

Appendix E:
Cultural Landscape Resources Report



CULTURAL LANDSCAPE RESOURCES REPORT

California Nursery Historical Park
City of Fremont • Alameda County • California

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Niles Boulevard Entrance to California Nursery Historic Park. 1930s



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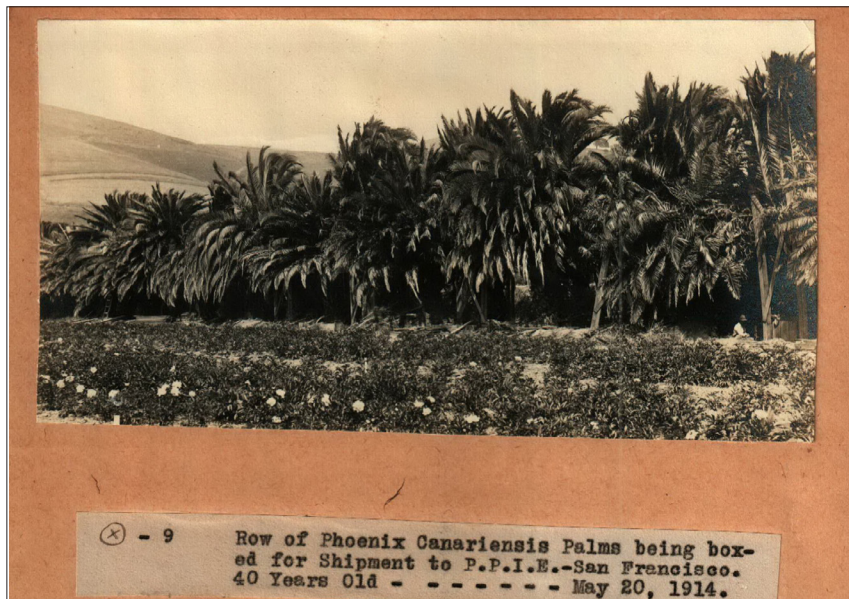
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A. DISTRICT BOUNDARIES

Five of the existing buildings are contributors to the California Nursery Historic District. These include the Office Building, Garden Store, President's House, Packing Shed and Adobe. Secondary or ancillary structures include the Women's Changing Room, Tank House Support Structure, and the Windmill. The structure known as the ROP Building and the Public Restroom each constructed after the period of significance are non contributors. Many more contributors to the district are landscape elements and site features. These include the trees, other vegetation and gardens, irrigation system, entry gate, fencing, brick planters at the office, flagpole, circulation, spatial organization, and views. Together, these contributing resources and their historic setting constitute a historic district that is also a cultural landscape resource.

A cultural landscape is defined as a geographic area shaped by human activity; they can result from a conscious design or plan, or evolve as a byproduct or result of people's activities; and they may be associated with a historic event, activity, or person or exhibit other cultural or aesthetic values (NPS, 1996)¹. Of the four general types of cultural landscapes (historic sites, designed landscapes, vernacular landscapes and ethnographic landscapes,) the California Nursery Historic District can best be described as a vernacular landscape—that is, one that has evolved through use by the people whose activities or occupancy shaped it and one in which function plays a significant role (NPS, 1996). The cultural landscape elements are described in more detail below.

The California Nursery Historic District includes the acreage that remains from the original 500-acre nursery. The north boundary is Niles Boulevard. The east boundary is defined by a row of palm trees planted by John Rock circa 1876.² (See photo a) The palms in the photograph below extend to the north and south beyond the boundaries of the current site into the adjacent neighborhood. The east boundary cuts into the site and wraps around the Bruce Roeding Residence. Beyond the east boundary is a residential development that was built before 1959³ on what had been undeveloped fields.



