



Office of the City Manager

INFORMATION CALENDAR

October 29, 2019

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Timothy Burroughs, Director, Planning and Development

Subject: LPO NOD: 1450 Hawthorne Terrace/#LMIN2018-0002

INTRODUCTION

The attached Notice of Decision for a City Landmark is submitted to the Mayor and City Council pursuant to Berkeley Municipal Code (BMC) Section 3.24.160, which states that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has granted City Landmarks status to the property at 1450 Hawthorne Terrace, The Sperry-McLaughlin House. This action is subject to an appeal period which began on October 15, 2019.

BACKGROUND

BMC/LPO Section 3.24.190 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying Landmark, Structure of Merit or Historic District status. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by October 30, 2019. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must rule on the application within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMIN2018-0002 at 1450 Hawthorne Terrace

ATTACHMENT 1, PART 1



LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

DATE OF BOARD DECISION: September 5, 2019

DATE NOTICE MAILED: October 15, 2019

APPEAL PERIOD EXPIRATION: October 30, 2019

EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): October 31, 2019¹

1450 Hawthorne Terrace

The Sperry-McLaughlin House

Landmark application #LMIN2018-0002 to designate a residential property as a City Landmark

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following designation:

DESIGNATION: City Landmark

APPLICATION AUTHOR: Carolyn McNiven, 1440 Hawthorne Terrace, Berkeley, CA

ZONING DISTRICT: R-1(H), Single-Family Residential/Hillside Overlay

ENVIRONMENTAL REVIEW STATUS: Categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15061 (*Review for Exemption*).

The application materials for this project are available online at:

¹ Pursuant to BMC Section 23B.32.090, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2018-0002
1450 Hawthorne Terrace
October 11, 2019
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<http://www.cityofberkeley.info/zoningapplications>

FINDINGS FOR APPROVAL AND LANDMARK APPLICATION ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 4-2-1-1 (one vacancy)

YES: ADAMS, ALLEN, O'MALLEY, SCHWARTZ

NO: ABRANCHES DA SILVA, FINACOM

ABSTAIN: CRANDALL

ABSENT: MONTGOMERY

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.

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3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the landmark designation will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about this action should be directed to the LPC Secretary, Fatema Crane, at (510) 981-7410 or lpc@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., between 8 a.m. and 4 p.m., Monday through Friday, except Tuesday when the Center closes at 3PM.

ATTACHMENTS:

1. Findings and Conditions
2. Landmark Application

ATTEST: 

Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Application Author: Carolyn McNiven, 1440 Hawthorne Terrace, Berkeley, CA
Property Owners: Karen & Michael Dreyfus, 1450 Hawthorne Terrace, Berkeley, CA

DRAFT FINDINGS

SEPTEMBER 5, 2019

1450 Hawthorne Terrace

City of Berkeley Landmark Application #LMIN2018-0002

PROJECT DESCRIPTION

Landmark Designation of the property at 1450 Hawthorne Terrace – The Sperry-McLaughlin House and Garden

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

2. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A Paragraph 4 of the Landmarks Preservation Ordinance, and based on the evidence presented in the Landmark application, the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the subject property warrants designation as a City Landmark because it embodies and expresses the history of Berkeley, Alameda County and California through its direct associations with persons significant to this history. These persons are: James Cameron Sperry (born 1874, died 1942), an inventor and conservationist who commissioned the development of this property and was its original occupant; the renowned and prolific Bay Area architect Henry Higby Gutterson (born 1884, died 1954) who designed the 1924 main building and plan for this property as well as the adjoining property and extension of this building to the north (1440 Hawthorne Terrace) as a family compound for Sperry; Sylvia C. McLaughlin (born 1916, died 2016), a leading Bay Area environmentalist, who occupied the property during her most notable activities and the formation of the influential Save the Bay organization, in 1961; and Donald H. McLaughlin (born 1891, died 1984), husband of Sylvia, who also occupied the property and served as a Regent of the University of California (from 1951 to 1967) during his residence. Further, the Commission finds that the Landmark application provides compelling information about the landscape designer Mabel Symmes, who appears to represent historical importance in her own right.
3. Pursuant to BMC Section 3.24.110.A, Paragraph 1.a, the Commission also finds that the subject property warrants City Landmark designation for its architectural merit as an example of the work of the notable Bay Area architect Henry Higby Gutterson. This property is a unique example of Gutterson's residential work in Berkeley and, more specifically, the Berkeley Hills at the time of its construction where it featured two primary

residences and an accessory residence (1440 and 1450 Hawthorne Terrace) within a family compound setting.

