprofit Friends of Piedmont Way — which is what Olmsted called the street — wants to strip away layers of pavement that have added up over generations to change the street's profile, bury power lines and restore the landscaping to reflect Olmsted's original plan. "A key feature of Olmsted's design was a large, overbowering canopy of trees," said Michael Kelly, a film archivist at Saul Zaentz Co. in Berkeley, who lives on the hill nearby.

Friends of Piedmont Way is applying for grants, for example from the National Trust for Historic Preservation, and raising money for a historic study to chart a course for revamping Piedmont Avenue. The study, which will cost $30,000 to $80,000, will ensure an accurate restoration, Kelly said.

The avenue deserves better treatment not only because it is beautiful, Kelly said, but also because it was Olmsted's first residential project. It was while working on the project that Olmsted committed himself to a career in landscape architecture, Kelly said.

Olmsted had earlier designed New York City's famed Central Park with a partner. He had gone on to a variety of other jobs, including co-founding the Nation magazine, running the U.S. Sanitation Commission (a precursor to the Red Cross) during the Civil War and managing a California gold mine. He ultimately designed numerous major parks, schools and cemeteries around the nation, including the Capitol Grounds in Washington, D.C., and the Stanford University campus.

Olmsted was in California from 1863 to 1865, and after his mining career foundered he accepted a commission to design a campus for the private College of California, where UC Berkeley is today.

Olmsted thought a leafy environment with pleasing views would promote learning and believed a winding road would be more soothing than the grid pattern of new Western cities, said Charles McGlaughlin, founding editor of the Fredrick Law Olmsted papers at American University.

"(Olmsted) wanted it to be a sort of refuge from the city, where he felt that people were going crazy as workaholics," McGlaughlin said of Olmsted's plan for Piedmont Avenue. "He never saw people working harder than in San Francisco."

The neighborhood became highly desired and featured grand homes by noted architects. The homes lining the street today include a handful designed by Julia Morgan and another by the brothers Charles Sumner and Henry Mather Greene.

Olmsted's plans for the campus, which was sold to the University of California in 1870, were never fully realized, but his idea of placing the campus between the north and south forks of Strawberry Creek remains a defining feature of UC Berkeley to this day, said Tom Lollini, the school's assistant vice chancellor for physical and environmental planning.

Lollini said the university would provide a portion of funding for rehabilitating Piedmont Avenue and also had long-range plans for extending Olmsted's design of the roadway north through campus as far as Hearst Avenue.

Berkeley is working with Friends of Piedmont Way and has installed a plaque at Bancroft Way describing the street's history and the efforts to improve it. The city also put up temporary barriers to prevent parking on the grassy medians, which were becoming rutted mud pits.

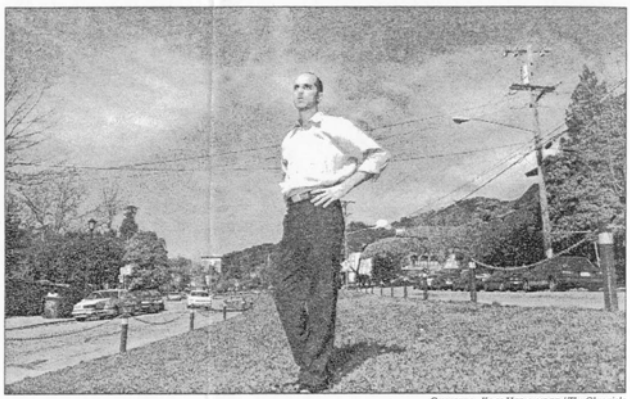
Tasvir "Taz" Patel, a UC Berkeley junior and president of the Inter-Fraternity Council, said the loss of parking upset some in the "Greek community," but most students have since come to appreciate the change.

Patel said he hoped the beautification of Piedmont Avenue would lead fraternities and sororities on the street to rehabilitate their residence halls.

The barriers are supposed to come out after the roadway is lowered, which will make it hard to park in the medians, said assistant city manager Jim Hynes. The repaving of the street is likely to be put off until fiscal 2005-06 because of the city's current budget situation, he said.

"Right now, we're mostly in the position of cheerleader," he said.

E-mail Patrick Hoge at phoge@sfchronicle.com.



CHRISTINA KOCI HERNANDEZ / *The Chronicle*

Michael Kelly says Frederick Law Olmsted envisioned a canopy of trees over Piedmont Way.

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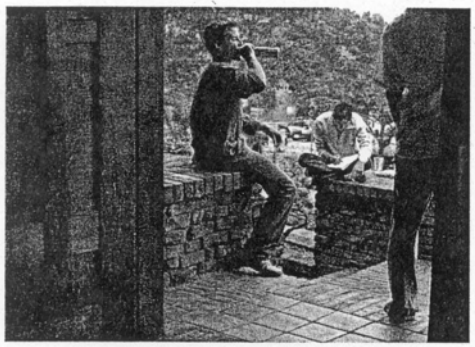
NEIGHBORHOODS

BY SAM WHITING

The Ultimate Bungalow

Dropping by Berkeley's Thorsen House



Jason Bentley hangs out with his housemates at the historic UC dwelling.

Jason Bentley didn't know about the curse of Thorsen House when he rang the bell of this pristine Berkeley Craftsman.

An architecture major at Cal, Bentley was looking for housing with like kind when he walked in as a freshman. Now a graduate at 22, he still hasn't walked back out, having learned the hard truth about living in a Greene & Greene masterpiece with stained glass, wood paneling and Mission oak furniture.

"The tragedy is that you'll never live in a house that good again," is how alumnus Dave Munroe puts it, and he is still hanging around Thorsen at age 41.

When Frederick Law Olmsted designed Piedmont Way as a grand boulevard on the upper edge of the College of California in 1865, he didn't know that it would become fraternity row. Neither did Julia Morgan, who followed along to backfill it with elaborate homes behind garden setbacks.

The college then became a university, the Way became an Avenue, and most of the homes were chopped up, made over and paved under for student living. Only Thorsen House, completed in 1910, is as it was.

"People stop and stare and say, 'Ooh, it's so pretty,' " Bentley says. "They're not sure whether it's a fraternity or a sorority."

It's neither. Thorsen is owned by Sigma Phi, an all-male society, as opposed to a fraternity, meaning its mission is not to trash the place. The 15 live-in members spend every Saturday morning patching and polishing, and Saturday afternoon showing it off.

Thorsen is two doors away from Memorial Stadium, where the California Golden Bears will play their last home game Saturday against Washington. Any fan can detour under the wrought-iron entryway to Thorsen House and up the clinker-brick steps for a friendly tour.

This is a generous offer, as proved by Friends of the Gamble House (a Greene brothers society). They came up from Pasadena in the summer of 1996, decorated it and got 15,000 visitors to pay $12.50 each to walk through the only "ultimate Bungalow" Charles and Henry Greene built in Northern California.

"I've come down in my bathrobe: 'Hey, come on in. Let me show you around,' " Bentley says. "What they really like to see is that it's not a museum. It's lived in."

Coming out the door, Bentley, Munroe and the house Lab, Max, begin any neighborhood tour in the median strip. Set in the dirt is a state landmark plaque that most people walk over. It describes Olmsted's first residential landscape plan, done during his triumphant 20-year work on Central Park.

The strip runs five short blocks from Dwight Way to the north end of the stadium. To get the full impact of what Berkeley residential architects aspired to in the late 1920s, you have to go a little farther to see Bowles Hall, the Gothic castle on Charter Hill. Designed by UC architect George Kelham, it opened in 1929 as the first public-university-owned dormitory in California. Bowles is on the National Register of Historic Places, as is the International House (Kelham, 1932) and Thorsen House, which occupy opposite corners of Piedmont and Bancroft.

Near the new Haas School of Business sits the old Sigma Phi house. In 1943, the university seized it for Boalt Hall law school. The Sigma Phis got $35,000, crossed the street and paid $29,000 for the home of lumberman William Thorsen. That turned out to be a deal no lawyer could pull off, because Thorsen House was recently appraised at $3.2 million.

Next door is the Chi Psi house, which some know as the fraternity of Jerry Mathers (a.k.a. the Beaver). Others know it as Mark Bingham's house. Nobody knows it as a Julia Morgan — one of seven on Piedmont — because it is unrecognizable. The gardens were carved out for a parking lot with a sand volleyball court on top. The facade was turned into a crude flat front of aluminum, thanks to the generosity of a brother who was a Kaiser heir.

"It's cool," says Bentley, trying to be diplomatic. "except for the fact that it's structurally unsound and they've ruined a piece of historic architecture."

Things are worse with Olmsted's median, which has been denuded to a strip of dead grass with a low chain-link fence around it. Also clear-cut is Channing Circle, where the tour ends in front of the red-brick Fiji house, built in 1928 to look as a fraternity should.

"That's thought of as being the most significant house on the street," Munroe says, "after Thorsen House."

Last summer, Friends of Piedmont Way organized to pay for burying the power poles that have replaced the trees. Sigma Phi has helped by hosting two screenings of the new documentary film "Greene & Greene: The Art of Architecture," in the living room where it was filmed.

"It's a lifetime commitment," says Bentley. "Yeah," adds Munroe regretfully, "but you don't get to live there for a lifetime." ◆

E-mail Sam Whiting at swhiting @sfchronicle.com.

 PHOTO BY MIKE KEPKA

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Trees, Please

by CORINNE CHEN
CONTRIBUTING WRITER

Piedmont Avenue is getting a new makeover to look old.

Friends of Piedmont Way, a community organization, and the university are joining together to restore the street to its original design, conceived in 1865 by the city of Berkeley landscape architect Frederick Law Olmsted.

"As a Berkeley resident, several of us got together because we got tired of construction of the parkway. The whole area was supposed to be an archway of trees, a calming device for the fraternities, sororities and the university," said Bill Robbins, director of Friends of Piedmont Way, at the ceremony unveiling the plan Thursday.

When completed, the street will be restored to its original design, which, according to a pamphlet put out by Friends of Piedmont Way, called for "a grand over-arching canopy of foliage along Piedmont Way set within a complex landscape of foreground, middle ground and distant visual elements."

Over time, the street has deteriorated into its present condition. Overhead power lines and frequent construction damaged and uprooted many plants, as did increased residential growth. The surfacing and the curbs have also suffered much wear and tear.

"I came to the university in 1966, and it's been disheartening to see it deteriorate," said Berkeley Mayor Tom Bates.

Michael Kelly, historian for Friends of Piedmont Way, said the biggest hurdle to the restoration will be putting the utility lines underground. When completed, the unsightly poles along the street will be replaced with trees.

The total cost will be about $3 million, according to Robbins. Undergrounding the utilities will cost $1 million, and restoration and upkeep of the trees will cost $2 million.

The university is financing one-third of the costs, and the city will pay for the repaving and restoration of the curbs and gutters. The rest of the money is being raised by Friends of Piedmont Way through private fund-raising and grants.

The actual construction work will begin in 2004 when the street will be repaved, which, according to Jim Hynes, assistant to the city manager, will lower the street five to six inches.

"The project will make the Greek community look better," said Tasvir Patel, a spokesperson for the Interfraternity Council. "The fraternities, sororities and co-ops will be in an active role because obviously when there is construction, there will be a lot of dust and noise." He said that students will try not to park on the center median to prevent further damage.

Olmsted is known for first exploring and developing the concept of residential landscape design, integrating the environment into his designs. Piedmont Avenue was Olmsted's first residential project. It served a crucial role in his career, being "the first thought of a parkway that he used in the nation afterwards, designed for communities," said Kelly.

After designing Piedmont Avenue, Olmsted went on to design landmarks including Capitol Grounds in Washington, D.C., Central Park in New York City and the Stanford University campus.

COURTESY/MICHAEL KELLY

PIEDMONT AVENUE *at the corner of Channing Way, as it looked in 1914. Friends of Piedmont Way, the city and UC Berkeley are seeking to restore Piedmont Avenue to its original design from 1865. The restoration would include trees arching over the street, as well as repaving, and*

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REPORT

UPON A

PROJECTED IMPROVEMENT

OF THE ESTATE OF

THE COLLEGE OF CALIFORNIA,

AT

BERKELEY, NEAR OAKLAND.

BY

OLMSTED, VAUX & CO.,

LANDSCAPE ARCHITECTS.

New York:
WM. C. BRYANT & CO., PRINTERS, 41 NASSAU ST., COR. LIBERTY.

1866.

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REPORT.

To the Reverend S. H. Willey;
Chairman of Committee:

Sir;

The portion of the estate of the College of California, for the improvement of which a plan is required, lies immediately below the steep declivities of the coast range, north and east of that which has already been laid out in rectangular blocks and streets, and sold in village house lots by the Trustees. No change is proposed to be made in the existing public roads and streets, with which, therefore, any improvements to be made are required to be conveniently associated.

When I first visited the ground at your request, it was proposed that the buildings to be erected for the Institution should be placed upon a site which looked down upon the surrounding country on every side except that which would be to their rear, and that the remainder of the property should be formed into a *Park*, for which it was desired that I should furnish a plan.

After some preliminary study, I advised you that whatever advantages such an arrangement might have in a different climate and soil, it would in my judgment be inappropriate to your site and inconvenient to your purposes, while it would permanently entail burdensome expenses upon your institution.

My objections to the original project having been deemed conclusive, I was requested to review the whole question of the placing of the College buildings and the disposition to be made of the tract within which it had been determined that a situation for them should be selected. The general conclusions to which I was brought by this review having been verbally presented to your Committee, I was instructed to draft a plan in accordance with them. This I have done, and in the present report I have to show how this plan is adapted to serve the main purposes of your corporation, as well as some others of public interest.

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The question as to the local circumstances that would be most favorable to the attainment of the objects of a College, is mainly a question of adjustment between a suitable degree of seclusion and a suitable degree of association with the active life of that part of the world not given to the pursuits of scholars. The organic error in this respect of the institutions of the middle ages and the barrenness of monastic study in the present day, is too apparent to be disregarded. Scholars 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, and this can only be acquired through a familiarity with the higher and more characteristic forms in which it is developed. For this reason it is desirable that scholars, at least during the period of life in which character is most easily moulded, should be surrounded by manifestations of refined domestic life, these being unquestionably the ripest and best fruits of civilization. It is also desirable that they should be free to use at frequent intervals those opportunities of enjoying treasures of art which are generally found in large towns and seldom elsewhere.

Such is the argument against a completely rural situation for a College.

On the other hand, the heated, noisy life of a large town is obviously not favorable to the formation of habits of methodical scholarship.

The locality which you have selected is presumed to be judiciously chosen in respect to its proximity to San Francisco. Although it has the advantage of being close by a large town, however, the vicinity is nevertheless as yet not merely in a rural but a completely rustic and almost uninhabited condition, two small families of farmers only having an established home within half a mile of it. This is its chief defect, and the first requirement of a plan for its improvement is that it should present sufficient inducements to the formation of a neighborhood of refined and elegant homes in the immediate vicinity of the principal College buildings.

The second requirement of a plan, is that, while presenting advantages for scholarly and domestic life, it shall not be calculated to draw noisy and disturbing commerce to the neighborhood, or any thing else which would destroy its general tranquility.

The third requirement of a plan is, that it shall admit of the erection of all the buildings, the need of which for college duties can be distinctly foreseen, in convenient and dignified positions,

and leave free a sufficient space of ground for such additional buildings as experience may hereafter suggest, as well as for exercise grounds, gardens, &c.

I proceed to a consideration of the means of meeting the first of these requirements.

San Francisco is so situated with regard to the commercial demands of various bodies of the human race, that it may be adopted as one of the elements of the problem to be solved, that many men will gain wealth there, that the number of such men will be constantly increasing for a long time to come, and that a large number of residences will be needed for these suited to a family life in accordance with a high scale of civilized requirements. If these requirements can be more completely satisfied in the neighborhood of the college than elsewhere, it may be reasonably anticipated that it will eventually be occupied by such a class as is desired.

We have to consider then, what these requirements are, and whether, by any arrangements you can make or initiate, they may be provided for in an especially complete way, on the property which you have to dispose of.

We shall gain but little light in this matter, by studying the practice of those who have had it in their power to choose the circumstances of their residence, the difference in this respect being very great, and leading to no clear, general conclusions. Some, for instance, as soon as they are able to withdraw from the active and regular pursuit of their business in towns, seem to have cared for nothing but to go far away from their friends, and to rid themselves of the refinements of life and the various civilized comforts to which they have been previously accustomed. Others can only make a choice among lofty structures, the windows of which look out on busy streets, so that the roar of toiling, pushing crowds, is never escaped from, while for any enjoyment of natural beauty, the occupants might as well be confined in a prison.

In England, the prevailing fashion of wealthy men for several centuries, has been to build great stacks of buildings, more nearly represented by some of our hotels, than anything else we have, and to place these in the most isolated positions possible, in the midst of large domains, with every sign of human surroundings not in a condition of servility or of friendly obligation to themselves, carefully obliterated or planted out.

This fashion, growing as it doubtless has, out of a conservative dis-

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position in regard to feudal social forms, has also been frequently followed in a cheap and shabby way by many in America, especially in the Southern States, yet no argument can be needed to show its utter inadaptation, even with profuse expenditure, to the commonest domestic requirements of our period of civilization.

The incompleteness of all these arrangements is easily traced to the ordinary inclination of mankind to over-estimate the value of that which happens to have been difficult to obtain or to have seemed to be so, and to overlook the importance of things which are within comparatively easy reach.

It is only by reference to some general rule that will satisfy the common sense, that the comparative value of one or the other of the possible conditions of a residence can be safely estimated, so that those things which are essentially important, may not be sacrificed to matters which are of value only as they gratify a temporary personal fancy or caprice of taste.

Such a general rule may, I think, be stated as follows:

The relative importance of the different provisions for human comfort that go to make up a residence is proportionate to the degree in which, ultimately, the health of the inmates is likely to be favorably influenced by each, whether through the facility it offers to the cheerful occupation of time and a healthful exercise of the faculties, or through any more direct and constant action.

Every civilized home centres in an artificial shelter from the elements; a contrivance to shut out rain, and wind and cold. But little judgment is required to make a shelter sufficiently large and effective. To accomplish this in a way that will be compatible with a due provision of sunlight and fresh air, however, is more difficult. In fact, perfect shelter at all times and as free a supply of fresh air and sunlight as is desirable to be used by every human being at intervals, is impossible. Yet, as their use seems to be always free to the poorest and least intelligent of men, it seldom occurs to such as are intent on making good provision in other respects for the comfort of their families, to take great care to make the use of sunlight and air easy and agreeable. The consequence is that their houses are really no better in this respect than those of careless and indolent men; often not as good, the advantages of the latter in this one particular being sacrificed by the more prudent to more complete arrangements for accomplishing the primary purpose of shelter.

More unhappiness probably arises from this cause, in houses which

are in most respects luxuriously appointed, than from any other which can be clearly defined and guarded against.

Attractive open-air apartments, so formed that they can be often occupied for hours at a time, with convenience and ease in every respect, without the interruption of ordinary occupations or difficulty of conversation, are indeed indispensable in the present state of society to the preservation of health and cheerfulness in families otherwise living in luxury. The inmates of houses which are well built and furnished in other respects, but in which such apartments are lacking, are almost certain, before many years, to be much troubled with languor, dullness of perceptions, nervous debility or distinct nervous diseases. The effort to resist or overcome these tendencies, except by very inconvenient expedients, such as traveling abroad, or others of which it is impossible to make habitual use without a sacrifice of the most valuable domestic influences, leads to a disposition to indulge in unhealthy excitements, to depraved imaginations and appetites, and frequently to habits of dissipation.

It may be thought that this is a defect which, in most houses with private grounds about them, might be so easily remedied that it is hardly credible that I do not exaggerate the degree in which it mars the happiness of families who are so fortunate as to live out of the midst of towns. But it is a great mistake to suppose that it is a simple matter to make it convenient and agreeable, to delicate women especially, to spend much time healthfully in the open air. Lord Bacon, three hundred years ago, sagaciously observed:

"God Almighty *first* planted a garden, and, indeed, it is the purest of human pleasures; it is the greatest of refreshment to the spirits of man, without which buildings and palaces are but gross handiworks: *and a man shall ever see that when ages grow to civility and elegance, men come to build stately sooner than to garden finely—as if gardening were the greater perfection.*"

In the formation of country residences of the smallest pretensions far greater study and a far larger proportionate expenditure is generally made in England, and in most countries where civilization has been long established, upon matters of out of door domestic convenience than in America. Yet the difficulties to be overcome and the need to overcome them, are incomparably greater in America, and especially in California, than in England. The truth is they are so great that they are commonly regarded as insurmountable, and a deliberate effort to make sure that the out of door part of a residence shall

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be conveniently habitable and enjoyable is not thought of. The "garden" and "grounds" are regarded merely as ornamental appendages of a house, marks of the social ambitions of the owner, like the plate and carpets within, rather than as essentials of health and comfort, like the beds and baths. Yet the frequent action of free sun-lighted air upon the lungs for a considerable space of time is unquestionably more important than the frequent washing of the skin with water or the perfection of nightly repose.