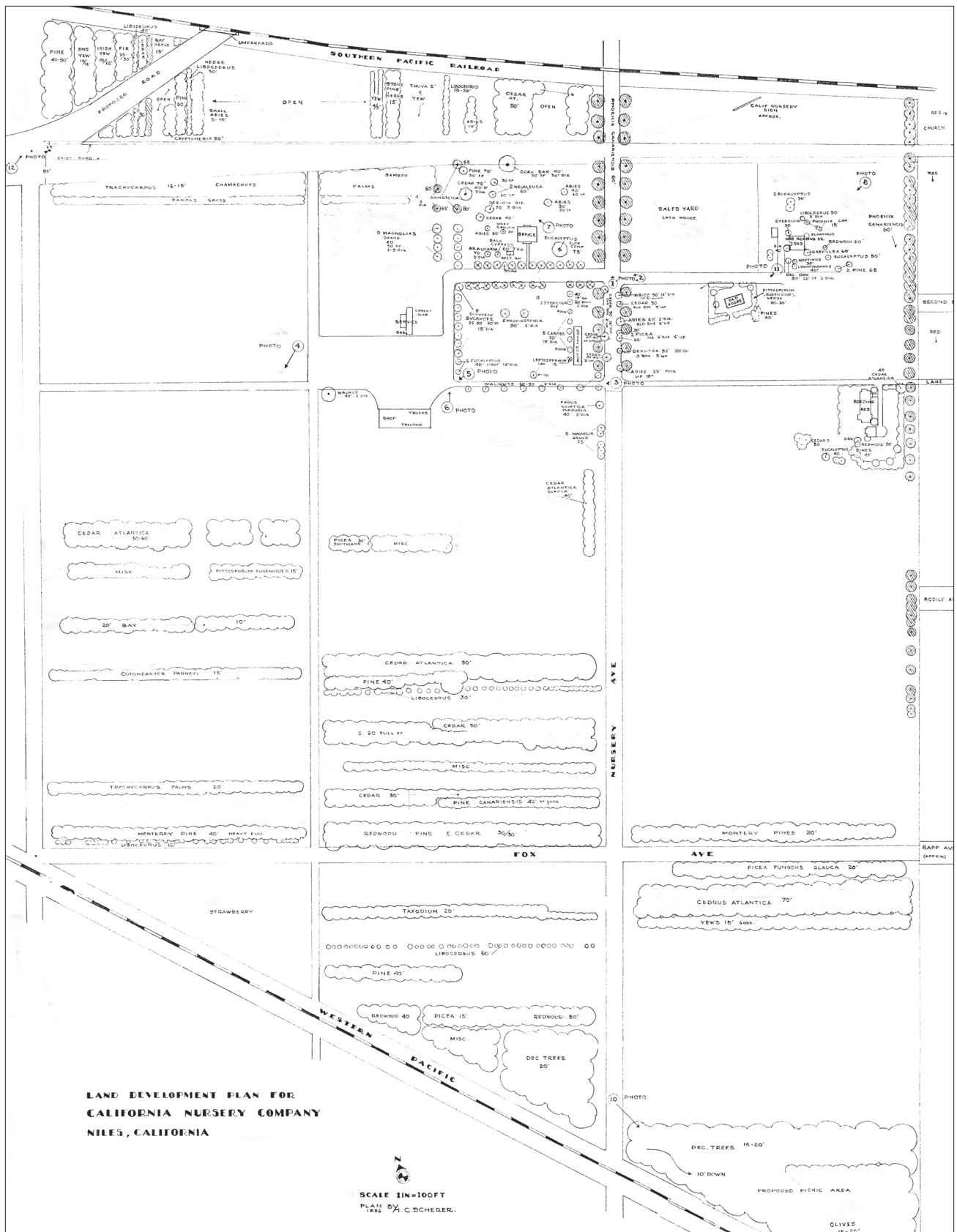
The south boundary abuts the Ranch Arroyo residential neighborhood that was carved out of the original nursery in 1963. The west boundary parallels Nursery Avenue and abuts another residential development known as The Trees that was subdivided and developed in 1972. The northwest portion of the district extends beyond Nursery Avenue to include the Office, the Changing Room, the office lawn and the rose garden. The Rancho Arroyo development wraps around this portion of the property.

photo a: Palm trees planted by John Rock along east boundary, 1914

1 The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (NRHP) as an authoritative guide to be used to identify the Nation's historic resources.

2 Historic photograph in the Roeding collection.

3 Based on an aerial photograph dated 1959.



plan 1: Land development plan for the California Nursery, Niles, CA, 1936. Proposed by J. Sherer, Nursery manager.

B. CULTURAL LANDSCAPE RESOURCES

1. VEHICULAR ACCESS, INTERNAL ROADS AND PEDESTRIAN CIRCULATION

Historically, vehicular access to the site occurred at four locations from Mission Boulevard north of the site and south into the nursery. One access point was at Nursery Avenue. The nursery property extended north to the Southern Pacific Railroad and included the land between the railroad and Niles Alvarado County Road (now Niles Boulevard.) Today Niles Boulevard is the northern boundary. A plan of the nursery prepared by H.J. Scherer and dated 1936 shows the layout of the nursery in a grid.⁴ (See plan 1) The north-to-south roads from east-to-west were Rock Avenue, an unnamed road, Nursery Avenue and Hillview Drive. These roads divided the nursery into three equal-width sections.

There were three east-to-west roads and two rail lines that divided the property in uneven segments from north-to-south. Furthest north was the Southern Pacific Railroad, then Niles Boulevard, an unnamed Lane (See photo b), Fox Avenue and the Western Pacific Railroad that ran at a diagonal and set the southern border. In the northeast quadrant of the property where most of the buildings are located there was one additional unnamed east-to-west oriented road that connected the south side of the Office west of Nursery Avenue and the Vallejo Adobe, the President's House, and the Sales Yard east of Nursery Avenue. This road was between Niles Alvarado County Road and the unnamed Lane. This road doglegged south and west of the office and led to a small Service/Gas building. The 1936 plan of the nursery shows a vehicular drive off the unnamed Lane to the Roeding Residence. Historically all internal roads were surfaced with gravel and tar.

