

# OPTION 1

## DESIGN CONTEXT STATEMENT

Option 1 is considered the "light touch" design option. The goal of the plan is to restore and interpret the historic nursery. Extant fabric will be retained and restored. Missing features may be reconstructed. Rows of evergreen and deciduous trees will be introduced to reflect the rows of trees that defined the nursery for generations. These dominant bands introduce order and rhythm and defined outdoor spaces.

In this scheme all of the historic buildings on the property are retained and restored to the period of significance (1933 - 1960) except for the Garden Store which is in very poor condition. Three currently missing historic structures would be reconstructed - an octagonal lath structure near the park entry, part of the tall lath structure over the parking lot, and the tall water tank. Three new buildings would be built to accommodate program elements. These include a multi-purpose/classroom building, a restroom at the back of the site, and a café/restaurant. Three new structures are proposed - one to house historic vehicles and machines, one for community garden supplies and a third opposite the ROP building. An existing nursery road will become the primary Interpretive Spine. Many of the other park features connect to this spine.

## VALLEJO ADOBE

The Vallejo Adobe lies at the center of the park. The existing fence will be removed or re-designed to be visually less intrusive. The gardens will be restored to more accurately reflect what a California garden would have been like. The non-historic restroom building adjacent to the adobe will be screened with shrubs.

## PARKING UNDER HIGH LATH

The primary parking area remains where it is today and is accessed from Nursery Avenue. Parking for 78 cars, two ADA parking spaces and 2 buses is provided at this location. A high lath structure, similar to the lath structures that use to shade nursery plants, is shown over the cars. The purpose of the structure is to screen the cars and more importantly to reintroduce what was once an important feature of the California Nursery. This structure could potentially integrate solar panels to generate energy for the park. Multiple paths will lead from the parking to other areas in the park.

## PICNIC AREA

The space between the Boxed Tree Forest and the lath-covered parking retains a very pleasant open feeling that is nicely shaded by a canopy of tall trees. This area of the site includes a rich variety of tree species and as such is an important part of the arboretum that will be featured and interpreted throughout the park. New plantings in this area could be added to create a permaculture demonstration area that would be overseen by a Master Gardener program. Groupings of a variety of shorter palm specimens accent this space. The plan proposes this area for family and group picnicking - a quiet activity that will benefit from the shade. A sinewy path weaves through this area to protect tree roots from compaction, and connects to the interpretive spine. It may also function for pop-up events like music performances.

## OPEN SPACE FIELD, LATH STRUCTURE & ROP BUILDING

A large (13,200 SF) open space is shown adjacent to the community garden and could be used for informal gatherings associated with the community garden or for other park activities. A lath structure off the interpretive spine will provide shade and a more structured space for programs. The ROP building will be converted to an archive for historic material and will be temperature controlled. A porch is added on two sides to improve the appearance of this building.

## BOXED TREE FOREST

The Boxed Tree Forest is left much as it is currently. The existing boxed live oak trees and double row of yews will be retained and trees that have failed will be replaced. The yews will be rejuvenated and are already being irrigated. The informal footpath through this area remains and nodes with interpretive material anchor each end. This area is seen as a space for walking in the dense shade, for picnics and could be rented out for a fund raising event. A new restroom building is shown to accommodate such uses. The path north of the Boxed Tree Forest will be a permaculture walk.

## OFFICE - GREAT LAWN & ROSE GARDEN

Historically the office and Great Lawn were the primary event space at the California Nursery where visitors would gather for picnics and other major events. The master plan will restore the office building and two existing restrooms in the building. The rose garden and display gardens will be rehabilitated. The Great Lawn will be clearly defined by new accessible paths. Views from Niles Boulevard will be kept open and a transparent fence will help to buffer street noise. New shrubs will be added to buffer sound where the park abuts residences.

## NURSERY AVENUE - MAIN ENTRY

The historic main entry at Nursery Avenue will be retained. The wooden gateway sign will be restored and the security gate repaired or replaced. Gaps in the grand allée of Canary Island Date Palms will be filled to restore this dominate entry feature.