Another class of civilized requirements frequently forgotten by men who have earned, by their skill and industry in providing for the wants of others, the right to live luxuriously, consists of those which can only be met by the services of numerous persons who are not members of the family requiring them, such as purveyors of various articles of food and bodily refreshment; artisans, musicians, nurses, seamstresses, and various occasional servants. (Physicians, teachers and clergymen might be added, but the absence of these from a neighborhood is less frequently overlooked.) Townspeople who have been accustomed to find those able to render such services always within ready call are particularly apt to neglect to consider how much of their comfort is dependent on this circumstance, and often discover it only after they have, by a large expenditure, made a home for themselves in which they are obliged to live in a state which, by comparison with their town life, seems one of almost savage privation.

The first of the two classes of requirements to which I have referred, it is obvious, can never be satisfactorily provided for in a town house, as towns are usually laid out. Hence, as statistics testify, families living in such towns, except where habitual resort is had to parks or gardens, or to annual journeys in the country, constantly tend to increasing feebleness of constitution, and generally become extinct from this cause in a few generations. The second class can not be provided for in an isolated country house. Hence, in a great measure the frequency with which wealthy men who have spent enormous sums to provide themselves country houses abounding in luxury, are willing, after the experience of a few years, to dispose of them at great pecuniary sacrifice.

It is true, that by great expenditure, many of the usual inconveniences and deprivations of a residence in the country may be made of small account. But often it is found that with double the current

expenditure in a country house of the most luxurious equipment, the same variety of civilized enjoyments can not be obtained as are to be had in town houses of a much more modest description. There are certain very desirable commodities, indeed, that very poor families can enjoy when living in or near large towns, that even the very rich commonly dispense with when they live in the country. These constitute a large part of the attractions which such towns have for poor and rich alike.

There can be no question, that, as a general rule, people of easy circumstances, especially those who have the habits of townspeople, if they want to make the most of life, should not undertake to live where they will be necessarily dependent in any degree much greater than is usual in towns for the supply of their every day material requirements upon labor performed within their own walls, nor where they can be deprived at any time of year, much more than they would be in towns, of good roads and walks, and other advantages for exercise, and easy, cheerful use of whatever advantages there may be near them for social intercourse. Yet it is equally certain that if they fail to secure fresh air in abundance, pleasant natural scenery, trees, flowers, birds, and, in short, all the essential advantages of a rural residence, they will possess but a meagre share of the reward which Providence offers in this world to the exercise of prudence, economy, and wise forecast. But if we are thus compelled to seek the site for a residence "out of town," and to take care that all effort to secure comfort in it is not exhausted in the plan of the mere house, or shelter from the elements, we must also remember that to keep extensive private grounds in good repair, and perfectly fresh and clean, requires more skill and labor, as well as administrative ability, than all the rest of the ordinary housekeeping affairs of a moderate family. And as, unless they are so kept, extensive private grounds are not simply useless, but absolutely irksome, when associated with a family residence, and as it is hardly possible in America to maintain for any lengthened period a large body of efficient domestic servants, however extravagantly disposed a man may be in this particular, the folly of attempting to imitate the aristocratic English custom which has been referred to is evident.

It may be laid down, then, as a rule, to which there will be but few exceptions, and these only in the case of families not only of very unusual wealth, but of quite exceptional tastes, that for the daily use of a family, no matter how rich, if the site be well chosen,

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and the *surrounding circumstances are favorable*, a space of private ground of many acres in extent, is entirely undesirable.

If the surrounding circumstances are *not* favorable—if there are dirty roads, ugly buildings, noisy taverns, or the haunts of drunken or disorderly people near by, ground which it would otherwise be undesirable to hold may be wanted in which to plant them out of sight and hearing; if the country in the neighborhood is not agreeable to walk, ride, or drive through, a large space may be wanted in which to form extended private walks, rides, and drives, which shall be artificially agreeable; if one's neighbors are of surly, hot-blooded, undisciplined, quarrelsome character, he will want to buy them out of their land in order to have them at a greater distance, and to be free from the danger of their return. If he is himself of an ostentatious, romantic, and dramatic disposition, he may require, more than any other luxury, to have a large body of servile dependents about him, and may want to disguise the fact of his actual insignificance among his neighbors by establishing his house at a distance from anything that he can not think of as belonging to himself or subordinate to his will. But the great majority of men who have the ability to gain or hold wealth in America come under neither of these heads, and in the choice of a place of residence will find it best, at the outset, to avoid, if they have the opportunity to do so, all such conditions as have been enumerated.

A respectable college could not be established in any locality without bringing to it a certain amount of neighborhood advantages, while if it is not positively repellant to, it at least can have no direct attraction for, the more common constituents of a bad neighborhood, that is, for those things which every man must wish to keep at a great distance from his house. If, then, you can make your neighborhood positively attractive in other respects, especially if you can make it in important particulars more attractive than any other suburb of San Francisco, you can offer your land for sale, for villa residences, in lots of moderate size, with entire confidence that you will thus cause to grow up about it such a neighborhood as is most desirable, with reference to your first purpose.

What, then, are the requisites (exterior to private ground) of an attractive neighborhood, besides good neighbors, and such institutions as are tolerably sure to be established among 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. Just so far as they fail in any of these respects, whatever is beautiful in the neighborhood, whatever is useful—churches, schools, and neighbors included—becomes in a certain degree disagreeable, and a source of discomfort and privation. No matter what a neighborhood may be in all other respects, therefore, if it fails in these it must be condemned as unfit for a civilized residence. It is folly to suppose that compensation for the ill-health and the vexations that will daily arise from a poor provision in this respect will be found in such other circumstances as a beautiful prospect from a house, or a rich soil, or springs of water or fine trees about it, or any other mere private or local possession, for the lack of these can generally be remedied in large degree by individual wisdom and expenditure, while the lack of good out-goings cannot.

The desideratum of a residence next in importance will be points in the neighborhood at which there are scenes, either local or distant, either natural or artificial, calculated to draw women out of their houses and private grounds, or which will at least form apparent objects before them when they go out. It will be all the better if many are likely to resort to these points, and they thus become social rendezvous of the neighborhood.

Next to points at some distance from a house commanding beautiful views, it is desirable to be able to look out from the house itself upon an interesting distant scene. This is generally not too little but too much thought of, the location of many houses being determined by regard for this circumstance alone, and things of far greater importance being sacrificed to it. It will be found that when this is the case—when, for instance, a house is placed in a lonely, bleak position, on the top of a hill difficult to ascend—the most charming prospect soon loses its attractiveness, and from association with privation and fatigue becomes absolutely repulsive.

Nor is it desirable that a fine distant view should be seen from all parts of the house, or of the grounds about it. This, indeed, is impossible, if the house and grounds are in themselves completely

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agreeable. The first and most essential condition of a home, is domestic seclusion. It is this which makes it home, the special belonging of a family. If it is not attractive within itself, and chiefly and generally within itself, and made so by, or for the sake of, the family, it is no home, but merely a camp; an expedient of barbarism made use of to serve a temporary purpose of a civilized family. Yet it is a good thing to be able at times, without going far, within or without the house, to take a seat from which, while in the midst of the comfort and freedom from anxiety of a home, a beautiful or interesting distant scene can be commanded. It is not desirable to have such a scene constantly before one. If within control, it should be held only where it can be enjoyed under circumstances favorable to sympathetic contemplation.

The class of views most desirable thus to be had within easy reach, is probably that which will include all well balanced and complete landscapes. The general quality of the distant scene should be natural and tranquil, but in the details there should be something of human interest. No matter what the character of the distant outlook, however, it is always desirable that the line or space of division between that which is interior and essential to the home itself and that without which is looked upon from it, should be distinct and unmistakable. That is to say, whenever there is an open or distant view from a residence, the grounds, constructions and plantations about the house should form a fitting foreground to that view, well defined, suitably proportioned, salient, elegant and finished.

It may be observed that such an arrangement is not compatible with what some writers on landscape gardening have said of "appropriation of ground;" but it need hardly be argued that a man is going wrongly to work to make a home for himself when he begins by studying how he can make that appear to be a part of his home which is not so.

Even if this appropriated ground were public ground, to look at it from a private house without seeing a well defined line of separation between it and the family property, or without a marked distinction of character between the two, in the details of the scenery, would be to have the family property made public rather than the public property made private.

If it is desirable that the distinction between the character of the ground which forms a part of the home and of that which forms a part of the neighborhood beyond the home, should be thus emphasized, it is also desirable, and for a like reason, that there should be a

somewhat similar gradation between that which constitutes the neighborhood and that which is more distant. In other words, a neighborhood being desirable, the existence of a neighborhood should be obvious, and for this reason the scenery which marks the neighborhood should be readily distinguishable. The view from the window or balcony should, in short, be artistically divisible into the three parts of; first, the home view or immediate foreground; second, the neighborhood view or middle distance, and third, the far outlook or background. Each one of these points should be so related to each other one as to enhance its distinctive beauty, and it will be fortunate if the whole should form a symmetrical, harmonious and complete landscape composition.

Of these three desiderata, the first only can be supplied by private effort. A site for a residence, therefore, should be selected, if possible, where the other two are found ready to hand.

For the purpose of ascertaining what was necessary to be supplied upon your ground to give it the advantages which have been described, and others, generally recognized to be essential to a neighborhood of the best form of civilized homes; I visited it under a variety of circumstances, in summer and winter, by night and by day, and I now propose to state what are its natural conditions; what are the artificial conditions required, and how these may be best secured.

First.—In respect of soil, exposure, natural foliage and water supply, your ground is, to say the least, unsurpassed in the vicinity of San Francisco.

Second.—There are few if any suburbs which command as fine a distant prospect. The undulations of the ground and the difference of elevation between the upper and the lower parts give the advantage of this prospect in its main features to a large number of points of view, so situated that the erection of buildings and the growth of trees at other points will be no interruption to it.

Third.—With respect to climate and adaptation to out of door occupation, persons who had resided upon the ground or who had had frequent occasion to cross it, having stated that the sea-winds which nearly everywhere else near San Francisco are in summer extremely harsh, chilling and disagreeable to all, and often very trying to delicate persons, were felt at this point very little, I gave this alleged advantage particular consideration.

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During the month of August I spent ten days on the ground, usually coming from San Francisco in the morning and returning at night. The climate of San Francisco was at this time extremely disagreeable, while that of the College property was as fine as possible. One morning, when I left San Francisco at nine o'clock, though the air was clear, a light but chilling north-west wind was blowing. The same wind, somewhat modified, prevailed at Oakland. At Berkeley the air was perfectly calm. Ascending the mountain side a few hundred feet, I again encountered the wind. Descending, it was lost, and the air remained calm until I left at five in the afternoon; the temperature being at the same time agreeably mild. During all the day I observed that San Francisco was enveloped in fog and that fog and smoke drifted rapidly from it over the bay and over Oakland. At five o'clock, in returning to San Francisco, after driving two miles toward Oakland, I had need to put on my overcoat. In the cabin of the ferry-boat, with doors closed, I saw women and children shivering, and heard the suggestion that the boat should be warmed in such weather. At San Francisco I found a blustering, damp wind and my friends sitting about a fire. The following day there was in the morning a pleasant, soft breeze at Berkeley, but late in the afternoon it fell to a complete calm. I determined to remain on the ground for the purpose of ascertaining whether this would continue or whether it preceded a change of temperature and a visit of the sea-wind after night-fall. At sunset the fog-clouds were rolling over the mountain tops back of San Francisco, gorgeous in rosy and golden light; the city itself was obscured by a drifting scud. At Berkeley the air remained perfectly serene, and, except for the fog-banks in the southwest, which soon became silvery and very beautiful in the moonlight, I never saw a clearer or brighter sky. It remained the same, the air being still of a delightful temperature, till morning, when the sun, rising over the mountains in the rear, gave a new glory to the constant clouds overhanging the heights on each side of the "Golden Gate." Going back in the afternoon to San Francisco, I again found the temperature in contrast to that of Berkeley disagreeably chilling, though the day was considered there an uncommonly fine one and the wind was less severe than usual.

I have visited the other suburbs of San Francisco and studied them with some care, and, without being able to express a definite estimate of the degree of difference between their climate and that of Berk-

eley, and without being able to assert from my limited observation, that the immunity of the latter from the chilling sea-wind is absolutely complete and constant, I think that I am warranted in endorsing the opinion that the climate of Berkeley is distinguished for a peculiar serenity, cheerfulness and healthfulness.

I know of no entirely satisfactory explanation of the fact. But it may be observed that it lies to the northward of the course of the northwest wind which draws through the Golden Gate and which sweeps the peninsula to the southward of the city and the Contra Costa country south of Oakland, and that there are to the northward and northwestward of it several spurs of the Monte Diablo range, the form of which is calculated to deflect currents of air setting down the bay from the northward. The form of the trees on the top of the nearest of these hills indicates an upward deflection of the northerly wind.

It will be seen that the natural advantages which led to the choice of the locality for the college, adapt it still more for a neighborhood of luxurious family residences.

The disadvantages of the site, as compared with districts in other parts of the world, which are considered to be of choice character for rural or suburban residences, are those which are common to all the country near San Francisco, and most of these it possesses in less degree than any other I have seen, while, at the same time, there are in the local conditions, unusual advantages for overcoming them. If, therefore, these advantages are made use of in a large, bold and resolute way, the neighborhood will ultimately possess attractions, especially for those with whose memories of childhood the rural scenes of the Atlantic States, or of most of Northern Europe are associated, with which there will be nothing else to compare in the vicinity. I say this, not out of regard for the charm which such scenes would have from mere association with youthful pleasures, but for the fact that there is a real relationship of cause and effect between the conditions which are necessary to the elements of those scenes, and those which are required to contribute to the comfort of mankind. For instance, the ground will not often be found hard, nor harsh, nor sticky, and neither mud nor dust will cause annoyance when a ramble is taken over surface all of which is either sheltered by foliage, or covered with turf. Again, in a country of thick, umbrageous, pendulous woods, coppices and thickets, protection from

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severe winds, and from the direct rays of the sun everywhere appears to be close at hand, and we feel less instinctively disinclined to venture forth freely in it. Moreover, when these elements of scenery are found in profusion, the scene before us, as we move in any direction, is constantly interrupted by the bodies of foliage, and re-arranged into new combinations and these often have a proportion and relation of parts which satisfies the requirements of an artistic instinct, and which, in a complete realization, constitutes what is technically termed a composition. For this reason, although it may not command our wonder, or any profound feeling, it gives promise of constant interest, and cheerfully influences the imagination. There will be greater interest also, in the details of such scenery which must be closely observed, than in any other. Birds and flowers, for instance, will be more evenly distributed over it, so that even in their absence, we never know that we may not, at the next moment come upon them.

But let any one go out into the country near San Francisco, in any direction, and he will rarely find his interest thus stimulated. At one season he will every where find abundant flowers, and in some of the gulches he may always find bushes and birds. Looking at the distant hills from a high position again, he may see a certain beauty of scenery, yet it can seldom be said that he has before him a completely beautiful landscape; probably never, in any place otherwise suitable for a home, and during any considerable part of the year. The nearer part of the natural landscape will nearly everywhere be coarse, rude, raw; grand or picturesque possibly, but never beautiful or appropriate to a home. Nor, however great the beauty, in certain states of the atmosphere, of the distant hills and water, is there anything in nature which seems to invite or welcome one to ramble. The surface of the ground beyond the immediate foreground commonly seems hard, bare, dead and bleak; what few trees there are appear stiff and rigid, and are as dull and monotonous in color as they are ungraceful in form. Even the atmosphere, when it is not foggy and chilly, is colorless and toneless. Only in the far distance is there any delicacy and softness.

Thus, however grand it may be, and whatever interest it may possess, the region about San Francisco, is peculiarly destitute of what I may denominate domestic beauty, and of that kind of interest which is appropriate to domestic occupation.

It would be audacious to suppose that even in a neighborhood of

a mile or two in extent, these defects could be completely remedied, or that they could be remedied in any notable degree in a very short time, or without much judiciously applied labor. But, if what is proposed to be accomplished, is modestly conceived, and the requisite effort is made and sustained for a sufficient period, it is unquestionable that the more uninviting elements of the existing scenery may be reduced in importance, and its more attractive features presented to much greater advantage than they are under merely natural circumstances, or under any artificial conditions yet in existence. It may also be confidently anticipated that the result will be peculiarly home-like and grateful in contrast to the ordinary aspect of the open country of California.

For instance, if we imagine the greater part of your property to have passed in tracts of from two to five acres into the possession of men each of whom shall have formed, as a part of his private residence, a proper foreground of foliage to his own home outlook, it follows, from what I have before argued, that one of the chief defects of the scenery would be in a great degree remedied. For these bodies of rich and carefully nurtured foliage would form part of an artistic middle distance to all other points in the vicinity which would overlook them, and would so frame under the more distant prospect from these exterior points of view, that a strong gradation of aerial perspective would occur, and the fact will be observed that if the range of the eye is but thus carried to a certain distance, especially to the westward or southward, the view is everywhere exceedingly beautiful, both in respect to the form of the hills and their beauty of color and tone, under all atmosperic conditions. Even in stormy weather, there is great grandeur in the movements of the clouds rolling over their sombre slopes and declivities, and I remember a single scene of this kind as one of the most impressive that I have ever witnessed. But on ordinary occasions the view to the westward, if the eye does not regard the dullness of the nearer part of the landscape, while it is one of great depth and breadth, is also one of peculiarly cheerful interest.

The main requirements of a plan, then, for the improvement of this region, with reference to residences, must be, first, so to arrange the roads upon which private property will front as to secure the best practicable landscape effects from the largest number of points of view; second, so to arrange the roads and public ground as to give the owners of the private property satisfactory outgoings, in respect, first, to convenience of use; second, to attractiveness in their borders;

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and, third, to command of occasional distant views and complete landscapes.

To meet the second of these requirements, 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.

This, in the climate of the locality, implies one of two things, either that the whole roadside is watered daily during several months of the year, or that it is closely lined and draped over with living foliage.

The latter might be undesirable if there were pleasant open scenery along the road; but where, as it must be supposed will be the case here, there will generally be within a distance of a hundred feet, or more of the road, only a choice between a harsh, brown surface, as at present, or a private garden (it may be a vegetable garden), or a continuous grove, it will be the more agreeable as well as much the cheaper arrangement.

I can think of nothing to which the imagination turns with more eagerness in the bleak and open scenery, and the exceeding and all-pervading lightness of the day-light of California, than to memories of shady old lanes running through a close and overarching bowery of foliage, and such an ideal should be fixed before whoever is placed in charge of your improvements. Until the experiment has been tried on your soil, perfect success cannot be predicated, perhaps, with entire confidence, unless you should conclude to lay on water in such a way that it would be applied freely and without fail, by mechanical action, to your road borders. That the ideal might be thus perfectly realized will be evident to any one who will follow up the water-course in the ravine a few rods below the Simpson House, near the point where a bridge is indicated on the plan. Here water stands near the surface of the ground during the entire summer, even when it disappears further down the arroya, and trees in the rear shade the undergrowth, which is consequently thick, intricate, luxuriant, rich, and graceful, completely sheltering the visitor from the sun, and all the ordinary untidiness of the surface of the ground is lost.

But I do not suppose that any artificial application of water would be necessary on any of the ground where in the plan roads are laid down, to secure a high degree of the desired effect, if properly selected shrubs are once well established on the soil and backed up with trees such as have already spontaneously grown in it, in many cases to good size.