The 1936 plan of the nursery shows a 4-foot wide pedestrian walk on the south side of the office. This walk into the Office is still present. (See photo c) No other pedestrian walks are shown on the plan.

Today, Nursery Avenue remains as the primary entry into the nursery. Asphalt paving from the nursery entrance to the south side of the parking area was added—a length of 500 feet. There is a second entry gate near the east property line where there had been an entry historically. Another asphalt road branches west off Nursery Avenue and leads to the north side of the Office—the opposite side from where it was shown on the 1936 plan. This road appears clearly in a 1959 aerial photograph. All other roads within the nursery are gravel or compacted earth. The east portion of the unnamed east-to-west road that connects the Adobe, President's House and Packing Shed to Nursery Avenue



Photo b: East portion of the unnamed east-to-west road is still prominent, 2014

⁴ Land Development Plan for California Nursery Company, Niles, California, scale 1" = 100 ft, by H.C. Scherer, 1936, from the Roeding collection.

is still a prominent component of

the internal circulation system, as is other east-to-west oriented circulation. (See photo b) Less prominent is a north-to-south road that runs between the President’s House and extends to the south boundary. This road is prominent in the 1959 aerial photo.

Today, Nursery Avenue continues south beyond the parking area to the south boundary, as it did historically, where it turns east to connect to the north-to-south road that leads to the President’s House and then west back to Nursery Avenue, forming a complete loop. This loop accommodates park maintenance vehicles. Other prominent circulation features that appear on the 1959 aerial are no longer prominent.

Pedestrian circulation between the buildings and areas within the district primarily used edged vehicular roads. Historically, there was a formal concrete walk that led to the south side of the office that remains today. (See photo c) Pedestrian circulation in the Rose Garden consists of non-historic gravel paths with brick. A brick on sand path connects the Rose Garden to the office Lawn. This path is also non-historic, as are gravel and stepping stone paths in and around the Cactus Rockery and Japanese Garden near the Office. The concrete ramp and brick planters on the north side of the Office were built ca. 1954. (See photo c) Mulched pathways, some edged with stone west of the office, define a perennial garden and vegetable beds that are non-historic.

2. SPATIAL ORGANIZATION

Historically, all of the major buildings and structures associated with the nursery operations were clustered together in the northeast section of the nursery property where there was direct access to Niles Alvarado County Road and the Southern Pacific Railroad. This building cluster formed the core of



Photo c: Concrete walk on the south side of the office with a stipple finish and 6-inch band at the edge, 2014.

the nursery and is where many of the primary functions took place—packing, promotions, and sales. Today, these buildings and structures remain on the site and with the exception of the store will be reused as part of the historic park site.

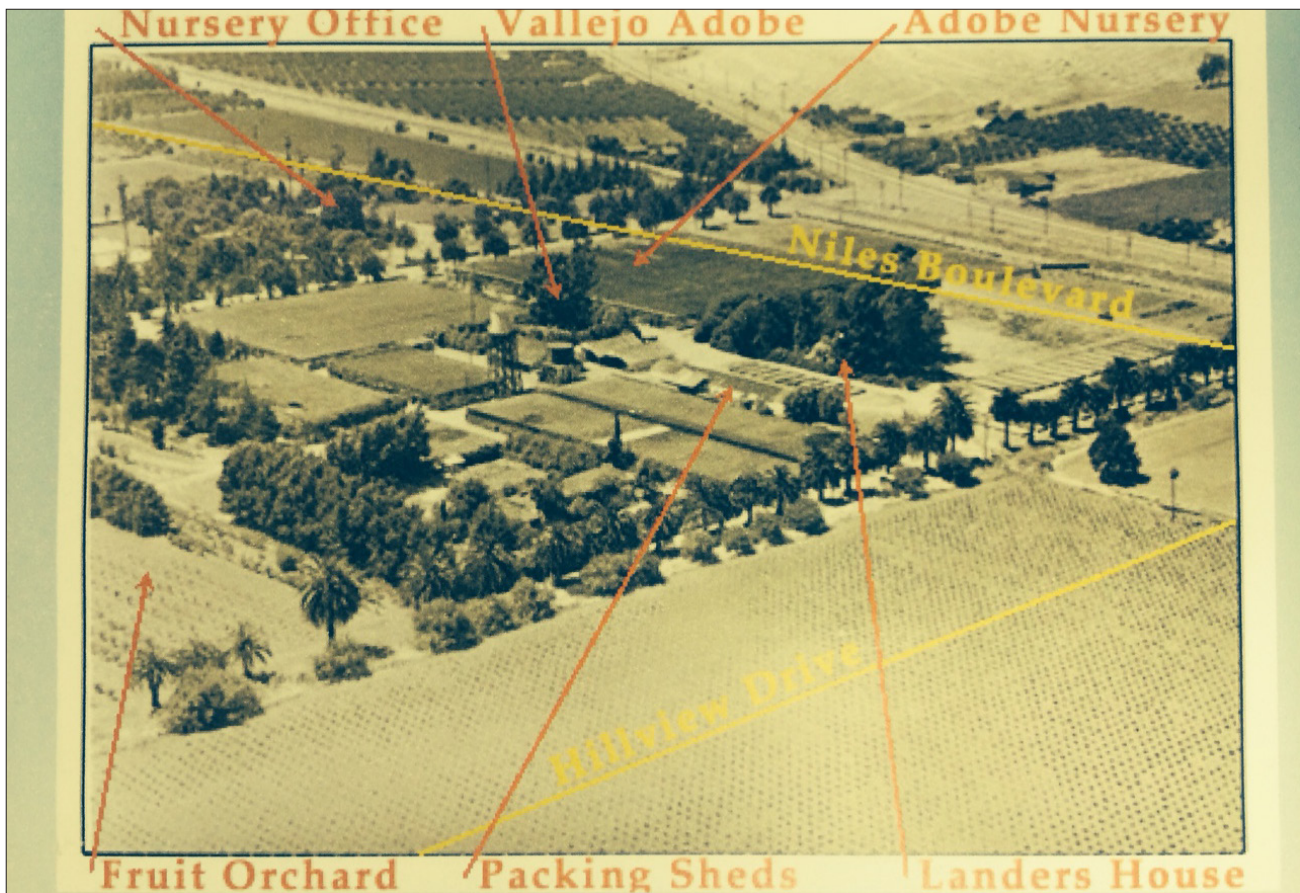
Historically, the nursery had open, unplanted fields or fields that changed with the seasons. These can be seen in the 1937-39 aerial shown in photo e and on the 1936 plan. Similarly, today the park site has areas of open fields, as seen in photo d.⁵