4. Pursuant to BMC Section 3.24.110.A, Paragraph 2, the Commission further finds that the subject property warrants City Landmark designation for its association with the movement and evolution of culture as represented through its associations with Sylvia C. McLaughlin, the establishment of the influential Save the Bay organization, and the rise of environmental activism in the Bay Area during McLaughlin's career.

FEATURES TO BE PRESERVED

1. This designation shall apply to the subject property and the following distinguishing features of the Sperry-McLaughlin House and a portion of the original 1924 Sperry-Marsh House, including but not limited to:

A. Building exterior of Sperry-McLaughlin House:

Overall Features:

- Complex, one- and two-story massing with partially exposed basement designed to accommodate sloping lot.
- Side-gabled tile-clad roof with multiple perpendicular paired cross gables extending from main volume and double-ridged roof line of north volume.
- Rectangular, multi-light wood-frame fixed and casement windows at first and second story of all façades.
- Stucco cladding.
- Copper rain gutters, downspouts, and conductor heads.

North Façade:

- Second-story projecting bay with wood panels, multi-light wood-frame casement windows, and decorative brackets.
- Recessed entry portico with glazed French doors, spindled balustrades and stucco half-walls integrated with wood arbor.
- Original copper light fixture within entry portico.
- Abutment with garage/apartment building at the northeast corner.

East Façade:

- Tile-clad pent roof over projecting first-story bay at northern end of east façade.
- Arched dormer in east-facing roof slope centered over main entry, with arched multi-light wood-frame window.
- Elaborate main entry portico at east façade with wood posts with shaped capitals, lintels, spindles, and panels.
- Original copper light fixture within entry portico.
- Brick and stucco-clad chimney at east façade of south, one-story volume.
- Slightly recessed Dutch door at east façade of south, one-story volume with multi-light amber glazing and low-profile canopy.

- Stucco half walls extending from entry portico and partially enclosing patio east of south façade.

South Façade:

- Second-story window bay with decorative wood brackets.

West Façade:

- Decorative half-timbering at second story.
- Second-story central paneled bay with multi-light glazing supported on a rectangular bay with tile-clad hipped roof.
- Stucco-clad chimney to south of bay.
- Recessed south volumes.
- Glazed wood French doors with decorative header and surround at first-story raised patio.
- First-story raised patio supported on stucco-clad arcade with three arches over exposed basement wall.
- Second-story window bay at south end of west façade.
- Curved staircase with stucco half-wall at south end of west façade.

B. Garage and Apartment Building:

- Wood pergola spanning the east, Hawthorn Terrace-facing garage façade.
- Stucco cladding.
- Rectangular multi-light wood-sash windows at east, south, and west facades.
- Tile-clad hipped roof with paired perpendicular cross gables.
- Symmetrical placement of second-story windows at west façade.
- South facing second-story entry bay with multi-light wood-sash window.
- Abutment to Sperry and Marsh houses at north and south corners of west façade.

2. This designation shall apply to the subject property and to the Sperry-Marsh Gardens, a contributing feature to this site. Particular aspects are:

- Shared laundry yards and tiered patio areas with their associated retaining walls and stairs, fountain, and wooden trellis joining the abutting residence at 1440 Hawthorne Terrace
- Original Berkeley rhyolite stone wall along Vine Street
- Character of the wilderness area of yard bordering Vine Street, containing mature redwood, sequoia and (coast) live oak trees, and the pathways therein



The Sperry-McLaughlin House 1450 Hawthorne Terrace

LANDMARK APPLICATION SUBMITTED TO
TO THE CITY OF BERKELEY
LANDMARKS PRESERVATION COMMISSION

LANDMARK APPLICATION PAPERWORK
FOR SPERRY-MCLAUGHLIN HOUSE AND
GARDEN LOCATED AT 1450 HAWTHORNE
TERRACE

SUBMITTED PURSUANT TO CITY OF BERKELEY
ORDINANCE NO. 4694 N.S.

NOTE: APPLICATION PAPERWORK FOR 1440
HAWTHORNE TERRACE IS SUBMITTED
SEPARATELY BUT INCORPORATES THIS
APPLICATION

CITY OF BERKELEY LANDMARK APPLICATION

1. **STREET ADDRESS:** 1450 Hawthorne Terrace
City: Berkeley
County: Alameda
Zip Code: 94708

2. **ACCESSORS PARCEL NUMBER:** 059-2249-028
Block and Lot: 2249-02700
Tract: Originally part of Ranchos of Vincent and Domingo Peralta (Plot 84); later part of the Beardslee Tract conveyed to Carlisle in 1887; later part of the Bayview Homestead
Dimensions: Approx. 163 x 90 x 162 x 84 (see survey)
Cross Streets: Vine Lane and Hawthorne Terrace