The course of the roads, as laid down in the plan, generally follows the natural depressions of the surface, and I am strongly of the opinion that in these situations, if not on the more elevated parts of all the ground included in the plan, there would soon be a natural growth of trees and shrubs if perfect protection were secured for a few years from the action of fire and the close cropping of animals, and I can have no doubt that when the ground shall have been well trenched, nearly all the trees and shrubs which grow naturally in the more favored cañons of the Coast Range, as well as many others, if planted and carefully tended for two or three years, would thereafter grow healthfully, rapidly, and in graceful forms.

It will be seen, by reference to the large drawing, that all the ground, not required for other purposes, is laid out in a number of divisions, varying in length and breadth, but each of such a form that it could be easily subdivided by simple lines into lots, each of one to five acres in extent, of suitable shape and favorably situated in all respects for a family home. The relative position of the houses erected, and trees grown upon the different lots, may be such that the best view from each site will remain not only uninterrupted, but rather improved by that below it. The divisions are separated one from the other 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. The area of ground contained in these divisions is 195 acres, (including nearly 90 acres belonging to private owners between the college property and the adjoining public roads), and might with advantage be occupied by from 50 to 100 private families.

The lanes are arranged with reference to continuations to the northward and southward, should additional accommodation of the same character be hereafter found desirable. Connection is also made by shaded roads with the village already laid out in the vicinity, and a public garden, containing a children's playground, with a series of shaded walks and arbors about it, is provided for, adjoining this village.

Between the garden and the village, a street is widened so as to form a small plaza or village market-place.

There are three entrances to the series of lanes from the general direction of San Francisco. One of these is intended to be approached by a projected street railroad, and also by a direct avenue from the proposed steamboat landing at that point of the bay which is nearest

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to the property. The second approach is through the midst of the village. The third is by a new road which I recommend should be laid out as a pleasure drive from Oakland. This road would be to the southward of, and run parallel with the present Telegraph road, until after it has passed the vicinity of the new Cemetery, where it would curve upon a long radius to the left, and passing to the eastward of some of the lowest foot hills, cross the Telegragh road near the foot of the mountains, and approach Berkeley on a line parallel with the range, passing along the east side of the public garden, and reaching the vicinity of the College without entering the village, as shown upon the plan. Such a road would form a drive much more attractive than any now in use out of Oakland, and would lay open a most desirable region for residences all along the foot of the mountains.

One of the neighborhood lanes is extended eastwardly to the mouth of the valley or gorge in the mountains, which is a part of the property of the College, but which it would be inconvenient to show upon the drawing. This lane is intended to be extended up the gorge, first, however, crossing to the other side, not far beyond the point at which it terminates in the drawing. Thence it is intended to follow up the course of the brook as I have verbally explained to you, and as close upon its banks as is practicable, until the point is reached at which the branch enters from the left. There the lane should fork, being carried up the branch to the left with such curves as will be necessary to reach the small table land at present occupied by a grazier's house. From this it would return on the left bank of the southerly branch of the stream to the main stem, crossing near the fork by a bridge.

There should be a convenient stopping place for carriages upon the table land, from which a walk should be formed to the highest point of the knoll around which the lane passes. At this point there is a very interesting view through the gorge and out upon the bay, and it would be a suitable place for a small summer house or pavillion. The lane within the gorge would have to be formed by excavation in the hill side, and a thick plantation should be carefully established on the upper slope so as to confine attention to the damp ravine below and the opposite bank, which to a considerable height is abundantly covered with native foliage of a very beautiful character.

As this road follows a stream of water from the open landscape of the bay region into the midst of the mountains it offers a great

change of scenery within a short distance, and will constitute a unique and most valuable appendage to the general local attractions of the neighborhood.

The plan, as shown in the drawing, encroaches slightly upon the land which does not at present belong to your corporation, on the westward and northward, but you advised me to assume that you would be able to acquire possession of this land if desirable.

The extent of the sylvan lanes which I have described, exclusive of the village streets, the avenue to the bay shore, and the road into the mountain gorge, would be about five miles. At several points upon them there would be very fine distant views, each having some distinctive advantage. The local scenery would also at many points be not only quite interesting, even without any effort to produce special effects by planting, but it would have considerable variety, much more so than might be supposed from the drawing. The road is designed to be laid out in such a way as to make the most of the natural features, while preserving their completely sylvan and rural character, being carried with frequent curves in such a way as to make the best use of the picturesque banks of the arroyas and the existing trees upon them. These are sometimes allowed to divide it into two parts. Notwithstanding the varied curves which the arrangement involves, the general course of the lanes will be found simple and the connection between the more important points sufficiently direct. This is especially the case with the approaches to the College site from the points nearest it at which the neighborhood is entered.

A tract of low, flat ground, 27 acres in extent, pleasantly surrounded on three sides by moderate elevations, two of which retire so as to form a long bay or dell, is proposed to be formed into a small park or general pleasure ground. The site is naturally more moist, fertile and meadow-like than any other in the vicinity and a considerable number of old and somewhat quaint and picturesque oaks are growing in a portion of it. This occurrence, with a thick growth of underwood and of rank, herbaceous plants, leads me to think that if it were thoroughly drained, cleaned and tilled, trees would naturally grow upon it in more umbrageous and elegant forms than elsewhere, and that turf could be more easily formed and maintained upon its surface. I recommend that it should be surrounded by a thick plantation similar to that proposed to be formed by the side of the lanes, and that in the front of this, trees should be planted singly and in small detached groups, as they are often seen in open pastures in the

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East, while in the central portions of it a perfect living green sward should if possible be formed.

For this purpose, after the thorough under drainage of all parts of the ground, it should be trench-plowed as deeply as possible, or trenched with a spade to the depth of two feet or more; manure or rich loose soil being placed at the bottom. The surface should then be worked very fine and assorted grass seeds of the kinds which experience in Oakland and San Francisco indicates to possess the most enduring vitality in the climate, should be sown very thickly—at the rate at least of three bushels to the acre. The surface should then be rolled with a heavy roller. As soon as the grass has grown to an average height of two inches, it should be mown and rolled again with a lawn machine, drawn by a horse with his feet muffled. The mowing and rolling should be repeated at intervals of from three to ten days, whenever the grass is growing fairly, and it should never be allowed to reach the height of three inches or to form seed. With this treatment it will probably form a firm sod which will remain green, soft and velvety during the greater part of the year. At the height of the dry season, however, it would, I presume, require daily watering, and for this purpose there should be a series of hydrants concealed in the shrubbery around it, and others at intervals in the midst of it, the latter being set entirely below the surface of the ground in cases covered with a small cap, by lifting which the butt of the hose could be inserted.

I would strongly urge that not the least ground should appear outside of the necessary walks and roadway anywhere within your property, which can not be hidden from sight by the foliage of trees, shrubs or vines, except so much as you feel confident you can afford to treat in the manner which I have thus suggested. The expense of such a treatment is so great and it is so unlikely to be constantly maintained through a long series of years that I have reluctantly embodied any green sward at all in the plan. I am influenced to do so, however, by regard not only for your original desire for a much larger extent of it than is now proposed but for the very great addition to the general beauty of the neighborhood, which would be gained by such an arrangement and by a consideration of the advantages which would come from it to the institution, by supplying a suitable field for athletic games and other agreeable exercises; and the effect which it would thus have upon the health and spirits of the students and those who would be associated with them.

If this part of the plan should not be approved on account of the expense which would be required to properly carry it out, then I would suggest that at least so much turf should be formed and kept as would be contained in the strip immediately in front of the central college building, in the line of the Golden Gate. Arrangements could be made by which this might be all sprinkled with very little labor. The remainder should be planted with trees, except an arena a little south and east of the centre, to be made perfectly level and used as a ball-ground. The whole of the ground not covered with turf should be very thoroughly cleaned by repeated plowings and harrowings, then covered with three or four inches of gravel from which sand and dust, as well as all particles larger than a small olive, should have been removed by a double screening. This should be heavily rolled, and every spring afterwards it should be scuffled, dressed with salt and again rolled until hard enough and smooth enough to be swept with a common corn-broom. It might, in this way, probably be kept clean enough for use, and, surrounded or overhung by trees, it would not be offensive to the eye.

A part of the ground (D) reserved for general college purposes on the high land to the eastward of the park may be used for a garden if required, or if the plan neither of a park nor of a glade of turf extending to the westward, before the college site, should be approved, a garden would more appropriately occupy that position than private residences, or a road or walk with coppice border. A garden, however, of the same extent, whether a scientific garden or an ornamental flower garden, would be even more expensive to maintain than good turf, while it would add nothing like as much to the beauty and interest of the neighborhood and would be less directly useful to your students.

The main features of the plan have thus been sufficiently explained to show how it is intended to meet the principal requirement, namely, to offer inducements which will draw about the College a neighborhood of refined and elegant homes.

The second requirement of a plan was stated to be that, while presenting domestic attractions, the improvements proposed should not be of a character to draw about your college a noisy, disturbing commerce, or anything calculated to destroy the general tranquillity of the neighborhood. It will be observed, that with reference to this

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direct routes of communication between the different parts of the neighborhood, they would be inconvenient to be followed for any purpose of business beyond the mere supplying of the wants of the neighborhood itself,—that is to say, it would be easier for any man wishing to convey merchandize from any point a short distance on one side of your neighborhood to a point a short diatance on the other side, to go around it rather than go through it. As a further protection, when it shall be found necessary, the property may be enclosed and gates established at the entrances, so as to exclude from the lanes whatever it may be thought undesirable to admit. This precaution would probably be unnecessary, however, for many years to come.

As you have been unable to instruct me what college buildings should be introduced, I have been obliged to trust to my own judgment of your probable requirements, and form a general building plan accordingly, taking care, however, that the area and the shape of the ground proposed to be reserved for the purpose, while fitted to such an arrangement as I conjecture will be satisfactory, should at the same time leave you with considerable freedom to vary from it.

I have thought it best to assume that two considerable buildings would be required at an early period of the history of the college. One designed to contain its library, records, and scientific collections, and therefore constructed of brick, stone and iron, and as nearly fire-proof as you could afford to make it. The other to contain a general hall of assembly, and a series of class-rooms, lecture rooms, and rooms for the use of your faculty.

Whenever it should be found necessary in the future, to enlarge the library accommodations, the scientific collections might be removed to a new building, to be erected especially for that purpose, and the whole of the original building thus devoted to the library, or if less than this should be required, a smaller building might be erected for a special division, or for certain departments, of the scientific collections, as has been done at Amherst College, a single large building being there devoted to a special class of fossils, while the general geological collection remains in another. Whenever, also, the accommodations of the second building should be found insufficient, a new one may be erected for the purpose of general assembly, and the class-rooms be enlarged by the addition of the space occupied by the assembly hall in the original building.

With regard to dwellings for the students, my enquiries lead me

to believe that the experience of eastern colleges is equally unfavorable with regard to the old plan of large barracks and commons, and to the plan of trusting that the student will be properly accommodated with board and lodging by arrangements with private families or at hotels. Establishments seem likely to be finally preferred, in which buildings erected by the College will be used, having the general appearance of large domestic houses, and containing a respectably furnished drawing-room and dining-room for the common use of the students, together with a sufficient number of private rooms to accommodate from twenty to forty lodgers.

If a similar plan should be adopted at Berkeley, there need never be any very large buildings erected there in addition to the two central ones which have been proposed, and as it would be equally convenient for all purposes, as far as I can see, and much more consistent with the character of scholarly and domestic seclusion, which it is desirable should pervade the neighborhood, I should contemplate the erection of no buildings for college purposes, whether large or small, except as detached structures, each designed by itself, and as would be found most convenient for the purpose to which it was to be devoted. In other words, I would propose to adopt a picturesque, rather than a formal and perfectly symmetrical arrangement, for the two reasons that such an arrangement would better harmonize artistically with the general character desired for the neighborhood, and that it would allow any enlargement or modification of the general plan of building at present adopted for the college, which may in the future be found desirable.

I may observe that in the large Eastern colleges the original design of arranging all the buildings of a growing institution in a symmetrical way has in every case proved impracticable and been given up, while so far as it has been carried out it is a cause of great inconvenience and perplexity to those at present concerned.

With these views, having fixed a centre with which the different buildings to be hereafter erected as from time to time shall be found necessary, may be expected to have convenient connection, I propose to reserve from sale for private residences, as much ground in the vicinity of this centre as is likely to be needed for all purposes by your corporation in future.

The central buildings are intended to be placed upon an artificial plateau at the head of the dell before described. This site, while moderately elevated, yet appears slightly embayed among the slopes of the hills on all sides except that toward the

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park, over which the outlook to the westward is unconfined and reaches to the horizon of the ocean. The west front of this plateau is designed to take the form of an architectural terrace from which two broad walks between the lines of a formal avenue lead directly to the head of the dell in the park. At the foot of these walks appropriate entrances are provided from a carriage way.

The general arrangement is shown more fully in a working plan drawn to a larger scale than the principal drawing.

The construction of the necessary plateau upon the site proposed will not be an expensive undertaking as the working plan will show, and the terrace may be finished, if desired, very plainly and cheaply. At the same time the introduction of a high degree of art, at any time in the future, will be practicable, in the form of statues, fountains, and a highly decorated parapet with tile and marble pavement upon the terrace, and on each side of the broad-walks, the intermediate quadrangle and the stair and entrance ways.

Respectfully,

FRED. LAW OLMSTED.

Olmsted, Vaux & Co.,

Landscape Architects.

110 Broadway,
New York, June 29th, 1866.

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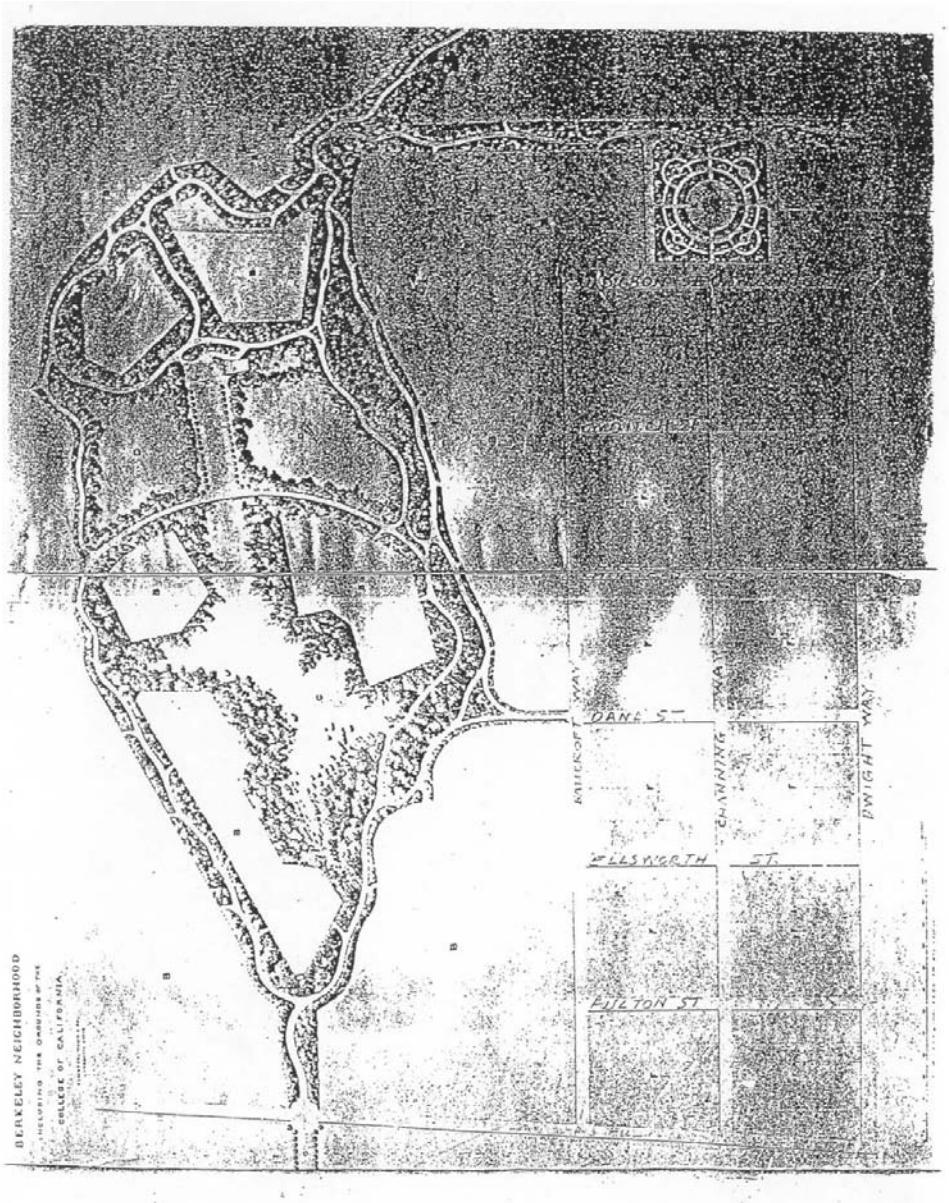

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Berkeley Historical Society
Spring 2004 Walking Tours
May 15, 2004

Today we turn back the calendar to 1865, 139 years ago, when Frederick Law Olmsted was hired by the College of California trustees to prepare a survey and map for a college site on Strawberry Creek that 13 years later would become part of the new City of Berkeley. We will review Olmsted's plan for the neighborhood adjacent to the college site, walk through some of the area involved, and hear of plans to restore some of Olmsted's inspired vision. The name for this plan was the Berkeley Property Tract.

Many fine historical accounts of the Berkeley Property Tract have been provided by local scholars. The printed material provided today will draw upon this material. Of particular are the following source materials:

The book "Berkeley Landmarks" An illustrated guide to Berkeley, California's architectural heritage by Susan Dinkelspiel Cerny, Section 6, Southeast, items 1-7

Several publications of the Berkeley Architectural Heritage Ass'n with contributions by Anthony Bruce, Leslie Emmington, Susan Cerny, Fredrics Drotos, Susan Wikender, Sharon Entwhistle, John Beach, Robert Judson Clark and others. These include:

41 Walking Tours of Berkeley, 1992

Newsletters Spring 1995 and Spring 2003

Much has been written about Frederick Law Olmsted. Two publications are particularly recommended:

"A Clearing in the Distance," Frederick Law Olmsted and America in the Nineteenth Century by Witold Rybczynski, Scribner 1999

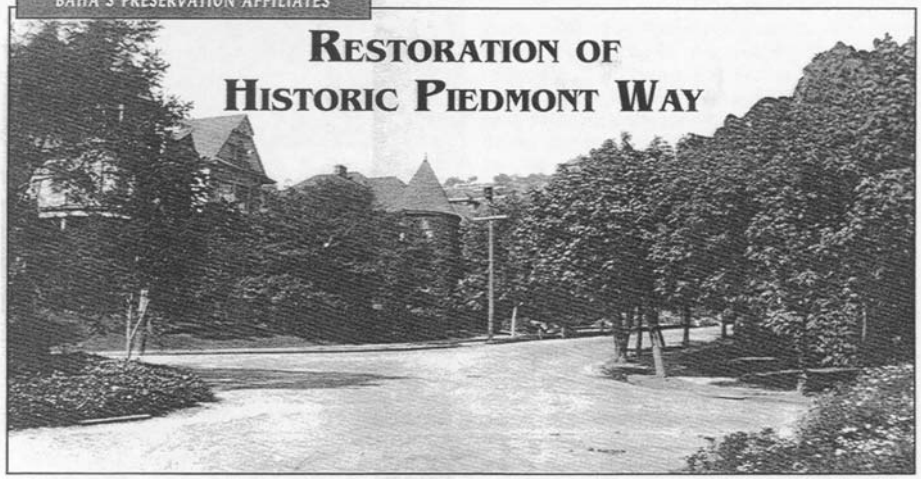
"The Papers of Frederick Law Olmsted," Volume V The California Frontier 1863-1865 by editors Victoria Post Ranney, Gerard J. Rauluk and Carolyn F. Hoffman, The Johns Hopkins University Press 1990

The route of today's walk will be south from International House along Piedmont Avenue (Way) across Dwight Way to the Clerk Kerr campus. After a stroll through the Clark Kerr campus we proceed north to Hillside, Hillside Court, Prospect Street, Memorial Stadium and Gayley Road back to the starting point.

Paul Grunland

BAHA'S PRESERVATION AFFILIATES

RESTORATION OF HISTORIC PIEDMONT WAY



Channing Circle, in about 1920, showing the "overbowering" trees. Where Channing Way crosses Piedmont Avenue a circular park (seen at the left) distinguishes this broad intersection— Haven Collection, BAHA.