⁵ The labeled aerial photo of the historic core of the nursery comes from the Roeding collection, ca. 1937

3. VIEWS & VISTAS

Originally, the nursery property occupied a broad, flat area at the base of the Diablo foothills to the north and a quarry to the south. Looking north along Nursery Avenue and the parallel roads one could see the foothills in the distance. (See photo f)

Today, that view is partially blocked by mature trees and recent nearby development but portions of this view remain. (See photo g)



Above, photo d: Open field south of the packing shed, 2014

Below, photo e: Aerial view of the north east section of the nursery with the major buildings, 1937-39



Above, photo f: Gathering of the American Association of Nurserymen with view of the Diablo Foothills in the background, 1939
Below, photo g: Current view of the Diablo Foothills, 2015

4. TREES

Historically, most of the production efforts of the nursery were focused on growing and supplying ornamental trees to the nursery trade.⁶ Later there was a shift to growing and introducing new fruit tree varieties, frequently varieties developed by Luther Burbank. According to Burr, "...Fancher Creek and later the Fresno Nursery, supplied fruit trees by the millions and ornamentals by the thousands to landscape the orchard-homes and burgeoning agri-industry."⁷ Evidence of this work is seen today throughout the grounds. The 1936 plan showed and labeled bands of trees that existed at that time. These bands run west to east between the north-to-south dividing roads. Species shown include: bay, cedar, *Cedrus atlantica*, *Cedrus atlantica glauca*, *Cotoneaster parneyi*, deciduous trees, *Libocedrus*, *Magnolia grandiflora*, Monterey pine, *Phoenix canariensis*, *Picea pungens glauca*, *Picea smithiana*, *Picea sp.*, pine sp., *Pittosporum eugenoides*, *Pittosporum nigricans*, *Taxodium sp.*, *Trachicarpus* palms, yews as well as olives and walnut. Today, remnants of the tree rows remain, including a double row of taxus, cedar and *Casurina*. The Boxed Tree Forest exists between these rows.

Today, there are 782 individual trees on the site representing 123 different species or cultivars. Several individual and groups of trees are considered significant. Historically, the entrance to the nursery was lined with date palms (*Phoenix canariensis*)—fourteen on each side of the road. (*See photo h*) On the 1936 plan these palms are noted as having been installed in groups shrinking in height moving into the site. At the street the first five pairs of installed palms are marked 60 feet high, the next two pair 40 feet, and the remainder 30 feet. This would have created a "forced perspective"—a technique applied to suggest greater depth. Today, six of those trees remain.

The 1936 plan also shows 52 date palms along the length of the east property line that were labeled 60-feet. (*See photo a and plan 1*) These trees were dug up, boxed and shipped to San Francisco via train and ferry for the the Pan Pacific International Exposition, where they lined the "Avenue of the Palms." After the Exposition ended, they were brought back to the nursery, where 20 of the original trees—now more than 150 years old—are still growing.⁸ Today, many of these trees continue to mark the property edge and some extend south into the Rancho Arroyo residential neighborhood.