## CAFE - RETAIL SPACE AT PARK ENTRY

A new café and retail space is shown at the park entry where visitors will be able to purchase items associated with the park, i.e. plant seedlings, spring bulbs, organic vegetables and possibly craft items created by local artists. The historic octagonal lath structure will be reconstructed to house a café or small restaurant. A generous patio connects the retail space and café and can serve as a venue for outdoor dining, plant sales and other annual events like pumpkin sales at Halloween.

## NORTHEAST CORNER - SECONDARY ENTRY

Additional parking is shown along the east property line - fitted in between the historic palms planted by John Rock. Some additional palms will be planted to reinforce this feature. This area will accommodate 22 cars and can be accessed from the secondary entry gate. The open space along Niles Boulevard remains open and is intended to be used for overflow parking when major events take place in the park or as an area for large events. This space is also part of the area that could accommodate a nursery tenant.

## MULTI-USE MEADOW

A large open space is shown adjacent to the café-retail area. The openness affords clear views to the Vallejo Adobe as you enter the park. This flexible open space can be used for myriad annual events like the Fall Harvest Festival, a Spring Tulip extravaganza, weekly farmers market, or an annual plant exchange hosted by the local garden club. A new accessible path leads from the meadow to the President's House, packing shed and the interpretive spine.

## PRESIDENT'S HOUSE - PACKING SHED - MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX

Two of the oldest and most important historic buildings on the property are the President's House and the Packing Shed. Both will be retained and rehabilitated. The master plan proposes to add a third, new 3200 SF building to this complex. The new building is intended to be multi-purpose. It can be used as a classroom for students on field trips or for an adult education program. A large terrace and broad overhanging structure will provide a flexible outdoor venue associated with the multi-purpose building.

The President's House will be used to display historic artifacts and the gardens surrounding the residence will be rehabilitated as demonstration gardens. Garden beds will be defined by a new circular path that surrounds the home.

The Packing Shed will retain its rustic, open-shed character and will house additional displays of larger historic artifacts. A new secure structure is shown adjacent to the Packing Shed to display historic pickup trucks and other machinery used at the nursery.

## COMMUNITY GARDENS & WATER TOWERS

The community gardens are located between the new historic vehicle display and the historic orchard. The gardens will be fenced. Parking and access to the gardens for users or for material deliveries will be directly from the secondary entry. The community garden will have a direct connection to the interpretive spine where signage and notices can be posted. The gardens are also adjacent to the new site icon - the tall water tower.

The existing rose-covered water tower base will be stabilized and the second, high water tower and tank will be reconstructed based on available historic photos.

## INTERPRETIVE SPINE

Many of the park facilities are connected to an interpretive spine that follows the alignment of a major circulation road in the nursery. It would be anchored at one end by the President's House and at the south with a plaza and. Interpretive material telling the history of the nursery and environs would be displayed at each end and all along the spine.

## HISTORIC ORCHARD

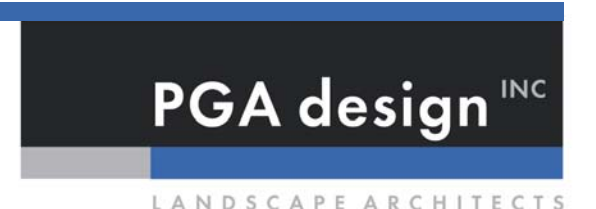
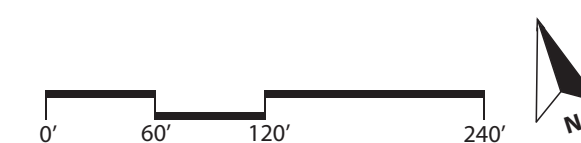
The southeast corner of the site is filled with an expanded historic orchard that will provide a deep buffer between more active park uses and the adjacent residences. A spot for interpretive material and picnicking shown at the center of the orchard.



# CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

COMMUNITY WORKSHOP 2

SEPTEMBER 25, 2014



# OPTION 2

## DESIGN CONTEXT STATEMENT

The enhanced park plan shows a greater level of development that could accommodate a broad range of programs and events. The goal of the plan is to interpret the historic nursery and add new facilities that would offer new compatible programs in the park. Rows of evergreen and deciduous trees will be introduced to reflect the rows of trees that defined the nursery for generations. These dominant bands introduce order and rhythm and defined outdoor spaces.

In this scheme all of the historic buildings are retained and restored to the period of significance (1933 - 1960) except for the Garden Store which is in very poor condition. Two currently missing historic structures would be reconstructed - part of the tall lath structure over the parking lot, and the tall water tank. We will explore the feasibility of reopening the arches of the Office Building. Five new buildings would be built to accommodate new program elements. These include a 9000 square foot museum, a café/restaurant, a multi-purpose/classroom building, a restroom, and a combination restroom/kitchen near the office building. The lower portion of the reconstructed water tower will be enclosed to serve as an office for the Park Manager. An existing nursery road will become the primary Interpretive Spine. Many of the other park features connect to this spine.

## CALIFORNIA NURSERY HISTORY MUSEUM

A new one-story 9000 square foot history museum will house historic artifacts and exhibits to tell the story of California Nursery and the City of Fremont's role in California's rich agricultural heritage. This could be enlarged to twice the size by adding a story as its success and demand develops. Wide stone walkways at either side of ornamental planting beds and framed by hedgerows form a grand entrance to the museum and interpretive elements of the historic nursery. These beds will be an artistic interpretive display of "the character of the nursery". This space could be cordoned off to create another event venue.

## VALLEJO ADOBE

The Vallejo Adobe lies at the center of the park. The existing fence will be removed or re-designed to be visually less intrusive. The gardens will be restored to more accurately reflect what a California garden would have been like. The non-historic restroom building adjacent to the adobe will be screened with shrubs.

## PARKING UNDER HIGH LATH

The primary parking area remains where it is today and is accessed from Nursery Avenue. Parking for 111 cars, two ADA parking spaces and 2 buses is provided at this location. A high lath structure, similar to the lath structures that use to shade nursery plants, is shown over the cars. The purpose of the structure is to screen the cars and more importantly to reintroduce what was once an important feature of the California Nursery. This structure could potentially integrate solar panels to generate energy for the park. Multiple paths will lead from the parking to other areas in the park.

## PICNIC AREA

The space between the Boxed Tree Forest and the lath-covered parking retains a very pleasant open feeling that is nicely shaded by a canopy of tall trees. This area of the site includes a rich variety of tree species and as such is an important part of the arboretum that will be featured and interpreted throughout the park. New plantings in this area could be added to create a permaculture demonstration area that would be overseen by a Master Gardener program. Groupings of a variety of shorter palm specimens accent this space. The plan proposes this area for family and group picnicking - a quiet activity that will benefit from the shade. A sinewy path weaves through this area to protect tree roots from compaction, and connects to the interpretive spine.

## ARBORETUM WAY

Many of the park facilities are connected to an interpretive spine that follows the alignment of a major circulation road in the nursery. It would be anchored at one end by the President's House and at the south with a plaza and fittingly detailed lath structure. Interpretive material telling the history of the nursery and environs would be displayed at each end and all along the spine. Another largely paved gathering area at the mid point features the two water tanks. A secondary reverse S-curved path graciously connects the other features in the park to the spine.

## OFFICE - GREAT LAWN & ROSE GARDEN

Historically the office and Great Lawn were the primary event space at the California Nursery where visitors would gather for picnics and other major events. The master plan will restore the office building and two existing restrooms in the building.