BY
FREDRICA DROTOS
President, Friends of Piedmont Way

THERE MAY BE SOME in Berkeley who remember Piedmont Way, "Berkeley's most beautiful street," as the show place it once was—the finest of residential planning along a gracious parkway, lined with large overbowering trees, all laid out by Frederick Law Olmsted in 1865. That picture postcard view would have to be as long ago as the 1950s. Because, since then, from year to year, bit by bit, the once beautiful street has gradually fallen from grace, sadly to become a civic embarrassment, but *not* beyond restoration.

In order to play a stewardship role in restoring this rich piece of suburban landscape, a new group was formed last year, calling itself the Friends of Piedmont Way. Recently, the Friends have filed to become a 501c(3) nonprofit corporation with the support of BAHA, presently serving as its fiduciary agent. Recognizing that the historic parkway and residential environment now suffer from years of neglect, blight, and traffic impacts, and that the parkway is an integral part of the City's, the University's, and the nation's cultural heritage, the Friends will endeavor to educate the community as to the value of Piedmont Way, and to seek funding, in supplement of any City and University dollars, to restore, preserve, and protect Piedmont Way into perpetuity.

It is exciting to know that Piedmont Way and the Berkeley Property Tract were Frederick Law Olmsted's first foray into residential planning. Olmsted was in California only for a short time (1863-1865). This was after the period when he and Calvert Vaux had designed the great plan for Central Park, but before he went on to become America's foremost landscape architect of many more grand public parks, university campus plans, great estates, and suburban residential developments. Even though he left California before his Berkeley Property Tract was physically realized, Piedmont Way became a prototype for his suburban planning, featuring a main road of gracious proportions and natural features. (Olmsted actually, however, first conceived a divided road for gentle "comings and goings" when he planned the roadway through the floor of Yosemite Valley, inspired then to minimize the effect of traffic upon the splendor of nature's wonders.)

For many years Olmsted's 100 foot wide, gently curving, landscaped thoroughfare, situated close beside the young University of California campus and culminating in a *cul-de-sac* beside the banks of Strawberry Creek, was only traversed by an occasional horse and carriage. Today, in contrast, it is often filled with bumper-to-bumper traffic. While Olmsted envisioned a rich landscape of native, drought tolerant plants lining the street and an "over-bowery of trees," enhanced by the garden set-backs of well appointed homes, very little has survived. Only one of the locust trees, "planted by the truckload" in 1900, remains. By late last year, due to the constant impact of heavy delivery trucks, SUVs, and, even, buses parking in the center median, this parklike amenity had been reduced to a rutted quagmire. In response, the Friends have worked with the City to install the recently placed bollards around the medians. This has, quite naturally, caused a huge outcry of protest, but it is considered a vital first step toward restoration. The Friends want to assure Berkeleyans that the bollards are a temporary measure; meant to protect what remains of Frederick Law Olmsted's original vision, until a proper restoration can be implemented.

The Friends are planning a four phase landscape restoration process of Piedmont Way based upon the principles and practices devised and tested by the Olmsted Center for Landscape Preservation in Brookline, Massachusetts. The first phase to protect, stabilize, and document existing landscape features has already begun. The second phase will involve extensive historic research of the parkway (helped by historic postcards). Olmsted's vision wasn't realized overnight; it took many years for the planted landscape to resemble his ideals. So, in the third phase, through photographic and written records, the period that best reflects Olmsted's intentions will be identified and a restoration plan will be devised for replanting the lush landscape to Olmsted's ideal of meshing the social and cultural advantages of a city with the restful and peaceful qualities of the country. Finally, since the restored landscape is a living, growing organism, the fourth phase involves mapping maintenance guidelines for the restored landscape as much as 100 years into the future.

An SUV is seen here parked on the grassy center median of Piedmont Avenue between Channing and Durant. A recent epidemic of heavy vehicles—even tourist buses—using this public amenity for private parking has caused enormous erosion and general degradation to the area. Photo by Fredrica Drotos, 2002.

The Friends encourage active participation in this tremendous restoration effort, financially or otherwise. If you are interested, please write the Friends of Piedmont Way, c/o BAHA, P. O. Box 1137, Berkeley, California 94701.

These residences, long ago destroyed, stood at the corner of Piedmont Avenue and Haste Street and were designed by a little-known architect, Albert Dodge Coplin. The Hathaway House at the right was built in 1902 and must have been one of the largest houses in Berkeley; only a small portion is visible here. The Mission Revival house, seen in the distance, was constructed with steel netting, diagonal sheathing, and reinforced chimneys and foundation in the summer of 1906 for a Mrs. Ramsey, who specified an "earthquake proof" house. "Residences, Berkeley, California," postcard No. 1838 published by Edward H. Mitchell.

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Friends of Piedmont Way
May 15, 2004 Update

On October 17, 2003, with Mayor Tom Bates, Assistant City Manager Jim Hynes, Vice Chancellor Ed Denton, Yaz Petel (Interfraternity Council), David Munroe (Thorsen House), and various friends in attendance, the sign memorializing the partnership and restoration effort was unveiled in the median in front of the International House at Bancroft Way. Jim Hynes made an eloquent speech in support of the restoration, followed by words of support by the Mayor and the Vice Chancellor. The sign reads:

FREDERICK LAW OLMSTED'S PIEDMONT WAY
RESTORATION PROJECT
California Historical Landmark
#986: designated 1989

The restoration of historic Piedmont Way is a partnership project of the City of Berkeley, the University of California and the Friends of Piedmont Way. The restoration effort will be carried out within the guidelines of The Olmsted Center for Landscape Preservation in a four phase process, the first of which entails the installation of temporary bollards to protect the medians while restoration plans are finalized.
For more information about this project please contact the Friends of Piedmont Way 2299 Piedmont Avenue, Box 201, Berkeley, Ca. 94720-2320 www.piedmontway.org.

In July 2003 notification was received of the granting of 501(c)3 status thus permitting the receipt of tax-free donations without the aid of a fiscal agent. Approximately $3 million will be needed for the project. The City of Berkeley has allocated approximately $275,000 of this sum for curbs and gutters while the University of California has pledged to finance one-sixth of the budget ($500,000). The current statewide fiscal crisis pleces all such projections in jeopardy. However, assuming the allocations above, the remaining amount to be raised is $2,225,000, of which $1,000,000 will go for undergrounding utilities. Undergrounding utilities has been established as a first priority; this year the Friends plan to meet with various neighbors and landowners to solicit support for an assessment district. It is hoped that PG&E will give the project a high priority.

Alternate sources of funding will be needed. A Historic Resources Study will be commissioned to enable the development of a realistic and detailed restoration plan. An application will be made to the National Trust for Historic Preservation for a grant to hire a grant writer who will seek out funding. Thanks to David Munroe, former resident and current business manager of the Thorsen House, several Thorsen House residents who are undergradustes in the School of Architecture and Landscape Architecture, have begun working on drawings depicting a restored Piedmont Avenue.

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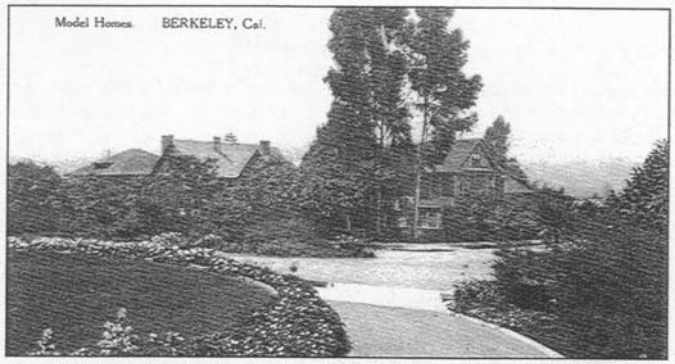

This is one of at least four postcards of the highly photogenic Piedmont Avenue issued by The Albertype Company. The view is from the driveway of the Hicks House (Julia Morgan, 1906) looking west to the intersection with Durant. Three other houses designed by Julia Morgan are visible. At the left, the roof of the Greenleaf House (1905) can be seen and next to it the gables and chimneys of the Tasheira House (1914). On the corner behind the tall eucalyptus trees is the shingled house built for Prof. Charles Mills Gayley in 1905. Postcard: "Model Homes. Berkeley, Cal." Published by The Albertype Co.

PIEDMONT WAY AND THE BERKELEY PROPERTY

BY

SUSAN DINKELSPIEL CERNY

It is the home, however, that preeminently distinguishes Berkeley. People come here to live. Here they find an equable climate which is enjoyable for 365 days in the year; where indoors and outdoors is almost equally agreeable; . . .where beauty of the landscape has an ever present charm; where the bounties of nature, in fruits, in all varieties of food, in flowers, make life healthy and pleasant; where the streets are well paved and well lighted; where the municipal government is efficient and clean; where the social life is simple and delightful; where the intellectual life affords a constant stimulus to mental improvement; where, above all, the moral atmosphere invites and tolerates only the best.

But the striking feature of the city is the number of individual private residences, with lawns and gardens full of flowers blooming at all seasons of the year. Here one may find ideal homes for rent or purchase and magnificent building sites. Or he may tell an agent what he wants, and a house will be constructed for him, of size, style and location to suit his taste.

***Berkeley, California, A City of Homes**, 1905, Conference Committee of the Improvement Clubs of Berkeley*

BERKELEYANS bestowed upon their town the sobriquet "A City of Homes." The city prided itself on being livable, free of the noise, dirt, and congestion of the metropolis across the bay. Early real estate promotions were often aimed at San Franciscans who supposedly yearned to leave behind the hustle and bustle and reside in peace and tranquility in Berkeley. Even as early as the latter part of the 19th century there were those who commuted to San Francisco while preferring to live in Berkeley.

The residential tone of Berkeley was set by the founders of the private College of California, which evolved into the University of California. Berkeley's first exclusively residential subdivision was commissioned by the College Trustees and called the Berkeley Property. This residential district was part of the plan developed between 1864 and 1866 for the new college grounds by Frederick Law Olmsted, who would become known as the "father of landscape planning in America" and the primary force in the creation of garden suburbs across the United States and Canada.

Olmsted was already famous for his design for Central Park in New York, but his plan for the Berkeley Property was his first residential subdivision that would become a reality. Olmsted's plan differed from the grid

pattern that was the standard way of laying out towns in the United States in the nineteenth century. He created a wide, divided boulevard, with rounded corners, that gently curved along the undulating hillside. Olmsted linked the Berkeley Property with the earlier College Homestead Tract of 1864, which was laid out in a grid.

As well as creating an aesthetic, the founders of the College also set a moral tone for the city. After all, they had selected the rural expanse of Berkeley for the college site in order to escape the influence of the saloons and dance halls of downtown Oakland! The envisioned town of Berkeley was to be different. The most tangible legacy of this time was the "one mile limit." Well into the mid-20th century, the sale of liquor was forbidden within one mile of the University. "This patent purity of the community makes the place an ideal spot for a wholesome and well ordered home," claimed the promotional brochure quoted above.

The wide, divided boulevard that Olmsted designed is Berkeley's most beautiful and historically important residential street, Piedmont Way (later, Piedmont Avenue), the centerpiece of the Berkeley Property Tract. In a report Olmsted sent to the Trustees in 1866, he outlined his theories and vision for the "establishment of a neighborhood of refinement and tranquility adjacent to a respectable college of scholarship." Olmsted designed Piedmont Way "to make the most of the natural features, while preserving their completely sylvan and rural character, being carried with frequent curves in such a way as to make the best use of the picturesque banks of the arroyos and the existing trees upon them . . . sometimes allowing [the road] to divide into two parts."

Olmsted also suggested that the homes to be built here should express the "manifestations of a refined domestic life," with "garden set backs" enhanced by sidewalks lined with plantings that were "thick intricate, luxuriant, rich and graceful, completely sheltering the visitor from the sun." The Berkeley Property was meant to provide a respite from "the heated, noisy life of a large town."

The Berkeley Property Tract was not built up immediately. During the 1870s and 1880s a number of impressive Victorian homes were built in the vicinity of Bancroft and Piedmont Ways on the large "villa" lots that Olmsted had created. But it was not until after 1900 that the neighborhood became fully built. In 1900, Olmsted's design was formalized by Town Engineer Charles L. Huggins, who regraded the street, redefined the planted median, and replaced some of the elderly street trees. A new generation then built grand homes designed by architects such as Julia Morgan, the Greene Brothers, and Walter Ratcliff, which sat side-by-side with those of their Victorian predecessors.

Soon Piedmont Way became the residential boulevard that Olmsted had envisioned. The wide and curving divided street was lined with a profusion of flowering shrubs and shaded by a bower of trees. The homes and gardens of the Piedmont Avenue neighborhood became a very photogenic subject for a series of postcards.

Excerpted from the chapter, "A City of Homes and Neighborhoods" from Picturing Berkeley, A Postcard History, *Burl Willes, editor, published by the Berkeley Historical Society and the Berkeley Architectural Heritage Association, 2002. The book is available from BAHA; call (510) 841-2242.*

In 1900, residents watched the removal of the old walnut trees along Piedmont Avenue, as the dirt road with its cobblestone gutters, the original manifestation of Olmsted's design, was soon to be regraded. The work was completed in March 1901 when "a carload of trees and shrubs" arrived from San Jose. When this view looking south from the Thorsen House was taken in 1915, the median was overflowing with flowering plants, and the trees were beginning to "embower" the street once again. Postcard: "Residences, Berkeley, Cal." Published by The Albertype Co.

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Frederick Law Olmsted's Berkeley Legacy—

PIEDMONT WAY

and

The Berkeley Property Tract

Piedmont Way was conceived in 1865 by Frederick Law Olmsted, America's Foremost Landscape Architect as the Centerpiece of a gracious residential community close beside the College of California. Olmsted envisioned a roadway that would follow the natural contours of the land and be sheltered from sun and wind by "an overarching bowery of foliage." This curvilinear, tree-lined parkway was Olmsted's first residential street design. It served as a model for similar parkways across the nation.—*text of plaque on Piedmont at Bancroft, California State Historical Landmark Site #986*

INTRODUCTION

BY 1864, THE TRUSTEES of the College of California had purchased from five pioneers, Messrs. Orrin Simmons, Francis K. Shattuck, George M. Blake, William Hillegass, and James Leonard, an extensive tract of undeveloped land to the south and east of Strawberry Creek to be a future college site, some miles north of the downtown Oakland College campus. Frederick Law Olmsted, the great American landscape architect and designer of Central Park, was in California at the time. While his stay in the state was for only a brief period, from October 1863 to October 1865, Olmsted's intellect and talents were sought after by those early leaders dedicated to the "advancement of human morality and happiness." Among the various projects Olmsted was called upon to undertake were a proposal for Yosemite Valley and Mariposa Big Trees, a park plan for the City of San Francisco and a plan for Mountain View Cemetary in Oakland. The Trustees of the College of California also asked him to conceive a plan for the new college campus ("Campus park") and to lay out a "Berkeley Neighborhood"—the Berkeley Property—so as to encourage residences of the finest quality.

During his California years Olmsted was still not certain himself that he was to be considered a man of the "sylvan art." Yet, his observations of the European grand parks and boulevards in his youth, his formative farming experiences on Staten Island, his passion for creating an urban park in the midst of New York City, and his concern for the survival of democratic ideals in a rough, unformed nation —all had given him cause to pursue the intriguing questions of man's development upon the

BOARDMAN'S 1868 MAP OF THE BERKELEY PROPERTY. This is the map prepared by County Surveyor W.F. Boardman, based on Olmsted's 1865 map, and filed at the County Recorder's Office on May 26, 1868. Notice that Durant, Haste, and Warring Streets had not yet been created, and that some of the original "villa lots" were as big or bigger than a city block! Consequently, some sections of the Berkeley Property Tract were later re-subdivided, new surveyor's maps filed, and new names given to these sections. Today within the boundaries of the Berkeley Property Tract you will find: University Terrace (1888) east of Prospect; the Batchelder Tract (1889), being both sides of Hillside Avenue; the Benton Property (1893), lot 46 of block A of the original map, the area bounded by Piedmont, Bancroft, Prospect, and Channing; the Simmons Estate (1902), being property at the north end of Piedmont that was bought back by Orrin Simmons' family; Block 8 of University Terrace (1905), a re-subdivision of University Terrace that created Hillside Court; and the Ellsworth Tract, the property belonging to Oliver Ellsworth between Channing and Haste. *—courtesy of The City of Berkeley.*

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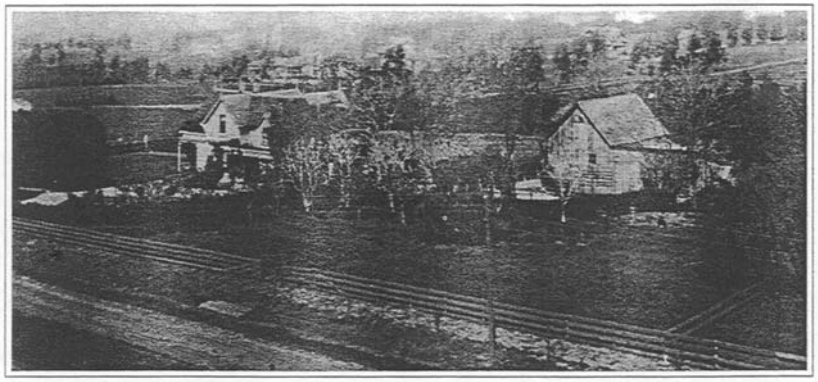
natural landscape. By the time he left California, to begin work on Prospect Park in Brooklyn, there was no doubt that his calling was to be "Landscape Architecture." While the greatest achievements of Olmsted's career are considered to be his large parks and park systems, he deserves, as well, full appreciation for the legacy of his suburban planning ideals, and it is our fortune that his first residential design was formulated in Berkeley.

Olmsted's "Campus park," which was never realized, was overshadowed by the fact that there was no ready capital to implement any design for new college buildings. The Trustees hoped, therefore, that they might raise the needed money by selling real estate from the large acreage thay had assembled. The sloping terrain east of College Avenue and north of Dwight Way, then known as the Simmons property, was set aside for Olmsted to plan. West of College Avenue the Trustees had already subdivided the College Homestead Association tract—but without Olmsted's genius at hand the tract was mapped in the standard grid plan.

It was in March of 1865 that Olmsted wrote of viewing the Berkeley site, accompanied by Edward C. Miller, the Central Park surveyor and engineer whom he had brought to California in 1864: "I had a hard day's work with Miller yesterday, riding over the hills of the college property under very heavy squalls of rain and snow and I am very stiff from it." During the month of August he spent ten days "on the ground, usually coming from San Francisco in the morning and returning at night." Then, in September as he was developing his plans he was pressed by Rev. Samuel H. Willey, a longstanding promoter of higher education in California and the acting head of the College, to prepare his residential layout as soon as possible in order to sell to a "Mr. Palmer of Folsom."

> I have written him that I will inform him immediately on the receipt of the proper map from you setting forth streets, dimensions of that particular vicinity.



SAMUEL WILLEY HOUSE. The College of California began selling lots right away. In 1865, Trustee Samuel Willey built the first house, at Dwight Way and College Avenue. Willey was a determined "pioneer," as the area was remote and did not attract many home-builders until after the University opened here in 1873. This picture was taken from the Wilkinson House on Dwight Way and Etna looking northwest in about 1885. The house is to the left and the barn to the right. In the 1920s, when this "first village house" was to be torn for the Bishop Berkeley Apartments, Charles Keeler recommended to the City that it be preserved as a museum. This was the first instance in Berkeley of many subsequent failed efforts to preserve historic buildings, until a landmarks ordinance was adopted in 1974. *—Courtesy of The Bancroft Library.*

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> Mine [lot] being in the corner I have gone on and located my house and dug my well. Others are looking that way with the idea of purchasing as soon as we get the map . . . for the other parts we are in no haste.

On October 3, 1865, the Trustees were:

> presented the draft [Map] 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 grounds reserved for public purposes.

The "Map" defined a residential subdivision of generous lots distinguished by Piedmont Way, the "park way," an innovative curvilinear road 100 feet in width.

On that same day, "By vote the Map was adopted" and the first deed of sale approved—Rev. Willey's lot measured off from Piedmont Way. Shortly after, on October 13, Olmsted set sail for New York, never to return to the state.