There are 15 individual trees that are Landmark Trees designated by the City of Fremont. These include

photo h: Entrance to the Nursery lined with date palms, 1971. Another group of palms is located beyond Nursery Avenue and the parking lot. These include excellent specimens of a variety of fern palms.

⁶ Burr, Charles J. (p. 138). Palo Alto, CA: Unknown.

⁷ Burr, Charles, J. (p. 141).

⁸ These palms were originally planted at Wayside Station by John Rock and were brought to the California Nursery in the 1880s, according to Bruce Roeding, 2015.

a 54" cork oak⁹ on Niles Boulevard opposite the Office (*See photo i*), two prickly melaleuca 55" and 59" in the northwest corner, a 55" bunya bunya in the southwest corner west of the Office, a 113" compact blue gum near the southwest corner of the Office, a 43" Ponderosa pine opposite the Packing Shed, four trees near the adobe including four date palms measuring 19", 20", 27" and 31", and five Monterey cypress trees north of the water company property measuring 27", 48", 49", 50", and 50". This last group appears to be a remnant from one of the horizontal bands of evergreens seen on the 1936 plan.



There are many other individual and groups of trees identified by HortScience¹⁰ that are considered significant, including: two deodar cedars 43" and 34"; a group of 3 American elms 20", 22", 30"; four coast live oaks 31", 25", 47", 30"; an individual American elm 31"; a mixed group of cedars, including three deodar cedars 23", 31", 33" and one incense cedar 41"; an English and a California black walnut 34" and 51"; a bald cypress 27"; a group of 4 black alder—one multi-trunk 24"+21"+18"—and the others 36", 16" and 29"; a 33" blue atlas cedar; a 44" deodar cedar; two Monterey cypress 32" and 38"; and a cluster of palms measuring 65".



One of the most significant groups of trees occurs between two rows of mature yew trees in the southwest corner of the property. Twenty-three live oak trees in large (8' x 9' x 4'-high) wooden boxes are clustered together in what is known as the "Boxed Tree Forest." (*See photo j*) These extraordinary trees are all large with trunks varying in size from 17" to 35". Their branches form a continuous canopy.

above, photo i: 54-inch cork oak on Niles Boulevard, one of the 15 individually designated City landmarks, 2014

below, photo j: Trees in the Boxed Tree Forest, 2014

⁹ Tree sizes are given with diameter at breast height (dbh)

¹⁰ HortScience, "California Nursery, Fremont, Tree Species, Frequency of Occurrence, and Conditions", 2014.

5. OTHER VEGETATION AND GARDENS

Though the primary land use on the property was as a growing ground with regular rows of trees, there were also less rigid plantings that can be seen in historic photographs. These gardens can be seen around the President's House, the Vallejo Adobe, the Roeding Residence, the Office, and the area to the south of the Office where there was a greenhouse.

a. President's House Gardens

Two photographs labeled 1920s and 21 June 1935 show lush gardens outside a screened-in porch on the east side of the home. (See [photo k](#)) Planting beds filled with perennials and low shrubs are edged with a rickrack of bricks. There are potted topiary at either side of the porch, a lawn and a covered swing in the garden. Paths are topped with gravel. A 1932 photo of the north side of the home shows a Libocedrus (currently Calocedrus decurrens) in the foreground and lush plantings of trees, shrubs and vines surrounding the house. On the 1936 plan, the President's house, labeled "Mrs. Roeding Sr Res" shows 17 individual trees planted around all side of the home in an informal pattern. Species included: 3 eucalyptus, 1 Librocetrus, 2 date palms, 1 Euonymus, 1 redwood, 1 Grevillea, 2 pines, 1 Maytenus, 1 deciduous oak, 1 Lyonothamnus and 2 elms.

According to descendant Bruce Roeding, Mrs. Roeding was particularly interested in roses. In the 1915 nursery catalog that celebrated the nursery's 50th anniversary, roses were listed under ten classifications and included 200 named varieties of roses.¹¹

Today, there is a large tree stump at the northeast corner of the home, three mature trees and a row of foundation shrubs on the east side. (See [photo l](#))

¹¹ Burr, Charles J., p. 140.



above, photo k: East-facing side of the President's House with mature trees and gardens, 1920s.

below, photo l: East-facing side of the President's House with mature trees and foundation shrubs, 2014.

b. Adobe Gardens

Historic photos taken ca. 1920 and 1940 show a variety of mature trees and dense shrubbery around the Adobe. (See photo m) Vines are growing up and onto the roof. In the more recent image, the foundation plants have been trimmed and the lawn has a path of stepping stones leading to the door on the east side. The 1936 plan shows a *Pittosporum eugenioides* hedge surrounding the Adobe, a group of 3 pines and and 3 individual trees.