A small new building is shown behind the office to house additional restrooms and a kitchen. A new patio is shown tucked into the corner that could be used as a dance floor or as set up space for a caterer for functions. The Changing Room would be used for storage. With these additions the Office/Great Lawn area will be

suitable as a rentable event venue. The rose and display gardens will be rehabilitated. Pathways around the Great Lawn will be improved and dense planting will be added to mitigate sound from Niles Boulevard. The middle section of the fence will be kept open for views into the garden and a transparent fence/wall will reduce vehicular noise. New shrubs will be added to buffer sound where the park abuts residences.

This area of the park would be a good place to demonstrate different types of water conserving irrigation.

## NURSERY AVENUE - MAIN ENTRY

The historic main entry at Nursery Avenue will be retained. The wooden gateway sign will be restored and the security gate repaired or replaced. Gaps in the grand alle of Canary Island Date Palms will be filled and additional Date Palms will be added to extend this feature to the southern park boundary.

At the end of Nursery Avenue in the southwest corner of the park there is space for a prominent element that would provide a focal point for visitors as they enter the park.

## CAFE & PARKING

A new café is shown at the park entry with an outdoor terrace and designated parking immediately adjacent to the café.

## NORTHEAST CORNER - SECONDARY ENTRY

Additional parking is shown along the east property line - fitted in between the historic palms planted by John Rock. Some additional palms will be planted to reinforce this feature. This area will accommodate 31 cars and can be accessed from the secondary entry gate.

## COMMUNITY GARDENS

The community gardens are located in the northeast corner adjacent to nearby parking along the east property line. The gardens will be fenced and visible from Niles Boulevard. A row of trees will provide a buffer between the garden and street.

## PRESIDENT'S HOUSE - PACKING SHED - MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX

Two of the oldest and most important historic buildings on the property are the President's House and the Packing Shed. Both will be retained and rehabilitated. The master plan proposes to add a third, new building to this complex. The new building is intended to be a multi-purpose space. It can be used as a classroom for students on field trips or used for an adult education program. A large terrace will provide a flexible outdoor venue associated with the multi-purpose building, which contains a bathroom and enough power and counter space for occasional use as a kitchen.

The President's House and Gardens will be used as a rentable event space. The Bungalow gardens will be restored to feature shrubs and perennials from the historic period. The Packing Shed will retain its rustic open-shed character and will be used to house the historic pick-up trucks and other machinery used at the California Nursery.

The open space enclosed between the President's House, the Packing Shed and the new multi-purpose building will be used as an overflow outdoor area for events taking place in any of these buildings. Small events could be focused in one building and large events could use all three buildings and the entire central space defined by them.

## LONG MEADOW & WATER TOWERS

A large open space is shown between the Packing Shed and historic orchard. This is a flexible space that could be used for informal gatherings associated with other park activities, or it could be used for overflow parking for occasional large events.

The existing water tower base will be stabilized with a replacement water tank. The second, high water tower and tank will be reconstructed based on available historic photos. The base of the new structure would be enclosed to create a one or two story office for the park manager. This iconic element could afford views from the top overlooking the park and environs.

## HISTORIC ORCHARD, OUTDOOR EDUCATION AREA, & ROP BUILDING

The historic orchard in the southeast corner of the site will be expanded and will provide a buffer between more active park uses and the adjacent residences.

An informal amphitheater oriented toward the historic orchard could be used as an outdoor classroom, for plays or for non-amplified music performances. The ROP building will be converted to an archive for historic material and will be temperature controlled.

## BOXED TREE FOREST & RESTROOM

The Boxed Tree Forest is left much as it is currently. The existing boxed live oak trees and double row of yews will be retained and trees that have failed will be replaced. The yews will be rejuvenated and are already being irrigated. The informal footpath through this area remains. This area is seen as a space for walking in the dense shade, for picnics and could be rented out for a "white table cloth" fund raising event. A new restroom building is shown to accommodate these uses. This building is also equipped with sufficient power to permit food trucks or similar to be based here.



# CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

COMMUNITY WORKSHOP 2

SEPTEMBER 25, 2014