Still, from New York City, in 1866, Olmsted wrote a treatise for the Trustees entitled, *Report upon a Projected Improvement of the Estate of the College of California, at Berkeley, Near Oakland*, which included a drawing, "Study for Laying Out the Berkeley Neighborhood Including the Grounds of the College of California." He hoped that the completion of the booklet would bring him payment for his services. The "Report" presents a lyrical picture of the Berkeley site and its natural amenities, setting forth social considerations, "requirements," and suggested landscape features for the establishment of a neighborhood of refinement and tranquility adjacent to a "respectable college" of scholarship activity.

The original "Map" has been missing since the late 1860s. However, it is almost certain that it did reside in the offices of William F. Boardman, a pioneer surveyor and the Alameda County Surveyor at that time, who submitted the map of record for the Berkeley Property in 1868, with the credit in its legend "as laid out by F. L. Olmsted."

The Berkeley Property tract was a pivitol

CLINTON DAY, RESIDENT ARCHITECT. In 1875 the Palmer brothers built their homes north of Bancroft Way, commanding the slope above Piedmont. These imposing Eastlake-style houses were often photographed and published to promote Berkeley's desirability. Their architect, Clinton Day, best known for his Stanford Memorial Chapel, City of Paris Building, and Berkeley's landmark Golden Sheaf Bakery, built his own home across the way, where it stood until 1965. Day designed many homes in the Tract and some of the early, as yet undocumented houses may be his. As prominent families of the town sought to live here, so did members of the gown, and homes of such well-known professors as LeConte, Christy, Gayley, and Hilgard graced the Berkeley Property. *—Clinton Day Collection, BAHA.*

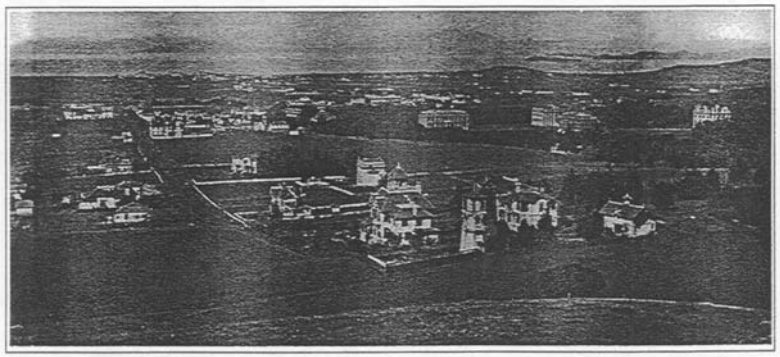
design for Olmsted and for the planned suburban community in America. It was his first residential commission, with almost fifty subdivision and community projects following through the mid 1890s. His romantic spirit and quest to integrate natural beauty with daily living and community needs were initially expressed in the Berkeley Property plan, then repeatedly adapted to varying conditions, from Riverside, Illinois to Atlanta's Druid Hills or from Cushing's Island, Maine to a company community in Dayton, Ohio. The work of his firm continued under the direction of his two sons into the 20th Century, influencing Duncan McDuffie's Berkeley subdivisions of Claremont, San Pablo Park, Northbrae, and, as late as 1937, Park Hills.

The suburban concepts envisioned in the Berkeley Property were essentially threefold. The first was to develop integrally with a park or public space, in this case to be realized by the "College park" campus, so as to have all the advantages of naturalistic surroundings "that it should present sufficient inducements to the formation of a neighborhood of refined and elegant homes." The second concept was the "parkway" that was to serve both as connector and as "pleasure drive," separate from the bustle of business traffic. Thus, Piedmont Way was

> designed to be laid out in such a way as to make the most of the natural features, while preserving their completely sylvan and rural character, being carried with frequent curves in such a way as to make the best use of the picturesque banks of the arroyos and the existing trees upon them. These are sometimes allowed to divide it [the road] into two parts.

Olmsted fully envisioned that Piedmont Way might connect with his other "park," Mountain View Cemetary, "lay[ing] open a most desirable region for residences all along the foot of the mountains."

The final concept was how the arrangement of the residences or "villas" might express the "manifestations of a refined domestic life," which were "unquestionably the ripest and best fruits of civilization". "Large domestic houses" with "attractive open air apartments" were suggested, to be constructed on ample lots with "garden set backs" enhanced by sidewalk bou-

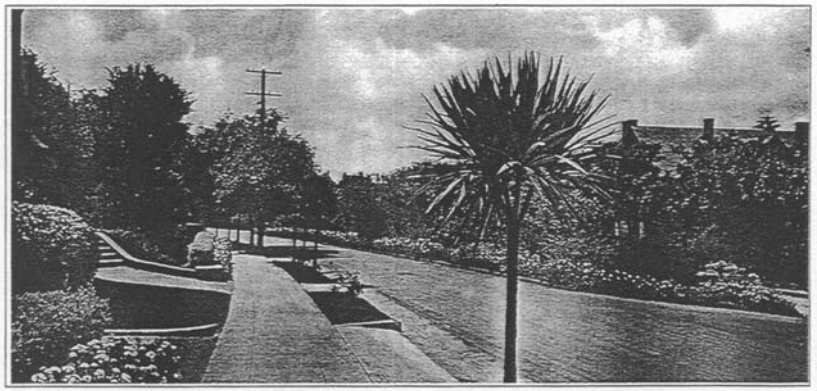


THE BERKELEY PROPERTY ABOUT 1885. From the beginning, the Berkeley Property, and Piedmont Way in particular, was Berkeley's preferred residential section. It was not only the most elevated property, but was also close to the new University, and the area was quiet and secluded. Piedmont Way ended in a cul-de-sac at its north end and there was no through traffic. Seven early homes and one fraternity house within the boundaries of the Tract can be seen in this view looking west from the top of Bancroft Way. *—Clinton Day Collection, BAHA.*

levards and draught resistant plantings that would become "thick intricate, luxuriant, rich and graceful, completely sheltering the visitor from the sun." All was meant to provide a respite—"the heated, noisy life of a large town is obviously not favorable to the formation of habits of methodical scholarship." It was thus that Olmsted's ideas were formulated for the "Berkeley Neighborhood," ideas that were to become continuing themes, only to be strengthened with time upon the American landscape.

Circa 1910, the Berkeley Property was in its full glory, with the most splendid houses and gardens. As it happened, after Olmsted submitted his "Map" and after his "Report" was published, the Trustees did not immediatley succeed in selling the subdivided lots. Thus, entire blocks of the Property were sold as capital investment opportunities to individuals who, in turn, sold off the lots later. Not until the 1880s, well after the establishment of the first College buildings in 1872, did the neighborhood finally begin to gather the noted town and gown families of the period, the LeContes, Hilgards, Morgans, Christys, Rickards. It was not until 1900 that the City had the neighborhood streets macadamized, formalizing the curbing along the boulevards and the median on Piedmont Way. At that time the neighbors *did* grieve to see the removal of the old walnut trees, but welcomed the elms, locusts and deciduous oaks arriving from San Jose that would grow in time to become the stately "overarching bowery of foliage." In 1906 another improvement, privately funded, was made in the form of handsome stonework along the eastern edge of Hillside and Prospect streets and across Derby Creek, an area resplendent with native oaks. So it was that the blooming natural beauty of the neighborhood, built along the contours of the sloping hills, attracted a new generation of fine houses. Olmsted's vision had been realized—the layout designed by the great landscape architect had been self-fullfilling, even if his name was lost upon the lips of the community.

During the 1920s an unexpected dynamic developed between the town and gown that would



Piedmont Way in 1915. In 1900, residents reluctantly watched the removal of the old walnut trees along Piedmont Way. The dirt road with its cobblestone gutters, the original manifestation of Olmsted's design, was to formalized by City Engineer Charles L. Huggins. His map, still at City Hall, shows that the street was graded and paved, curbing installed, and the "parking" in the center was landscaped. The work was completed in March, 1901 when a "carload of trees and shrubs" arrived from San Jose. This view was taken from the Thorsen House, looking south.—*Courtesy of The Bancroft Library.*

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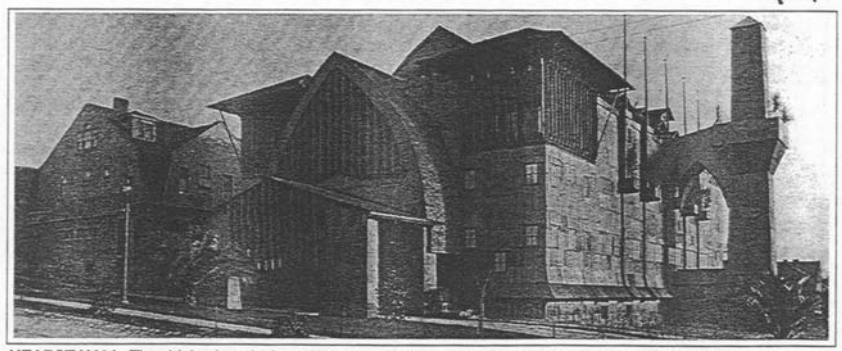
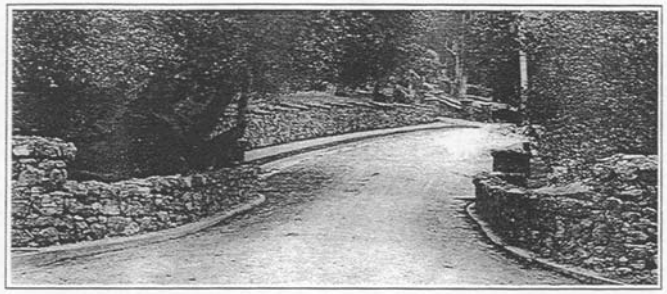
alter the character and atmosphere of the Berkeley Property forever. At that time, the University made the fateful decision to place the Memorial Stadium at the north end of Piedmont Way. The decision was bitterly opposed by many citizens of the town, including local architects such as Henry Gutterson, to no avail. The massive arena ended the peaceful isolation the neighborhood had always known, as lively throngs marched through during football season. Additional institutional expansion further impacted the scenic parkway and the dignified neighborhood when the International House was begun in 1928. Due to these changes, some of the grand family homes were sold to fraternities or sororities, joining the Greek residences already built. By the 1940s Piedmont Way was called "Fraternity Row," but it continued to reflect an appreciation for it as a place of architectural grandeur and gracious ambiance.

More recently, the changes to the Berkeley Property have been countless, both on an institutional scale and on a property-by-property basis. What was layed out to be a gracious parkway free from bustle, is now daily congested with automobiles. Even the once resplendent overarching trees are few and far between. And, as the 21st Century approaches, the issues of the day appear far more complex than in 1865. The undeveloped land, turned into an idyllic spot for domestic tranquility and academic inspiration, is now a neighborhood fraught with urban problems. However, still to be found within the Berkeley Property are some of Berkeley's most memorable vistas and gardens, and handsome buildings and interiors. And, still, Piedmont Way remains, despite the years of abuse, as a "pleasure drive" for the student, the professor, the capitalist, the international visitor, and the hurried, or the evening, stroller. Frederick Law Olmsted's inspired ideals, both in detail and in broad stroke, are a legacy to which we can respond.



HEARST HALL. The shining hour in the neighborhood's history was the arrival of Mrs. Phoebe Apperson Hearst in the fall of 1899. "For her residence, one of the most delightful homes of Berkeley was secured [the Pennoyer House at Channing and Piedmont]." Mrs. Hearst had commissioned Bernard Maybeck to design a reception hall next door to accommodate events relating to the International Competition for the Phoebe Hearst Architectural Plan for the University. At Hearst Hall "for all this winter season its gracious hostess has dispensed the most bountiful and queenly hospitality to the whole University." For those special few weeks, a continual procession of dinners, receptions, and entertainments was held for the students and the Competition jurors. When it was over, Hearst Hall, designed so as to be disassembled, was moved to the campus to become Hearst Gymnasium. It burned in the summer of 1922. The Channing Way site has been home to the Gamma Phi Beta sorority since 1912, when its Elizabeth Austin-designed house was built (now replaced by a 1937 building by William Wurster). —*Courtesy of University Archives, The Bancroft Library.*

The Story of the Rock Walls



The Hillside Avenue/Hillside Court area northeast of Prospect and Dwight has two special features—one natural, one man-made. The north fork of Derby Creek flows out of a deep canyon where the University Terrace and Bachelder Property Tracts meet and crosses Hillside Avenue, as at one time it crossed Prospect and Warring, too, before meandering through Berkeley and Oakland to the Bay.

In 1896 a group of residents, including John F. Sims, Charles D. Ford, and Brewton Hayne, requested that the City build a bridge over the creek at Prospect Street. Their petition was denied and the creek was culverted and the street filled in.

Several years later the City proposed the same treatment for the crossing at Hillside Avenue, but this time the residents' protest was successful and the City built a bridge instead, leaving the creek to flow freely through various properties before entering the Prospect Street culvert.

City plans for the bridge show a simple concrete arch—but the bridge was faced with local rock at the urging of (and expense to) Hillside Avenue property owners. The leader of this neighborhood effort to bridge the creek was William Henry Smyth, who owned most of the property southeast of the creek.

After the 1906 Earthquake destroyed his San Francisco business, Smyth decided to retire and to turn his attention to landscaping his property around "Fernwald," his home. He hired an Italian stonemason, whose name we still have not discovered, to help him build the stone walls; he then convinced his neighbor, Charles Crocker Hall, and all the property owners of a "naturally adaptible little cul-de-sac street or court" to build similar stone walls, walks, and terraces in 1907.

The rock used was a volcanic rhyolite found locally on the hillsides and is no longer available as a building material. In a letter to his parents in England, written in 1907, Smyth describes the stone walls and praises the beauty of the rock:

> Besides its own inherent beauty of Persian coloring in rich if subdued tones of reds, purple, yellow, and browns, every stone is gardened and lawned in grey lichens and velvet green mosses. Honey-comb, the rock is commonly and very appropriately named. It is of exceedingly hard close-grained structure shot through in every direction with a network of chrystaline quartz which flashes prismatically in the sun-light. As its name suggests its surface is sponge-like, deeply and fantastically pitted, the result either of volcanic or weathering action, for it is gathered from the hillside on which it is loosely and promiscuously scattered.

Mr. Smyth, in his flowery prose, then continues:

> Thus had they lain, these gnarled rocks, age after age in the bright summer sun and warm Winter rain, since before California or even England was. So when your grey old castles were new and raw from the hands of the old builders, Nature had long finished her chiseling on our honey-comb rock, and the moss and the lichen had already softened harsh surfaces to the harmonies they now present.

The stonemason Smyth hired was a skilled craftsman: the stones are joined in a natural way, the mortar which gives the walls strength is not visible on the outside, and the capping adds an elegant touch. The neighborhood tries hard to preserve the walls. A spring project this year for Lothlorian, the student co-op at the corner of Prospect Street and Hillside Court, has been to remove the ivy and many years' accumulation of soil that had covered the wall on the lower part of the Court.

—Photograph, circa 1907, is courtesy of Mary Hall Offutt.

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"Upper Dwight Way"

An Introduction to The Kerr Family Compound

In *Far Afield, Number Five*, a little book written in 1952 by Frederick Folger Thomas, Jr., a brother of John Hudson Thomas, we get a glimpse of the southern part of the neighborhood that is welcoming BAHA today. "Upper Dwight Way, in 1899," writes Thomas, "was a quiet street, and pleasant . . . well traveled by the 'poet-expressman' Boyd, self-styled 'bold baggage-buster of Beautiful Berkeley'. . . At Piedmont Avenue, Mrs. Goodrich...had a *porte-cochère* and did her best to maintain the tone of the neighborhood...To some extent the houses reflected their occupants: unpretentious but substantial, comfortable, established and well kept up.

"Upper Dwight," continues Thomas, "was a neighborhood—in the sense of place, and also in the quality of neighborliness . . .The families were genuinely friendly, without being either effusive or intrusive. There were the LeContes and Goodriches, Madame Paget, the Suttons and the Bunnells, the Merrills, the Perrys, the Greens . . . and, at the northeast corner of College Avenue, the Shepards had settled after the destruction by fire of their large home on San Pablo Avenue," near Temescal Creek in Oakland.

Now a parking lot next to the Bishop Berkeley Apartments, 2703 Dwight Way had become home to the Shepard family in 1899. These were J.L.N. Shepard, of Judson & Shepard Chemical Works in San Francisco—"Uncle John"—and his wife "'Auntie Shepard'. . . he with his reddish-gray beard always kept trimmed, as became a man of affairs, she enthroned in her great chair by the fire, her white hair topped by a lace doily called a 'cap.' Two of the unmarried daughters [Frances Louise and Evelyn] were living at home," and the family was cared for by two Scandinavian house-servants and a Canadian coachman. "The backyard was cut off from the avenue by a high cypress hedge, so thick a young neighbor could walk and play among the upper branches, fifteen feet above the ground...Quarrels were few [in this neighborhood] and those few lay in the field of ideas, as befitted a college town."

Another Shepard daughter, Kate, and her husband Mark B. Kerr, a civil/mining engineer, lived as part of the Shepard household and knew the neighborhood well. By 1905 they are listed as owners of four Bachelder Tract parcels, between Prospect Street and Hillside Avenue. Between 1907 and 1914, some of Berkeley's most renowned architects built for the Kerrs on each of these parcels, and the Shepard-Kerr "family compound" was formed.

Kerr House No. 2
2428 HILLSIDE AVENUE
JOHN GALEN HOWARD, ARCH'T, 1912

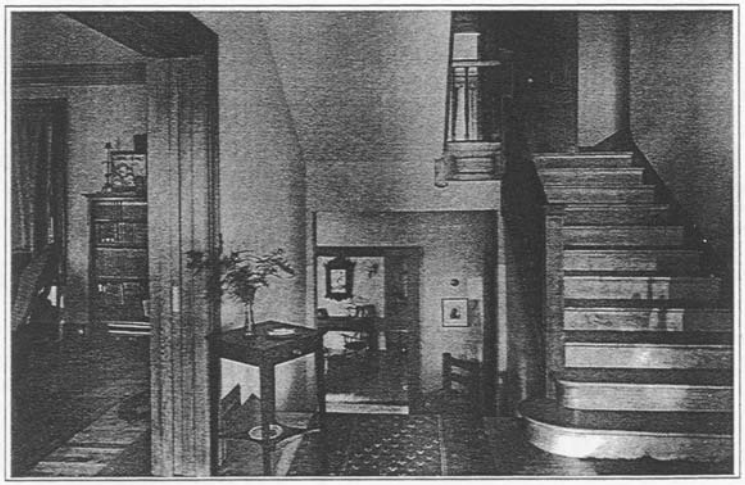
First to be built was the double-gabled shingle house at 2421 Prospect Street (1907) designed by the firm of George T. Plowman & John Hudson Thomas. A photograph of this house appeared in a 1910 issue of House Beautiful. It seems that Mark and Kate Kerr lived here only briefly, from 1911 to 1912. Perhaps they were just biding their time, for their next abode

was John Galen Howard's 2428 Hillside Avenue house, completed in 1912, the same time the house next door at 2422 was completed for the other two Shepard sisters.

As seen from the street, 2428 does not resemble its next-door neighbor at 2422, but once one arrives at the huge front door and goes inside, Mr. Howard's eye and hand are immediately apparent: large and spacious entry hall, graceful library on the left with magnificent ceiling moldings, and a very large, airy living-room, which in both dimensions and details is reminiscent of its "cousin" at 2422.

The McCones, the second family to own 2428 (he was a partner at Mason-McDuffie Co.), made some changes to the house, adding marble facing to the library and dining-room fireplaces, and probably adding the library panelling and bookcases, but many of the original features are intact.

The mantelpieces of both houses are similar; also remarkable in both houses are the size of the doors and windows and solid elegance of the woodwork.



SHEPARD HOUSE. Looking from the stairhall to the music room; living-room at left.—*Courtesy of the Bancroft Library.*

Shepard House
2422 HILLSIDE AVENUE
JOHN GALEN HOWARD, ARCH'T, 1912

At the same time the Kerr House was being built, Mr. Howard was also busy with 2422 Hillside Avenue for Kate's sisters, Louise and Evelyn Shepard. A carriage stone with the name "Shepard" identifies the house, but except for its massive front door at the top of what must be the narrowest front porch ever built, the Dutch Colonial exterior gives no hint of what Mr. Howard created inside. There are spacious proportions and massive woodwork—like those of 2428 next door—huge single-paned windows, maple floors throughout, and many sets of steps and stairs and landings that lead palace-like to various sections of this multi-level and very grand house.