Today, the gardens around the Adobe look much as they did in the 1940s. The evergreen hedge has been replaced with a 5-foot ornamental iron fence with 16-inch square masonry pilasters.

c. Roeding Residence

The 1936 plan shows the Roeding residence surrounded by hedges on the north, east and south sides. (see plan 1) Informal groupings of trees include: Cedar atlantica, redwood, oak, eucalyptus, cedars and pines. A driveway and turn-around into the backyard branches off the unnamed Lane. A 1947 photo of the Roeding Residence shows a covered patio on the south side of the home with white patio furniture. (See photo n) It is early spring, before the fruit trees have bloomed, and a large half circle planting bed is filled with hyacinth, daffodils and other bulbs, as well as a variety of low, evergreen shrubs. The row of date palms at the nursery's east property line can be seen in the background. There is a lawn and gravel paths.



Today the Roeding residence, which is not part of the park site, is surrounded by mature trees and a dense mixture of shrubs. There is a large lawn area. The property is surrounded by a variety of types of fencing.

above, photo m: Vallejo Adobe surrounded by mature trees and shrubs, 1930s and 1940s
below, photo n: 1947 view of the south side of the Roeding Residence.

d. Office Gardens

The office and adjacent lawn was the venue for large events that occurred at the nursery. Historic photos show large gatherings of the American Association of Nurseryman picnicking on the lawn. (See photo p) Because this was the nursery's "living room" it was the most extensively landscaped space on the grounds. An early photo of the office illustrates the newly-planted gardens on the north side and a curving-drive approach. There was a gate and large timber wood and wire fence along Niles Boulevard. Newly planted trees along the edge of the drive are less than two feet tall. The building with its arched façade was covered with Boston ivy and there were two young palms at either side of the entry walk. The front walk was lined by a low concrete curb that terminated at the entry drive with low pilasters.

A 1910 photo of the office shows that the ivy had grown thick and was hanging off the building. There were low foundation shrubs and a lawn across the front of the building edged with a crenellated line of brick. In a 1923 photograph the lawn had been replaced with low shrubs and the palms had grown a little. Two small Italian cypress had been added at the pilasters. (See photo o) In 1954, the pilasters, brick edge and Italian cypress were removed and brick planters lined the entry walk to the office. Today, the terraced brick planters remain. (See photo u)



above, photo o: Nursery Office plantings, low shrubs, young palms and small Italian cypress, 1923

below, photo p: American Association of Nursery men picnicking on the office lawn, surrounded by shrubs and large trees, 1939

e. Gardens Surrounding the Lawn at the Office

Historically the lawn on the north side of the office was much larger than it is currently—approximately 75-feet across and 50 to 60-feet deep. In a 1939 photo it had a crisply trimmed edge and was surrounded by a row of folding chairs and shrubs to about four feet in height. (See photo p) A variety of large trees—mostly atlas cedar and date palms—wrap around the lawn on the sides, leaving an open area with a view to an adjacent field and beyond to the treeless foothills. There is a note on the 1936 plan—“open”—indicating this opening was very intentional.

Today, the lawn is smaller and the surrounding gardens are eclectic. These recent changes are described below under “Non-Contributing Features”

f. Bulb Display Beds

For more than 30 years, starting in the 1930s, the Nursery hosted an annual bulb festival. The event took place from the middle of March to mid April. As many as 100,000 people would visit the garden each year to see the displays of tulips and other bulbs. A 1932 photo shows newly built formal beds laid out parallel to Nursery Avenue. (See photo q) There are four rectangular beds on either side of a central gravel path. Two-foot high conifers marked the corners of the beds and curved-backed rattan chairs were placed at the ends of beds. Each bed included multiple varieties of bulbs. The date palms and office are visible in the background of the photograph.

By 1940 additional beds had been added and filled the space up to the edge of Nursery Avenue. Beds were lined with raised wood edging or rickrack brick edging and had labels on short metal posts. The windmill was the centerpiece of the display garden and was surrounded by a plaza area where visitors could gather to listen to musicians who performed during the event. During this time visitors were given guided tours of much of the Nursery property while riding on a special two-sided semi bus pulled by a truck tractor.



Today, a rose garden occupies the area where the bulbs were displayed. The rose garden is described below under “Non-Contributing Features.”

photo q: Newly built beds for the Bulb Festival, 1932

6. SMALL SCALE ELEMENTS

a. Entry Gate

The entry gate at Nursery Avenue and Niles Boulevard consists of a pair of 20-foot high, eight-inch diameter wooden poles topped by a pole cross beam. *(See photo on cover)* Historically, a two-part wooden board sign hung from the overhead beam on steel rods. The ends of the boards had distinct ragged edges to create a rustic look. The top portion of the sign read: California Nursery Company and the bottom added: Rancho Arroyo de la Alameda. Up until 2010 the top portion of the sign was present. In the 1960s the posts and cross beam were replaced with matching material. The city added an electric ornamental iron gate at the park entrance.

b. Fencing

At various places throughout the property remnant pieces of historic fencing remain. These remnants vary in style. Near the current apricot orchard the 8-foot high fence consists of 4x4 wood posts with 7"x12" creosote-soaked posts and braces at each end. Attached to the posts is wire mesh with a six inch grid. *(See photo r)*

There is a similar style of fencing at the Packing Shed and an 8-foot chain link double gate with wooden slats woven through the chain link. Various wood and metal post members have been added over time as additional reinforcement. Barbed wire occurs in a few places and there is one section of metal pipe fencing with horizontal members.

At the Roeding Residence the perimeter fencing is four feet high. A portion of the fence that runs east-to-west on the south side of the property is plastic lattice with 4x4 posts. *(See photo s)* Along the west



above, photo r: Remnants of historic fence near the apricot orchard, 2014

below, photo s: Plastic fence on the south side of the Roeding Residence, 2014

property line the fence is 1x2 wood pickets with top and bottom stringers, and three strands of wire running horizontally. The original 4x4 posts have been augmented with new 6x6 wood posts.

In addition, there are several styles of new fencing, including black chain link along Niles Boulevard east of Nursery Avenue, wood and wire fencing along Niles Boulevard at the office and five-foot ornamental iron fencing with 16-inch square masonry pilasters surrounding the adobe. There is a 5½ foot ornamental iron fence along the west property line and 6-foot wood fencing along the south and east property lines.



c. Flagpoles

There is a 50-foot wooden flagpole with a metal brace and concrete footing near the Changing Room that can be seen in a photo labeled 1938-39. This photo shows the front of the office, the lawn and surrounding gardens. (See photo t)

A second 20-foot metal flagpole located in front of the store. It has a 4-inch bronze eagle on the top.

d. Brick Planters

Today, access to the Office is from the north side via a ramp. At either side of the ramp there are 40-inch wide stepped brick planters filled with shrub roses. Twenty-six-inch high brick planters across the front of the building contain geraniums and Kaffir lily (*Clivia miniata*). This brick work was added ca. 1954.¹² (See photo u)

¹² Construction date provided by Bruce Roeding.



above, photo t: The office flag poles can be seen at the top right in the photo, 1938-39
below, photo u: Brick planters at the Nursery Office, 2014

7. IRRIGATION SYSTEM COMPONENTS

Throughout the site there are irrigation components. Historically, water was supplied by the Spring Valley Water Company and was pumped into one of two water tanks that were located between the Adobe and Packing Shed. The nursery had rights from the water company to draw 50 million gallons annually for the nursery operation.¹³

Above- grade galvanized pipe, irrigation sprinklers, hose bibs, and ball valves are still visible throughout. Some remain operational and are used to irrigate the orchard and other trees and plants on site.

¹³ According to Bruce Roeding, in years when the water level was higher than the dam at Alameda Creek, the nursery was allowed to draw an additional 10 million gallons of water.



above, photo v: Example of nursery equipment used in nursery operation and now stored nearby, 2014

below, photo w: Existing rose garden and windmill, 2014

8. VEHICLES AND OTHER EQUIPMENT

Many of the pickup trucks and other equipment used as part of the nursery operations is stored adjacent to the park site and some will be incorporated into the interpretive displays. These items include weighing scales, weights, tractors, cultivating attachments, a wheeled and motorized spray tank and hose, rolling carts for moving supplies, bins for storing materials, planting pots, and a variety of hand tools. [\(See photo v\)](#)

D. NON-CONTRIBUTING FEATURES

In addition to the features discussed above that contribute to the historic significance of the site, there are a number of additional features present that are not considered contributors.



photo x: New trellis in the Rose Garden, 2014

1. ROSE GARDEN AND ARBOR

The Rose Garden occupies generally the same area that historically was the primary garden area where bulbs were displayed during the annual Bulb Festivals that took place from 1932 to 1965. These events attracted thousands of visitors every Spring and were an important component of the nursery's business promotion.

Today, the beds are edged with brick and paths are topped with pea gravel. The current beds were laid out in the early 1970s. A wisteria vine-clad trellis with benches is a relatively recent addition. [\(See photo x\)](#)

2. JAPANESE GARDEN

A Japanese-style garden was added by city staff east of the office. Gravel paths lined with stone lead to a 10-foot long arched wood bridge. Craggy boulders and rounded pebbles suggest a dry creek bed and the surrounding plantings are typical of species commonly found in Japanese gardens including Japanese maple, Clivia, mondo grass, camellia, heavenly bamboo, azaleas, sword fern, coral bells, and mugo pine.

Volunteers have installed paths and garden beds with perennials beneath the trees in the northwest corner of the site. Opposite the Office entry is a small rockery with cactus, agave and succulents, a dawn redwood and bamboo. Some of the original atlas cedar trees remain in this area of the site.

3. ADOBE PAVERS

On the east side of the Office there is an 11-foot by 20-foot area paved with emulsified adobe brick surrounding a small Japanese maple and an English Laurel. These pavers were used to build a scaled model of the Vallejo Adobe as part of the nursery's exhibit at the 1939 World's Fair on Treasure Island.¹⁴ The city used the pavers to build this patio. (See [photo y](#))



4. BRICK PATH

Within the garden area between the Office Lawn and the rose garden there is a 30-foot long and 45-inch wide brick path. The bricks are set on sand and the path has a slight crown and no distinct edge. (See [photo z](#)) These bricks were originally salvaged from San Francisco after an earthquake in 1886, according to Bruce Roeding.