Perhaps the most surprising element is the imposing lower level music/living-room which spans the entire width of the house. As you listen to today's musicians, imagine yourself a guest at a recital given by the Shepard sisters. You probably would have entered through the massive lower-level door (almost a Howard signature, if one thinks of the huge oak doors of his great campus buildings) designed as entrance for just such events.

Although Louise and Evelyn Shepard never left their home at 2422 Hillside Avenue, their widowed sister Kate occasionally lived with them here. At Evelyn's death in 1943, the house was deeded to Kate's son John and then sold to Stephen and Marian Herrick. Except for the short period, 1912-14, when the Kerrs lived there, the 2428 Hillside Avenue house seems to have been rented until 1927, when Kate moved in again, making it her residence until her death in 1942. Uncommon for Berkeley, both houses have known only three owners.

Kerr House No. 3
2423 PROSPECT STREET
HENRY H. GUTTERSON, ARCH'T, 1914

This is the last house built in the "compound" and it was originally connected to the two Hillside Avenue houses by a brick path that ran alongside the creek. Part of it is visible outside the stairway that leads to the second story. This was home to the Kerrs and their sons Mark, Jr., John, and Ralph from 1916 to 1918 (Mr. Kerr died in 1916) and from 1922 to 1926. Like many of this neighborhood's residents at the time, Kate Shepard Kerr and her family were peripatetic, never seeming content to settle into just one of their houses!

There is something of a mystery about the evolution of this house and its upper story, which is open for today's tour. The 1914 building permit states that the structure was to be a one-story, five-room dwelling. However, a 1939 permit identifies the house as a two-story dwelling, with no mention of apartments. Then, a 1956 permit calls for installing a "new entrance through closet to serve [outside] stairs to second floor," and for converting a closet into a kitchen by "changing sloping roof to dormer." So what is the origin of the wonderful low-ceilinged main upstairs room, panelled entirely in wood? A hideaway studio for Mr. Kerr, the engineer? Surely not maid's quarters for there was no bathroom originally, and surely not the elegant attic of a one-story house. We may never know.

The tiny fireplace with its original coal-burning stove (now converted for wood) adds to the importance of this room and the mystery of its origins.

The garden of this house remains a lovely spot from which to glimpse Derby Creek before it disappears under Prospect Street, and to view the first Kerr House to the north, which was oriented on its lot to face this garden.

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Hillside Court

The seven houses on Hillside Court were built within a relatively short period—1906 to 1914—after the street was opened in 1905. Except for the addition of the garages of the Maxwell and de Niedman Houses, and the maturity of the trees, you see the street as it appeared eighty years ago when the last two houses were completed. Few areas in Berkeley from this time are so well-preserved; one finds here a reflection of the sophisticated but rustic spirit that characterized the life and architecture of that era.

Mr. Smyth's legacy is prominent here: the rock wall lines the entrance and uphill side—a unifying feature of the street. Also prominent on the Court now are large specimens of California native trees. Note the enormous California Bay by the garage of the Maxwell House; a Giant Sequoia at the street steps of No. 19; the Coast Live Oaks at the turn-around and by the creek; and numerous redwoods. Joseph LeConte, whose Julia Morgan-designed house is at No. 19, was one of the pioneer explorers and mountaineers of the Sierra. He spent his summers surveying the high country, was a director of the Sierra Club from 1898-1940, and succeeded John Muir as its president in 1915. The Maxwell family also spent summers in the mountains, and the two families carried back plants for their gardens. The Giant Sequoia was probably brought as a seedling on one of these trips.

You may wish to take advantage of this tranquil setting and rest after your uphill climb. Ice water will be available at the far end of the Court, near the display of old pictures.

6 Greene House
11 HILLSIDE COURT
A.W. BALDWIN, BLDR., 1909

To begin the story of this shingled cottage, one must go back in time to 1883, when Clinton Day designed a house on a large lot at the southeast corner of Piedmont and Channing for a George H. Maxwell. This house had become the home of local real estate entrepeneur Fred Clark, and in about 1906 he moved the house to 2405 Prospect Street and continued to reside in it. The barn or carriage house may have been moved along with the Maxwell House from Piedmont and placed at the back of the lot. Then, in about 1909, the rear third of the lot seems to have been resubdivided. This brings us to 11 Hillside Court and Florence and B.D. Marx Greene, who purchased this new, small lot and hired A.W. Baldwin in 1909 to transform whatever was on the site—the old barn?—into a two-story house. The Greene House is technically in the back yard of the former Maxwell House, which is still standing although altered, but it has been positioned to have a Hillside Court address. By 1910 the Greenes were living there with their baby daughter and a boarder.

The house is entered through the original trellised gate set within the rough stone walls. Notice that the garden, here, as at the Paget House, has many original plantings. Look for yellow and white Lady Banks roses and a Kerria japonica hedge. The glass front door opens directly into the large living-room, which with its bookcases and fireplace gives the impression of a studio. But the Greene House is deceptively large and complex. To the right of the fireplace, over a stile-like landing leading to the stairs, is the dining-room, rich with wood

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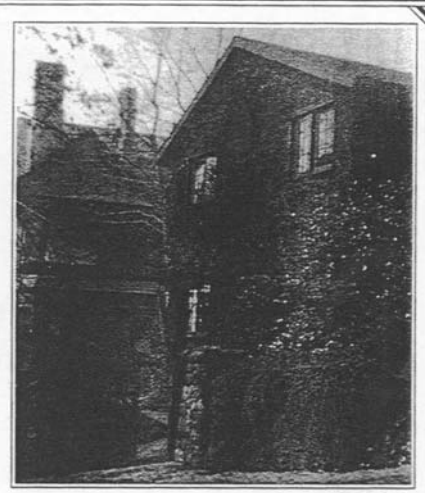
panelling and built-in cupboards. Part of this room is below grade, and low-growing plants can be viewed at eye-level through the high-placed windows. At the west end of the living-room a door leads to a small study. Many of the original kitchen cupboards remain, and upstairs you will find a very large original bath and a former sleeping porch.

There seems to have been a pattern of people moving from house to house in this neighborhood (not to mention the houses themselves moving!). In 1925 the Greene House was purchased by Ethel Sims Abadie, who had lived since 1892 as a child and then very young mother nearby on Warring Street. Mrs. Abadie lived here until 1973 and much of the neighborhood lore that we know today came from her.



GREENE HOUSE. A c. 1920 view showing Clinton Day's Maxwell House on Prospect in the background—before it was altered. The trellised garden-gate still stands.—*Courtesy of Sarah Abadie Essman and Barbara Hamilton.*

7 Maxwell House
15 HILLSIDE COURT
JOHN HUDSON THOMAS, ARCH'T, 1907

Prof. S.S. Maxwell was head of the Physiology Dept. at the University and apparently no relation to George Maxwell. The story of the house is best told by his daughter:

> The house was designed about 1907 by Hudson Thomas, who was not as expensive as Maybeck. The builder, whose name I have forgotten, was a fine upright pillar of the Church who made the house a foot or two shorter from north to south in order to make a little extra on lumber, etc!!!
>
> My father and my brother, who was then in high school, did the panelling upstairs. Some of my toys got nailed in the cross pieces and must be still there. The copper lights in the living and dining rooms were made by my brother at Arts & Crafts. Prof. and Mrs. Meyers, who founded the College, had something to do with the design of the fireplace and the settle cum woodbox. The shaft that the chimney is in was made extra large to contain falling bricks in case of an earthquake, and the whole house has proved to be quite flexible, but safe, during one.

The second owners made several changes—the most obvious being the garage, which replaced most of the garden. Before the driveway was constructed, terraced gardens with brick walks sloped gently down to the Greene House. At this time, too, a small bay window was added at the foot of the stairs, and the addition of attic stairs changed the shape of the entire stairwell. Hinged doors that could separate dining-room from living-room were removed, but they are still in the house. Not so the handmade copper lights in the dining-room, which hung down over a heavy library table—they were removed and replaced by recessed lights in the ceiling.

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Architectural historian, John Beach, summed up the Maxwell House in 1983:

> This is a tall house on a steep site. The design of the trellis and front opening of the house help retain the domestic scale of that elevation and make the house seem less intimidating and more welcoming; the entrance hall is dropped so that the front door is lower and the front door is recessed so that the actual opening is even lower, and even this height is disguised by the still lower trellis. Having the entrance hall on a lower level also gives the then-higher living-room an almost stage-like quality, a feature that Thomas continued to use to give visual drama to his houses. He also liked setting up a formal system and then evading it—note the symmetrically placed living-room windows, with the fireplace inglenook off-axis with these. The panelling of the interior represents that halcyon era of turn-of-the-century California, when one could build an elegant house cheaply. Redwood boards like the 18" ones that form the ceiling of the living-room were readily available and inexpensive.

MAXWELL HOUSE. Living-room about 1910.—*Courtesy of John and Mary Wehausen.*

8 de Niedman House
21 HILLSIDE COURT
[A.H. BROAD, DESIGNER], c. 1906

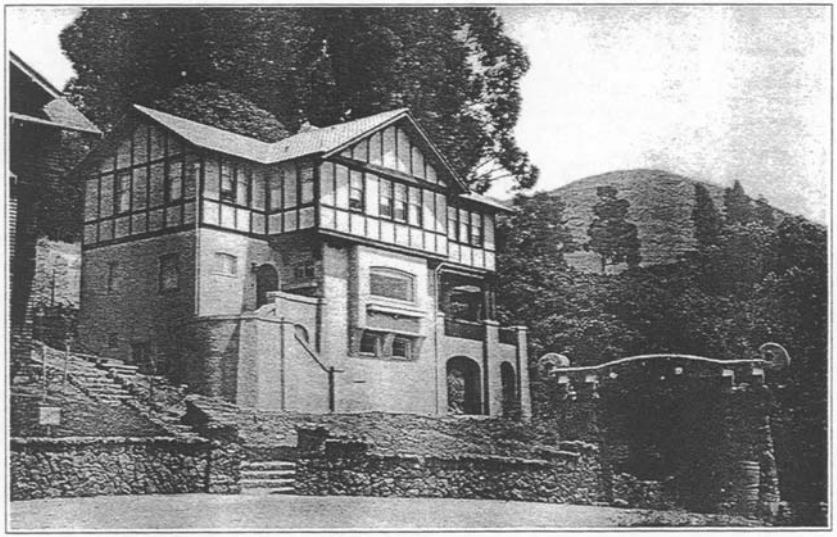
This is the one true "mystery" house on the Court, as its original owner, architect, and date of construction are unknown. Using what scant information is available, a few educated guesses can be made. Because of the Earthquake, city and county records are meager for 1906 and 1907. Tax records show an improvement on the lot by 1907, and the owner during those years is a Bertha de Niedman, of whom nothing is known.

This house was open for a BAHA walking tour in 1983, and by that time it had been ruthlessly cut up into five apartments. The present owners are undoing the damage, and what you will see is an exciting "work-in-progress." The house shares a stone entrance with the next-door Hall House and, in fact, the property lines runs up the middle of the steps.

As you climb the steps along the front of the house beneath the center projecting window bay, enter at the north corner, and find yourself on the interior stairway, you may feel a sense of *déjà vu* if you saw Maybeck's Boke House on a recent BAHA tour. As you reach the living-room at the level of the first landing and are struck by the warmth of the enveloping redwood walls and ceiling, and notice that this is a large L-shaped room, terminating in an over sized dining alcove, the feeling returns. The inspiration for this house is almost surely the Boke House of 1901, standing nearby on Panoramic Way.

The Boke House seems to have had many admirers. Not only was it reproduced in Oakland and in Aberdeen, Washington, but A.H. Broad, who worked with Maybeck on many projects and was the builder of the Boke House, designed and built a similar house next door to it on Panoramic at the same time. Another builder, Carl Ericsson, was impressed with the then-unique chalet imagery of the Boke House, and designed his own version the following year for Warren Cheney here in the Berkeley Property Tract. The Boke House was later the inspiration for his own house and several others he built in Berkeley.

It seems likely that A.H. Broad was the designer of this house. Of all local builders he seems to have best captured the spirit of *The Simple Home*, as is evidenced in two other houses seen on BAHA tours: his Capt. Miller House of 1904, and Maybeck's McGrew House of 1900 (which may be partly Broad's design). Before leaving, notice some other "Boke House" touches that are present here: the placement of the fireplace opposite the bank of windows, which in this house are French doors opening onto the world's tiniest balcony—eleven inches wide!—and the two heavy timbers acting as columns separating the dining area from the living-room proper (in the Boke House a single column is placed in the center of the opening).



FREDERICK HALL HOUSE. The newly-completed house stands at the southern end of the Court flanked by the northen entrance to "Fernwald" on the right, and the de Niedman House on the left. Stone walls and steps are visible in front.
—*Courtesy of Marie Hall Offutt.*

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9 Hall House
23 HILLSIDE COURT
WALTER H. PARKER, ARCH'T, 1910

This house was designed by Walter Parker, California State Architect and designer of the Twentieth Century Club on Derby Street. It was built and engineered by Charles Crocker Hall (see 2425 Hillside Avenue in the Appendix) for his son Frederick and his wife as a wedding gift. The house is large—there are four levels, twelve rooms, three baths, two porches, two stairways, and an extraordinary swivel-front window. Of special interest is the roof of sheet metal, molded and painted to simulate Spanish tile—a popular light-weight substitute that is still manufactured.

Like the de Niedman House, this house is being meticulously restored. The floor plan is similar to the de Niedman House, also to best capture views and light. Its more stylized Arts and Crafts interior is a feast for the eyes.

The original Hall family lived here for fifty years, using the west front area as entrance and 2411 Hillside *Avenue* as the street address. What architect Walter Steilberg referred to as "Sunny Gulch" Creek, and Mr. Smyth as "Fernwald," (a northern tributary of Derby Creek) is full and melodic in the rainy season, and its banks and the network of stone paths and steps were kept up by gardeners until the 1960s. Now, as it was then, it is a haven for raccoons, oppossums, skunks, deer, and birds.

10 Peters House
14 HILLSIDE COURT
JOHN HUDSON THOMAS, ARCH'T, 1914

With the construction of the Peters Houses in 1914, the Court was complete. Starkly different in style from their brown-shingle neighbors across the street, the two houses, and their coating of unpainted cement plaster, nonetheless perfectly complement their surroundings. The fact that their front walls were built on the property line gives this quiet *cul-de-sac* the feel of a narrow lane in an old European city. The houses were built for members of the same family and face a shared entrance court, the only level area of the hillside site which is not built upon, and both can be entered through this courtyard. The houses show some of the best features for which John Hudson Thomas is now known—use of stucco, overscaled elements, and the successful combination of diverse fragments into a unified whole. John Beach had this to say about No. 14:

> With its small groundfloor plan, this is a house of a size that appears endlessly and anonymously over the American middle class landscape of that period—but this one is made striking by Thomas' emphatic sense of proportion: the heaviness of the fireplace mantel, the size of the pillar in the stairhall, the massive proportions and the cave-like quality of the small street porch—features which give the house a sort of weight and presence that houses of that size don't normally have.
>
> Thomas knew somehow where to thicken walls—particularly at entrances and in stairhalls, so that what you walk through doesn't read as what it really is—a hole in a four inch stud wall—but as something grander. At the entrance, the added thickness is pulled out from the house. Similarly, other sections of the structure are expressed by advancing or receding the wall plane from the primary house enclosure. Thus, very shallow changes in surface plane transform a simple, essentially single mass into a complex cubic composition. From a totally rational, and materials- and labor-efficient point of view, this building is unnecessarily complex, but it is precisely the play with details of these kinds that gives small buildings convincing qualities of spatial sculpture and importance as objects.

PETERS HOUSE. 14 Hillside Court in 1950.—*Donogh Files, BAHA.*

The interior has a consistent set of motifs, derived, perhaps, from the shaft of an arrow, which appear in the molding and panelling of the major rooms, and in the stair railings. The rooms are also unified by the way the detailing is done—e.g., the planed ceilings with the coved edges above the plate-rail. This is unusual for Thomas, who often treated each room as if it were out of a different house.

11 Peters House
18 HILLSIDE COURT
JOHN HUDSON THOMAS, ARCH'T, 1914

Photographs and discussion of No. 18 have appeared in books on Bay Area architecture. In *Building with Nature* (1974), Leslie Freudenheim and Elisabeth Sussman cite the house as an example of pueblo style building and Mr. Peters had referred to it as "Hopi style." The book includes a photograph of the mural showing Indians on horseback that was originally on the living-room's north wall. The arrow motif used in the wooden moldings (here the head of the arrow; in No. 14, the shaft) reinforce the inspiration of the American west. In *Bay Area Houses* (Sally Woodbridge, ed., 1976), John Beach mentions influences of other architectural styles on both No. 14 and 18, and especially notes the similarities between aspects of No. 18 and the work of the Austrian Secessionists. He discusses the unusual staircase, which, although of Thomas' usual dramatic proportions, is not even visible from the main areas of the first floor. The two Peters Houses share many motifs: the four- and three-square patterns, various geometric designs, and a double axe-blade pattern used upstairs in both houses.

Looking back at the house from the street, be sure to notice its most eccentric feature—and a feature that marks this house as truly of the twentieth century—the built-in garage with an angled corner door!

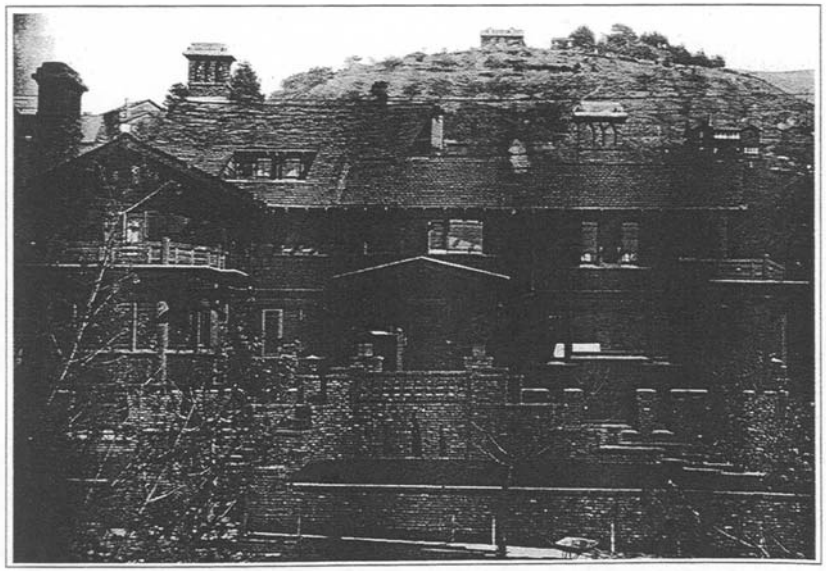
LETTER C217
Attachment

14

Thorsen House
2307 PIEDMONT AVENUE
GREENE & GREENE, ARCH'T, 1909

Charles and Henry Greene were Southern California architects. By 1908 they had built a house in Pasadena for Mrs. Thorsen's sister, Mrs. Robert B. Blacker, which was "the first monumental statement of the Greene Brothers' mature style, complete with furniture and gardens." By November of 1908 sketches had been prepared for the Thorsens' house, and working drawings are dated March 1909. The house was completed in 1910.

The most significant quality of this house is the complete integrity of architectural and decorative elements within an overall scheme. Fully-realized, totally-integrated designs, as in the mature work of the Greene Brothers, are extremely rare.Everything in the design has been carefully considered down to the smallest detail. Every piece of lumber, every piece of wrought iron, each door, each window, every light fixture was designed, milled, forged, crafted for this house. The structural or architectural design of the house, as well as its decorative elements including hardware, lighting fixtures, wood panelling, wall treatments, and fireplace surrounds are each individually as well as collectively pieces of exceptional craftsmanship and design. It is an exquisite culmination of the philosophy of the Arts and Crafts movement.



THORSEN HOUSE. Thje house had just been completed when this picture was taken in 1910. Sparsely-settled Panoramic Hill can be seen in the background. *—Courtesy of the College of Environmental Design, Documents Collection.*

The design scheme begins at the lot line, the edge of the sidewalk. A roughly textured, unevenly and overfired "clinker" brick is used to define the boundary between public and private space and is used for garden walls as well as the massive chimney stacks.