¹⁴ Information provided by Bruce Roeding.

above, photo y: Adobe brick pavers near the office, 2014

below, photo: Brick path between the office lawn and cactus rockery, 2014



5. GRANITE CURBS

Outside the office there are thirteen granite curbs varying in length from 3 feet to 10 feet. These were installed by the city after the period of significance. The granite curbs are used to define the edge of the drive that leads to the Office. Historically, broadly-spaced boulders served this function as can be seen in various photographs from the period. *(See photo aa)* Originally, these curbs came from a historic church in the Irvington District.



6. CONCRETE FOUNTAIN

In the middle of the lawn, on the north side of the Office, there is a three-tiered precast concrete fountain that was installed by the city. It measures 5 feet, 2 inches high and is 5 feet, 6 inches in diameter. *(See photo bb)*

above, photo aa: Granite curbs at the lawn, 2014
below, photo bb: Concrete fountain, 2014

APPENDIX A

MITIGATION MEASURES FOR CULTURAL LANDSCAPE RESOURCES

- CR 1. The project sponsor shall maintain the primary components of the circulation system including location, alignment and approximate width of Nursery Avenue, the road to the Office, and the path through the Boxed Tree Forest. Other primary circulation routes should reinforce a north-to-south and east-to-west grid.
- CR 2. The project sponsor shall retain the existing buildings and structures in their current locations except for the garden store.
- CR 3. The project sponsor shall maintain views to the foothills to the north of the site.
- CR 4. The project sponsor shall include a formal lawn in front of the Office.
- CR 5. The project sponsor shall make reasonable efforts to retain existing trees identified by HortScience in 2014 and ranked as being in good or fair condition. The project sponsor shall implement measures necessary to maintain these trees in a safe and healthy growing condition. Trees ranked poor may be removed if they are considered hazardous and these hazards cannot be corrected by pruning or other reasonable intervention. Trees may also be removed if important elements of the design cannot be implemented without removing the tree.
- CR 6. The project sponsor shall plant a variety of new trees to replace trees that have died or that are in poor condition. Some of the new trees shall be planted continuously in straight rows between the north-to-south dividing roads, in a manner similar to what is shown on the 1936 plan of the nursery prepared by H.C. Scherer. A minimum of six additional date palms shall be planted along Nursery Avenue to replace palms that once lined the entrance to the nursery.
- CR 7. The project sponsor shall plant ornamental gardens around the President's House, the Vallejo Adobe, the Office, the office lawn, and in the area west of Nursery Avenue where the tulip festival used to take place. These gardens shall incorporate a variety of species known to have existed in this area during the period of significance, and may include varieties that were developed and sold by California Nursery. These garden beds may also include new varieties that have been developed since the end of the period of significance. New varieties must be permanently identified as recent hybrids and may occupy not more than 20 percent of the ornamental garden square footage. Roses shall be included in the President's House gardens and may be included in other gardens.
- CR 8. The project sponsor shall incorporate interpretive materials throughout the park site that tell the story of the nursery. Specific content and types of interpretive material to be approved by the City of Fremont.
- CR 9. The project sponsor shall maintain the orchard in the southwest area of the site. Additional fruiting trees known to have been grown at the site may be added at this or other locations within the park.
- CR 10. The project sponsor shall include one or more open areas free of trees. This area should be planted with a non-irrigated vegetative cover or topdressed with organic mulch or wood chips.
- CR 11. The project sponsor shall retain most of the small scale cultural landscape features and incorporate them into the design of the park at or near their historic locations. Retention of some or all of the non-contributing features is optional. Non-contributing features may be relocated within the park to accommodate the park design.

APPENDIX A CONT.

- CR-12 The project sponsor shall not remove nor relocate any of the Palms planted by John Rock at the east boundary of the park, unless leaving them creates a hazardous condition.
- CR-13 The project sponsor shall retain the “nurse” Eucalyptus tree located behind the office. Take care to minimize impacts to this tree during construction. Include protection measures for this and all other trees to be retained in the contract document package. Protection measures to be prepared by a certified arborist acceptable to the City.
- CR-14 The project sponsor shall retain at least one example of the spineless cactus within the park, in a location with appropriate growing conditions, ie. not in dense shade. The existing examples may be relocated.
- CR-15 The project sponsor shall include a minimum of 3 Smyrna fig trees within the orchard.
- CR-16 The project sponsor shall retain some of the brick from the path between the office lawn and cactus rockery, and some of the granite curbs, and incorporate them into the final plans, for interpretive purposes.
- CR-17 The project sponsor shall retain all or most of the mixed group of palms located off Nursery Avenue and beyond the existing parking lot.