The house is organic in that the design elements present on the exterior are present as well on the interior. In this case this may not be entirely structural. There is no sharp contrast between interior and exterior; for example the finally crafted smoothed and rounded edges of the exposed wood members are used throughout, not only at the front door but at the service entrance as well. Different types of exotic wood are used on the interior adding subtle contrasts in color and texture, but the design scheme remains consistant.

The soft and restful colors of natural wood tones are enhanced by the Tiffany glass light fixtures and the creamy, painted "canvas" walls. Henry Greene, the artist of the two, painted the lovely floral panels himself.

Society
The Berkeley Historical Agratefully acknowledges permission from The Berkeley Architectural Heritage Association to reprint the above material taken from the Spring 1995 House Tour booklet, Frederick Law Olmsted's Berkeley Legacy - Piedmont Way aand The Berkeley Property Tract. To quote from the House Tour Brochure "The Introduction was written by Leslie Emmington Jones from her own research; quotations were taken primarily from The Papers of Frederick Law Olmsted, Vol. V, The California Frontier, 1863-1865, including "Report Upon a Projected Improvement of the Estate of the College of California, at Berkeley, near Oakland." Much of the Hillside Court material and "The Story of the Rock Walls" was researched and written by Susan Wikander. Sharon Entwistle wrote about the Kerr family houses and Anthony Bruce wrote the remaining text. Material previously written for BAHA by John Beach and Robert Judson Clark, as well as Susan Cerny's description of the Thorsen House, has also been used."

VIEWS OF PIEDMONT AVENUE

This Berkeley street adjoins the University and owes its beauty to the plan made as far back as 1865 by the elder Olmsted (compare the plan, p. 106). It is a fine example of what Olmsted calls "good outgoings." Note how the roadways to the right and left of the central planting follow different levels, thus taking account of the hillside. The white column is one of the columns marking the Highland Drive. That intelligent effort toward beautification brings rich returns in cold cash is indicated by the fact that Piedmont Avenue, remote as it is from any business center, shows the highest front-foot values for purely residential property in the entire extent of the East Bay cities.

Report on a City Plan for the Municipalities of Oakland and Berkeley
Werner Hegemann
1915

LETTER C217
Attachment

While Warring Wilkinson, first superintendent of the State School for the Deaf, Dumb, and Blind in Berkeley, was preparing to open the institution in 1869 he commissioned Clinton Day, first locally raised and college-trained architect, to design and build this residence. It stood on Dwight Way near the corner of Warring Street, which was originally Asylum Street.

Berkeley: The Town and Gown of it
George A. Pettit
Howell-North Books 1973
Page 25

A Walk on Piedmont Way and Environs
Berkeley Historical Society
Landmarks

In 1974 a City of Berkeley Landmark Ordinance was established. Twenty years later 186 buildings or sites had been designated as Landmarks or Structures of Merit. Six of these Landmarks are on the route of the walk today:

- Piedmont Way
  State of California Historic Landmark
  Frederick Law Olmsted 1865

  Piedmont Way was designated a California Historical Landmark in May of 1989. A plaque was placed at the intersection of Bancroft and Piedmont in 1990 and bears this inscription:

  > Piedmont Way was conceived in 1865 by Frederick Law Olmsted, America's foremost landscape architect, as the centerpiece of a gracious residential community close beside the College of California. Olmsted envisioned a roadway that would follow the natural contours of the land and be sheltered from sun and wind by "an overarching bower of foliage." The curvilinear, tree-lined parkway was Olmsted's first residential street design. It has served as the model for similar parkways across the nation.
  > California Registered Historic Landmark No. 986
  > Plaque placed by the state Department of Parks and Recreation in cooperation with the friends of Frederick Law Olmsted Papers, April 26, 1990.

  Although Olmsted's original nine-by-five-foot subdivision map is missing, his written report describing Piedmont Way still exists, as does a map drawn by Alameda County Surveyor, William Boardman, in 1868. The legal property descriptions of the Willey and Palmer property were measured off from Piedmont Way as it was delineated on the survey map that was presented to the Board of Trustees by Olmsted in 1865. These property descriptions concur with the current alignment of the street and prove that Olmsted's subdivision map, as presented to the trustees, contained the one-hundred-foot curvilinear right of way which exists today.

  In 1878, when the city was incorporated, Piedmont Way was deeded to the city. However, it was not until 1900 that the street was paved under the supervision of town engineer C.L. Huggins. Piedmont Way (at this time renamed Piedmont Avenue) and most of the major city streets were being paved for the first time.

  Piedmont Avenue is the most clearly defined surviving feature of Olmsted's 1865 plan for the College of California. By the first decade of the twentieth century, Piedmont Avenue had become what Olmsted had envisioned: a graceful curving street lined with impressive houses designed by prominent architects and set in lush gardens. The homes generally were built by well-to-do merchants, manufacturers, and bankers rather than University professors.

LETTER C217
Attachment

With the building of Memorial Stadium in 1922, and International House in 1929, the exclusive residential neighborhood began to erode. Although today the homes along Piedmont Avenue are mostly used for student housing, the appearance of the street, with its green median and overhanging trees, retains the qualities which Olmsted envisioned.

Piedmont Avenue is the first residential street that Olmsted designed and where he had an opportunity to develop and express his ideas about natural roadways and urban design on undeveloped land. His designs for Eastern Parkway in Brooklyn, the Buffalo Parkway system, and Boston parkways had their beginnings in Piedmont Way. During the next thirty years Olmsted designed hundreds of parks and residential subdivisions where the most important feature was the preservation, enhancement, and use of the surrounding natural features. Olmsted's legacy can be seen in residential subdivisions across the country featuring streets curving along the contours of the hills and homes set in gorgeous gardens.

- Kappa Sigma Fraternity House Site
  2220 Piedmont Avenue
  William C. Hays 1922
  Demolished 1992
  Landmark #129, 1990

  The former Kappa Sigma House was built in 1922 and designed by William C. Hays, a professor of architecture at the University.
  When the house was built, Piedmont Avenue ended in a turnaround to the north where the steep bank of Strawberry Creek prevented continuation of the road. Four pre-cast concrete Neo-Grecian pilasters framed the imposing central entrance to this Neo-Georgian red brick three-story structure with its gable roof, and dormer windows. Flanking the entrance were tall French doors, each with a fan light above. The interior of the residence was paneled with oak. In 1992 the University demolished the building a few hours after a restraining order, obtained by the preservation community, expired. Nothing of the building was saved.

There are five houses still standing on Piedmont Avenue north of Bancroft Way:

2222 Piedmont Avenue (1908) is an English-style half-timbered house designed by architect Fred V. Voorhees for Charles and Miriam Bancroft. Charles Bancroft was the brother of Hubert Howe Bancroft, whose collection forms the nucleus of the Bancroft Library.

2224 Piedmont Avenue (1909) was designed by architect William Knowles for Charles N. Noble, a professor of mathematics at the University of California.

2232 Piedmont Avenue (1909) was designed by Julia Morgan. It is an English-style stucco-sided house with leaded windows and natural wood trim. It was built for Walter Kellogg and later occupied by Judge William Olney.

2234 Piedmont Avenue (1909) was designed by William C. Hays for Dr. B.P. Wall. The Craftsman-style shingle house was moved from the site of International House.

2240 Piedmont Avenue (1923) was built for the Sigma Epsilon Fraternity and designed by architect Gwynn Officer. It was moved from Bancroft Way in 1949 to make way for Boalt Hall. It is Neo-Tudor with half-timbering.

These houses, the Warren Cheney Houses, and 2251 College Avenue (1910) are all that remain of the residential neighborhood that grew up around the early University. Surrounded by large mature trees, these houses are important to the visual diversity of the campus environs and provide a welcome contrast to the nearby institutional buildings. The houses further serve as a reminder of the early University community and the individuals who contributed to its growth and reputation.

- Thorsen House
  2307 Piedmont Avenue
  Charles Greene and Henry Greene 1909
  Listed on the National Register of Historic Places
  Landmark #4, 1975

  California architects Charles and Henry Greene established such significant new directions for residential building following the turn of the century that their acclaim was immediate. Most of their work was in Southern California, primarily in Pasadena, and Berkeley is fortunate to have one major example of these architects' works, the Thorsen House, now the Sigma Phi Fraternity House. The presence of a house of such high quality reflects the elegant Piedmont Avenue neighborhood in 1909 when the house was constructed. The Greene Brothers had built a house for Mrs. Thorsen's sister, Mrs. Robert B. Blacker in Pasadena, which was the first house in the Greene Brothers mature syles. It is said that Mrs. Thorsen was so impressed by her sister's house that she wanted one like it. By November of 1908 sketches had been prepared for the Thorsen house, and working drawings are dated March 1909. The house was completed in 1910. Architects Charles and Henry Greene developed a personal handcrafted and artistic expression in wood construction which echoed the ideals of the American Arts and Crafts Movement. The Thorsen house is an exquisite culmination of the philosophy of this movement in a fully-realized and completed design which is extremely rare. Both architectural and decorative elements within an overall scheme, have been carefully considered down to the smallest detail. Structural members and decorative elements are pieces of exceptional craftmanship and design. The design scheme begins at the lot line, the edge of the sidewalk. A roughly textured, unevenly and overfired clinker brick is used for the garden walls that define the boundary between public and private space, and for additional garden walls, entry floors, foundations, and massive chimney stacks. The design elements on the exterior are present on the interior as well. The finely crafted, smoothed, and rounded edges of the exposed wood are used throughout, not only at the front door but at the service entrance.

LETTER C217
Attachment

Different types of exotic wood are used on the interior, adding subtle contrasts in color and texture. The soft and restful colors of natural wood tones are enhanced by the Tiffany glass light fixtures and painted canvas walls. Mr. William Thorsen was a retired lumberman when he built the house. The house next door, designed by Julia Morgan, is a reinforced house built for a cement contractor.

- Sigma Pi Fraternity
  2395 Piedmont Avenue
  Frederick Reimers 1928
  Landmark #136, 1990

  The Sigma Pi Fraternity House (since 1938 the Phi Gamma Delta Fraternity House) takes full advantage of its prominent location on the northeast corner of Piedmont Avenue and Channing Way overlooking Channing Circle. It is a wide L-shaped building in a freely eclectic Mediterranean Revival style, featuring brick veneer and a red tile roof. A central entry pavilion is flanked by two wings that each contain a triple set of large arched French doors opening onto the balustraded front terrace. The architect was Frederick Reimers, a 1915 graduate of the University's School of Architecture. The Sigma Pi house replaced a turreted Victorian house built in 1894 for an Oakland attorney. After the construction of Memorial Stadium, fraternity houses began being built along Piedmont Avenue; during the 1920s and 1930s they were designed to fit the existing residential neighborhood. The Sigma Pi House gives the impression of a grand home. Some large single-family homes, such as 2311, 2328, and 2336 Piedmont Avenue, all designed by Julia Morgan between 1905 and 1914, have all been converted to student housing.

- Colby House
  2901 Channing Way
  Julia Morgan 1905
  Landmark #95, 1985

  This large three-story house is an important example of Julia Morgan's work during the early period of her career and merges the Craftsman/Simple Home philosophy of Charles Keeler and the Hillside Club, with the training she received at the Ecole des Beaux Arts in Paris as its first woman graduate. This merging of the informal and academic is the basis of the First Bay tradition, a philosophy of design that produced a distinctive regional building type at the turn of the century. This house has had no major alternations and its interior has been restored. The house was built for William E. Colby, an 1898 graduate of Hastings College of Law, who practiced mining law in San Francisco. He joined the Sierra Club in 1898, and in 1900 was elected as the Club's secretary, a post he held until 1940. In 1901 he and John Muir established the Sierra Club's annual high country trips into the Sierra and he continued to lead these trips after the death of Muir in 1914. His contribution to the Sierra Club was documented in the Sierra Club's Spring 1992 issue of its magazine commemorating "100 Years of the Sierra Club."

California Schools for the Deaf and Blind

State Architects Office 1929-1957
Founded 1860
2601 Warring Street
Listed on the National Register of Historic Places
(Landmark #42, 1981)

The Asylum for the Deaf, Dumb, and Blind (in 1905, the California Institute for the Deaf and Blind: in 1921, the California Schools for the Deaf and Blind) was founded in San Francisco in 1860, and originally supported by private donations. In 1866 the state legislature began providing full support and also allocated funds for new buildings. The Berkeley site was selected because of its proximity to the future state university campus. The school opened in 1869 in a large stone building which was destroyed by fire in 1875. When the campus was rebuilt, it was decided that several separate buildings were safer than a single large one. By 1887 there were twelve buildings on the campus and a student body of approximately one hundred.

Beginning in 1929 the nineteenth-century brick buildings were replaced by new reinforced concrete and stucco buildings in the Mission Revival style. They have red clay tile roofs and are arranged in a series of garden courtyards. The campus' design is attributed to State architect, Alfred Eichler.

Warring Wilkinson was the superintendent of the school from 1865 until 1909. He is credited with moving the school from San Francisco to Berkeley and for changing the name from "asylum" to "institute" in 1905 to emphesize the educational nature of the school. Several gradutes went on to notable careers. Theophilus Hope d'Estrella, a deaf-mute orphan, grew up and attended the University of California and later taught there. Douglas Tilden became a nationally recognized sculptor.

In 1980 the California Schools for the Deaf and Blind moved from Berkeley to Fremont, after a long struggle by the University to acquire the 130-acre campus. The schools' location in Berkeley had been the site of one of the oldest and most esteemed of the State's institutions. It is now part of the University of California and named Clark Kerr Campus, after a former President of the University.

Source: Berkeley Landmarks
An Illustrated Guide to Berkeley, California's Architectural Heritage
Text by Susan Dinkelspiel Cerny
Published by The Berkeley Architectural Heritage Association
1994

LETTER C217
Attachment

To give some perspective on Olmsted's work in Berkeley the following quotations have been chosen from "The Papers of Frederick Law Olmsted," Volume V The California Frontier 1863-1865, The Johns Hopkins University Press:

The chief landscape feature of Olmsted's plan for the private residences at Berkeley was a densely painted green background that would hide the bleak middle distance and heighten the beauty of distant views of water, hills, and clouds. This concept of foreground treatment was fundamental to Olmsted's design approach in semiarid regions. The most ingenious aspect of his approach at Berkeley - and he repeated it on other hillside sites - was that the foreground of one residence became the green middle distance of residences further up the hill. Thus, the requirements for landscape beauty of foreground, middle distance, and distant prospect were fulfilled. Page 456.

"I need not say that the great puzzle of our profession for the future, for your period," he told his son, "is going to be how to deal satisfactorily with the difficulties of the more arid parts of our continent." The man who solved that problem, Olmsted was convinced, would be at the head of the landscape architecture profession. Page 464.

The landscape design reports in this volume also present the first stage of Olmsted's development of his ideas on the style of planting and planning that should take place in the semiarid American West. His sense of what was "appropriate," the importance of respecting the "genius of the place," which he had learned from English writers, was already leading him to abandon the English-inspired style in which he had previously designed in the East. Charles E. Beveridge, Page 469.

Portion of a letter to the Reverend S.H. Willey dated June 29, 1866 ... The locality which you have selected is presumed to be judiciously chosen in respect to its proximity to San Francisco. Although it has the advantage of closeness to a large town, however, the vicinity is nevertheless as yet not merely in a rural but a completely rustic and almost uninhabited condition, two small families of farmers only having an established home within half a mile of it. This is its chief defect, and the first requirement of a plan for its improvement is that it should present sufficient inducements to the formation of a neighborhood of refined and elegant homes in the immediate vicinity of the principal College buildings. Page 549.

What, then, are the requisites(exterior to private ground) of an attractive neighborhood, besides good neighbors, and such institutions as are tolerably sure to be established among good neighbors? The most important, I believe, will be found in all cases to be that of good "outgoings" 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. Page 554.

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. Page 554.

The desideratum of a residence next in importance will be points in the neighborhood at which there are scenes, either local or distant, either natural or artificial, calculated to draw women out of their houses and private grounds, or which will at least form apparent objects before them when they go out. Page 555.

Next to points at some distance from a house commanding beautiful views, it is desirable to be able to look out from the house itself upon an interesting distant scene. Page 555.

The first and most essential condition of a home, is domestic seclusion. It is this which makes it home, the special belonging of a family. If it is not attractive within itself, and chiefly and generally within itself, and made so by, or for the sake of, the family, it is no home, but merely a camp; an expedient of barbarism made use of to serve a temporary purpose of a civilized family. Page 555.

For the purpose of ascertaining what was necessary to be supplied upon your ground to give it the advantages which have been described, and others, generally recognized to be essential to a neighborhood of the best form of civilized homes; I visited it under a variety of circumstances, in summer and winter, by night and by day, and I now propose to state what are its natural conditions; what are the artificial conditions required, and how these may best be secured.

First. - In respect of soil, exposure, natural foliage and water supply, your ground is, to say the least, unsurpassed in the vicinity of San Francisco.

Second. - There are few if any suburbs which command as fine a distant prospect. The undulations of the ground and the difference of elevation between the upper and the lower parts give the advantage of this prospect in its main features to a large number of points of view, so situated that the erection of buildings and the growth of trees at other points will be no interruption to it.

Third. - With respect to climate and adaptation to out of door occupation, persons who had resided upon the ground or who had frequent occasion to cross it, having stated that the sea-winds which nearly everywhere else near San Francisco are in summer extremely harsh, chilling and disagreeable to all, and often very trying to delicate persons, were felt at this point very little, I gave this alleged advantage particular consideration.

I have visited the other suburbs of San Francisco and studied them with some care, and, without being able to express a definite estimate of the degree of difference between their climate and that of Berkeley, and without being able to assert from my limited observation, complete and constant, I think that I am warranted in endorsing the opinion that the climate of Berkeley is distinguished for a peculiar serenity, cheerfulness and healthfulness. Pages 556, 557, 558.

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The main requirements of a plan, then, for the improvement of this region, with reference to residences, must be, first, so to arrange the roads upon which private property will front as to secure the best practicable landscape effects from the largest number of points of view; second, so to arrange the roads and public ground as to give the owners of the private property satisfactory outgoings, in respect, first, to convenience of use; second, to attractiveness in their borders; and, third, to command of occasional distant views and complete landscapes.

To meet the second of these requirements, 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.

This, in the climate of the locality, implies one of two things, either that the whole roadside is watered daily during several months of the year, or that it is closely lined and draped over with living foliage. Page 560.

The course of the roads, as laid down in the plan, generally follows the natural depressions of the surface, and I am strongly of the opinion that in these situations, if not on the more elevated parts of all the ground included in the plan, there would soon be a natural growth of trees and shrubs if perfect protection were secured for a few years from the action of fire and the close cropping of animals, and I can have no doubt that when the ground will have been well trenched, nearly all the trees and shrubs which grow naturally in the more favored canons of the Coast Range, as well as many others, if planted and carefully tended for two or three years, would thereafter grow healthfully, rapidly, and in graceful forms. Page 561.

Also, in the June 29, 1866 letter to the Reverend S.H. Willey Olmsted discusses the approaches to the proposed new campus in Berkeley.

"There are three entrances to the series of lanes from the general direction of San Francisco. One of these is intended to be approached by steamboat landing at that point of the bay which is nearest to the property. (Along the line of Addison Street) The second approach is through the midst of the village. (At Dana Street) The third is by a new road which I recommend should be laid out as a pleasure drive from Oakland.* This road would be to the southward of, and run parallel with the present Telegraph road, until it has passed the vicinity of the new Cemetery,(Mountain View) where it would curve upon a long radius to the left, and passing to the eastward of some of the lowest foothills, cross the Telegraph road near the foot of the mountains, and approach Berkeley on a line parallel with the range, passing along the east side of the public garden, and reaching the vicinity of the College without entering the village, as shown upon the plan. Such a road would form a drive much more attractive than any now in use out of Oakland, and would lay open a most desirable region for residences all along the foot of the mountains." Page 564.

Footnote 12. Page 572 expands upon Olmsted's plan for the road from Oakland. "This pleasure drive from Oakland would have reached the campus where Piedmont Avenue now joins it. Most of it was never built, but the northernmost section, from Strawberry Creek to Dwight Way, was on college property and Willey asked Olmsted to lay it out on September 22, 1865.

In August 1864 the college had bought from Orrin Simmons the tract of land through which Piedmont Avenue now runs; Willey had purchased a lot there and was preparing to build the first house in the Berkeley neighborhood. A Mr. Palmer was anxious to purchase a lot near him. Willey told Olmsted he had written Palmer "that I will inform him immediately on the receipt of the proper map from you, setting forth streets, dimensions, etc., of that particular vicinity." Planning these saleble lots was more urgent than completing the overall plans for the college grounds. As Willey explained: "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." Olmsted drew up a plan for the area, "showing the Park and Piedmont Way, as ground reserved for public purposes," which the trustees of the college adopted on October 3, 1865. (The "Park" was presumably the square that appears on the 1866 Berkeley Neighborhood plan as the "Public Garden.")

No map of Piedmont Avenue has been found which is signed by Olmsted or by Edward C. Miller, who surveyed the Berkeley grounds for him and left with him for New York on October 13, 1865. However, a map of the area south of Strawberry Creek and bounded on the west by Audubon and College streets and on the south by Dwight Way, and bearing in its title the attribution "as laid out by F.L. Olmsted," was adopted by the trustees of the college on May 5, 1868. This plan makes no provision for Olmsted's public garden: the area that he set aside for it is instead divided into house lots. The course of the 1868 plan's curvilinear "Piedmont Way" is similar to that of the pleasure drive in Olmsted's 1866 Berkeley Neighborhood plan, which is presumably closely patterned on the plan that he drew up for the area at Willey's request in late 1865. The provision for a hundred-foot-wide Piedmont Way on the 1868 map probably reflects the width of the strip "reserved for public purposes" as Piedmont Way in Olmsted's lost 1865 plan. (The right of way appears on the 1866 Berkeley Neighborhood plan as a rectilinear strip approximately 120 feet wide.) A right of way of one hundred feet or more would have been wide enough to construct a road varying from thirty to sixty feet in width, while still leaving sufficient room along the edges for the heavy planting with which Olmsted intended to screen the spaces beyond. Olmsted's planting scheme was not carried out, and eventually this section of Piedmont Avenue was constructed with a median strip that does not appear on either the Berkeley Neighborhood plan of 1866 or the map of 1868 (S.H. Willey to FLO, Sept. 22, 1865; History of the College of California, pp. 106, 131, 202; "Map of a portion of the Berkeley Property situated between the University of California and the state Deaf and Dumb Asylum, Oakland, Alameda County, as laid out by F.L. Olmsted, officially adopted by the Board of Trustees of the College of California, May 5, 1868, Surveyed May 1868, W.F. Boardman Co. Surveyor," filed in the Recorder's Office of Alameda County, May 26, 1868; College of California, Records of the Board of Trustees (1855-69), Minutes, October 3, 1865, p. 287, University Archives, Bancroft Library, University of California, Berkeley, Calif.)."

LETTER C217
Attachment

California Memorial Stadium
University of California Berkeley

The California Memorial Stadium is a historically significant structure that is in need of seismic strengthening and general rehabilitation. Although the University of California is constitutionally exempt from state preservation law it generally complies with the Secretary of the Interior Standards. The impact of proposed changes on a state-owned historically significant structure is subject to review under the California Environmental Quality Act (CEQA). The stadium is eligible for the California Register of Historic Resources and the National Register of Historic Places.

The stadium represents the nationwide boom in intercollegiate athletics - especially football - in the early 20th century. It was among the first dozen major stadiums built in the United States. The stadium also represents an important moment in the history of Town-Gown relations in Berkeley - its location and construction caused an early, serious, breech between the university and the city and community.

The stadium is significant as an example of a collegiate sports stadium; with 70,000 seats, it was among the largest in the country when built. It was important as an element in a campus plan - an example of Roman classicism, the work of distinguished designers including the architect John Galen Howard. In its stylistic relationship to other buildings, the design expresses the relationship of various aspects of university education and life to an ideal of education.

The impetus began to build in 1921 when California beat Ohio State 28 to 0 in the Rose Bowl. Subsequently, the "Wonder Teams" of 1920 to 1924 did not lose a game. A new stadium and football would bind students to their Alma Mater and represent the physical and moral basis for intellectual training. In addition to its primary purpose for football the stadium was planned to be used for public functions. Since it opened it has been used for graduation exercises, Charter Day ceremonies, and other events. Commencement exercises in 1948 in California Memorial Stadium were attended by President Harry Truman. In 1962, a Charter Day speech was given by President John F. Kennedy before 88,000 people, said to be the largest crowd ever assembled in person to hear Kennedy speak. The Chancellor of the Berkeley campus has the authority to make policy for the use of the Stadium. The policy of recent Chancellors has been to not use the Stadium for commercial rentals or other large non-campus events.

John Galen Howard had argued in 1922 for a stadium site in the southwest corner of the campus; his objection to the Strawberry Canyon site apparently contributed to his dismissal as the University's Supervising Architect after more than two decades of service. Memorial Stadium was thus not only his largest commission completed for the University, but among his last for the Berkeley campus.

Tensions arose between the university and the city in the planning of California Memorial Stadium. This was one of the early occasions when a significant "town-gown" disagreement occurred in Berkeley. Four sites were considered; the site which was chosen - the Strawberry Canyon site - may have cost less money to acquire, but as it turned out,

also involved substantial opposition from property owners whose houses were moved or whose views were ruined and from citizens who objected to the destruction of a beautiful natural place. In words still familiar in Berkeley, southside residents objected to the traffic congestion and parking problems which would be created by the stadium. In an embarrassment to the university, Professor of Philosophy, Charles H. Rieber, who lived at 15 Canyon Road on Panormic Hill, sold his house, left the university, and moved to Los Angeles in protest of the new stadium.

The University of California football stadium was also built as a memorial to University of California alumni who had died during the First World War.

Several aspects of the stadium's design were directly related to its potential as a money maker. At that time, the Big Game was the only potential sell-out, but the likely receipts for that game were so great that it is not far-fetched to say that the stadium was designed for the Big Game. The stadium was oriented so "the sun in mid afternoon on November 20 (approximate date of the Big Game) will strike the field at right angles to the direction of play thus affording the best conditions for use."

The Strawberry Canyon site was very different from the other sites considered which were all on flat or nearly flat land. This site was at the mouth of a canyon at the base of the Berkeley hills. The site was uneven and was crossed by Strawberry Creek and by two fault lines. The different conditions of this site required fresh thinking about the nature of the stadium. Of the sites considered the Strawberry Canyon site was by far the most difficult to build upon. The natural topography was a narrow canyon mouth. Charter Hill (later called Tightwad Hill) rose steeply on the north side of the canyon and Panoramic Hill did the same on the south. Strawberry Creek ran west through the canyon and down through the main campus. The Hayward Fault runs north-south through the middle of the site and emerges at the northeast and at the southwest. A secondary fault runs east-west through Strawberry Canyon.

The stadium grounds consisted of 22 acres altogether, 16 acres of which were already owned by the university, and six acres of which were purchased from private owners. The area was much admired for its natural and domesticated beauty. The university land was part of a larger area that previously had been purchased for a reservoir and had been designated a bird and wildlife sanctuary. A botanical garden and nursery had been established there. This beautiful spot was a popular place for hikes and outings. To take advantage of the setting, a residential neighborhood of large houses was developed on the south and west of the site, on Panoramic Hill and along Piedmont Avenue. The private land which was purchased was between College and Piedmont Avenues on the north side of Bancroft Way. Six houses on this land were moved at a cost of $268,000. Some of the houses were moved across the street to lots on Piedmont Avenue where they joined an existing enclave of residential properties. Eventually this area was also acquired by the university, but some of its houses still remain in a row facing the stadium.

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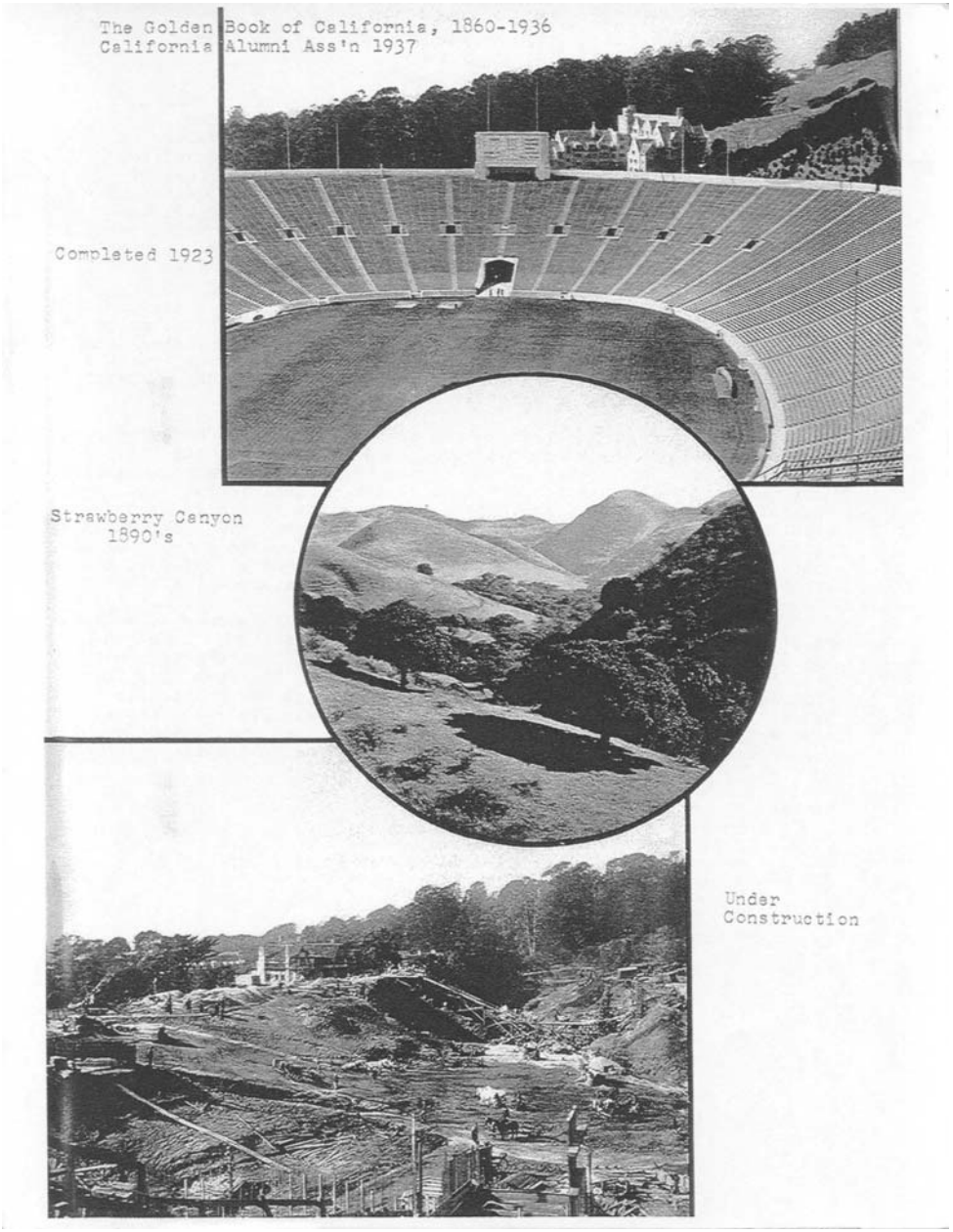
To open a space large enough for the stadium and its grounds, to create a level site and to build up an earthen bowl for the stadium and its grounds required the removal of a huge volume of soil and rock. This was accomplished by blasting and hydraulics, the latter as was done in the gold fields before 1882. Lines of horse-drawn wagons carried away the material. An elliptical mound was built up around the field created. The lower half of all the seats and all the seats on nearly half of the stadium, encompassing its entire east side, rested directly on the mound created by the excavation contractors.

Drainage was recognized during the design stage as a critical feature of the stadium from both a financial and a technical point of view. This was because the usefulness of the stadium was depending upon the ability of Stanford and California to play their annual football game on it. Stanford had previously paid for its new stadium almost completely in its opening game with California.

Construction of the stadium was not delayed by the Berkeley fire of September 17, 1923 which destroyed some 600 homes in the North Berkeley hills and threatened the campus. The high pressure waterline provided for the excavation of the hillside at the stadium site proved helpful in fighting the fire. There was no reported damage to the stadium project itself. The stadium, including the land, was completed at a costof $1,400,000 in time for the first Big Game between California and Stanford on November 24, 1923. Attendance was 73,000, the largest ever to attend a football game in the Western United States.

In the decades after World War II many changes were made to the stadium and grounds. Artificial turf replaced grass only to be replaced by grass again. The Haas Press Box was built along the west rim. Spaces were enclosed beneath the seating on the west side for offices and special rooms. Piedmont Avenue, which had previously bent in a curve through the area where Kleeberger Field now stands, was realigned to connect directly with Gayley Road and provide a more direct driving route across the eastern end of the campus.

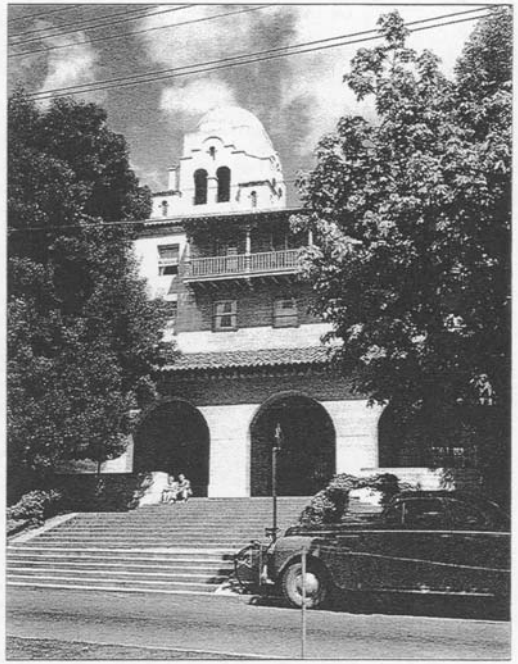
Source: Historic Structure Report
University of California Berkeley
California Memorial Stadium
Prepared for The University of California, Office of Planning, Design and Construction
Siegel & Strain, Architects
1295 - 59th Street
Emeryville, Ca. 94608
September 23, 1999



LETTER C217
Attachment

International House Berkeley

An Informal History



Author: Joe Lurie, Executive Director

"The World is a beautiful garden where truth, like flowers, unfolds in different ways."

Harry Edmonds, International House Founder

Captions: Far left: Harry Edmonds, Left: University of California campus, Top right: John D. Rockefeller, Jr. Bottom right: International House in construction, April 17, 1930.

"International House is like a ship. It does not belong to New York or Paris or any other great city in any part of the world, but it belongs to all of us who appreciate its purpose... Just as now, when we go on an adventure, we do not hamper ourselves with too many trunks and other pieces of baggage, so we do not carry onto this ship our trunks of worn-out prejudices and ideas about one another, but come on it free from encumbrances and ready for an adventure in living with folk."

Mrs. Florence Edmonds, 1928

ORIGINS

International House Berkeley was part of the larger "International House Movement," founded by Harry Edmonds who, as a young man working for the Young Men's Christian Association in 1909, had a chance meeting with a Chinese student. Edmonds' casual "Good morning" on the steps of the Columbia University library provoked the startled response: "I've been in New York three weeks, and you are the first person who has spoken to me." Moved by this experience, Edmonds investigated the situation of foreign students in New York City. Attempting to counter the loneliness and isolation of these students, Edmonds and his wife, Florence, started to have teas and Sunday Suppers in their home. By 1911, this practice led to the development of the Cosmopolitan College Club. By 1919, the Club included over 600 students representing more than 65 countries, and its activities consisted of excursions, social events and housing assistance.

Convinced of the need to find a place where foreign and U.S. students could live together and thereby promote international understanding, Edmonds encouraged John D. Rockefeller, Jr. to build International House in New York City. Funded by Mr. Rockefeller at a cost of $3,000,000, it opened in 1924 as a residence and program center which served about 500 students. As its first director, Edmonds saw it as a place where people of diverse national and cultural backgrounds — without restrictions as to color, race, creed or sex — could share the common experience of everyday life; a place where person-to-person contact would contribute to combatting ignorance, prejudice and misunderstanding.

The immediate and exciting success of International House New York spurred Rockefeller to extend the idea. In 1926, Edmonds traveled west to evaluate possible locations for a second International House. Berkeley, California was selected because the Bay Area was the U.S. point of entry from the Orient and claimed the largest number of foreign students on the West Coast (in those days about 200).

John D. Rockefeller Jr.'s gift of $1,800,000 to the University of California resulted in the establishment of International House Berkeley in 1930. In a letter to University of California President, Robert Gordon Sproul, Rockefeller outlined his reasons for the gift:

"The idea of the establishment of this institution on the Pacific Coast was suggested by the success of a similar one on the Atlantic Coast, in New York City,

which has become well and favorably known throughout the world. By bringing together in unfettered cooperation the educated young people of all lands, many of whom will in years to come be leaders in their several countries, and by giving them the full opportunity for frank discussion on terms of equality, there is being performed, I believe, a service for the well-being of the world, the importance of which it is difficult to over-value. International House is a laboratory for a new kind of experiment - the day-to-day practice of international fellowship among men and women."

The Berkeley House, while owned by the University, was leased to a separate corporation whose Board of Directors, men and women of standing in the community, would be responsible for seeing that the purposes of the institution would be fulfilled.

Later in the '30s, Rockefeller established similar institutions in Chicago and Paris. He hoped that contact between the Houses would facilitate an exchange of ideas and experiences that would assist the carrying out of a kindred purpose.

RESISTANCE TO INTERNATIONAL HOUSE IN BERKELEY

Allen C. Blaisdell, Edmonds' former assistant in New York, was appointed in 1928 to be the first executive director of the Berkeley I House. Blaisdell was a Phi Beta Kappa graduate of Pomona College, who developed his cross-cultural awareness during a teaching assignment in Japan. Soon after his appointment, Blaisdell encountered considerable resistance in the community. There was resistance to men and women living under one roof; there was hostility towards foreigners; and the notion that people of color would live with "whites" in an integrated setting was, to many, simply incredible. Many Berkeley landlords protested the construction of the House, fearing an influx of foreigners.

More than 800 people gathered in Berkeley to protest racial integration in the proposed International

House. At that meeting, Delilah Beasley, a black reporter for the Oakland Tribune, passionately defended the concept to a disgruntled and stunned audience. And it was Beasley who stood up to the protests of property owners who feared that I House would cause Berkeley to be overrun with Blacks and Asians.

Allen Blaisdell noted that one of the purposes of the House was to draw foreign students — particularly Chinese, Japanese, Filipinos and Indians — out of their semi-ghetto housing situations and into an international community.

When Harry Edmonds came to Berkeley to establish a site, he chose Piedmont Avenue, in part, because it was the home of fraternities and sororities which then excluded foreigners and people of color. By proposing the site on Piedmont Avenue, Edmonds sought to strike bigotry and exclusiveness "right hard in the nose."

Originally the north side of the campus, an area ravaged by fire, was suggested, but Edmonds decided that this was the "back door" to the campus and insisted that International House must be at the "front door." Here on Piedmont Avenue, the House faced the Pacific and so brought a symbolic joining of West and East.

OPENING OF I HOUSE BERKELEY

International House officially opened on August 18, 1930, with single rooms for 338 men and 115 women, primarily graduate students. It was the largest student housing complex in the Bay Area and the first coeducational residence west of the Mississippi (at the time the University itself would not officially recognize coeducational housing). But because I House was managed by a self-supporting corporation legally independent of the University, the coeducational concept became a reality.

11.2C.217 RESPONSE TO COMMENT LETTER C217

RESPONSE TO COMMENT C217-1

The comment does not cite the studies that demonstrate that traffic signals cause speeding and stop signs enhance a driver's ability to stay within the posted speed limit. The University notes, however, that in recent years several Bay Area cities have implemented signal timing plans that encourage drivers to drive the speed limit, either through coordinated timing along a corridor that allows drivers to "hit the green" if they travel at the speed limit, or through stand-alone intersections that have advance detectors that turn the light red if a speeding car approaches. The University will request that the City of Berkeley consider these methods of speed control when and if the signals at Piedmont/Bancroft, Piedmont/Durant, and Derby/Warring are designed and constructed. See also Thematic Response 9 regarding parking demand, and Thematic Response 10 regarding alternative transportation.