3. **Is The Property On The State Historic Resource Inventory?** No
Is The Property On The Berkeley Urban Conservation Survey? Yes. Form #: 24649

4. **APPLICATION FOR LANDMARKS INCLUDES:**
 - a. **Building:** Yes **Garden:** Yes **Other Features:** Yes **Natural:** Yes
Designed: Yes
 - b. **Landscape or Open Space:** Yes
 - c. **Historic Site:** Yes
 - d. **District:** No
 - e. **Other:** Additional features to be preserved listed at pages 38-41

5. **HISTORIC NAME:** Sperry House
Commonly Known Name: Sperry-McLaughlin House

6. **DATE OF CONSTRUCTION:** 1924
 - a. **Factual:** Yes **b: Approximate:** No**Source of Information:** Permit # 17854 issued Aug. 21, 1924.

7. **ARCHITECT:** Henry Higby Gutterson (house and hardscape); Mabel Symmes (landscape)

8. **BUILDER:** Axel Cederborg

9. **STYLE:** Period Revival (English Tudor)

10. **ORIGINAL OWNERS:** James Cameron Sperry; Donald and Sylvia McLaughlin
11. **PRESENT OWNERS:** Michael & Karen Dreyfus
12. **PRESENT USE:** Residential (Single Family)
Current Zoning: R-1(H)
Adjacent Property Zoning: R-1(H)
13. **PRESENT CONDITION OF PROPERTY:**
 - a. **Exterior:** Excellent
 - b. **Interior:** Excellent
 - c. **Grounds:** Excellent**Has the property's exterior been altered?** No
14. **DESCRIPTION OF THE PROPERTY:** See pages 10-34
15. **HISTORY:** See pages 42-69
16. **SIGNIFICANCE:** See pages 70-89
Historic Value: State: Yes. **City:** Yes. **Neighborhood:** Yes
Architectural Value: State: Yes **City:** Yes. **Neighborhood:** Yes
Basis for Landmark Designation: See pages 8-11
17. **Is the property endangered?** Unknown
18. **Photographs:** as noted throughout **Date:** various as noted
19. **Recorder:** Carolyn F. McNiven **Date:** Sept. 23, 2018
Reviewer: Richard Brandi, Richard Brandi Historic Preservation Consulting
20. **Repository:** Berkeley Architectural Heritage Association has agreed to put a copy of this document in their permanent collection, and it will be made available to the public upon request.

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INTRODUCTION

The architectural, cultural and historic significance of the homes, gardens, and landscape at 1450 and 1440 Hawthorne Terrace cannot be overstated. As the only known collaboration between famed Bay Area architect Henry H. Gutterson and the pioneering female landscape architect Mabel Symmes, the 1920s masterpieces exemplify the Bay Area Style. The design of the homes – so that the gardens and landscapes are visible from every room – are what distinguish Gutterson's work from his better-known contemporaries such as Julia Morgan and Bernard Maybeck. Gutterson designed these homes with a unique shared patio and arbor to invite the residents and their guests to move seamlessly from the inside of the homes to the gardens. Like the Blake House gardens that Symmes designed around the same time, the gardens of 1450 & 1440 (the Marsh-Sperry Garden) feature a formal garden with roses and hedging that flows seamlessly into a studied natural design that hugs the natural landscape (a hill) and is crisscrossed by paths and natural rhyolite rock retaining walls. Symmes's use of water details – a working fountain with Chinese detail and a lily pond -- also echo her famous Blake House garden designs.

The properties are the only remaining example of the creation of a family compound garden by Symmes (as her garden for the Blake family in Kensington was divided), and the only known example of this type of dual design by Gutterson. The two houses were called out by Gutterson authority Susan Dinkelspiel Cerny as particularly fine examples of Gutterson's residential style.

Further, history was quite literally made here. Most Berkeley residents have heard of Sylvia McLaughlin, 1450's most famous resident, who loved and used her house and garden in the service of the numerous causes that she supported, including most famously Save the Bay. Her equally distinguished husband, Donald McLaughlin, was the long time Dean of the School of Mining at UC Berkeley and a UC Regent in the 1960s who opposed the loyalty oath and hosted Regent meetings at his home during the height of the Free Speech Movement. (Notably, McLaughlin and Gutterson were both graduates of Berkeley High School.) McLaughlin Hall on the UC Berkeley campus was named after Donald, and the Eastshore State Park in the Berkeley Marina for Sylvia. Their home at 1450, however, was the nucleus of their personal and professional lives.

Less well known is the unique history of the man who commissioned the twin homes, James C. Sperry. In the 1920's when the houses were constructed, Sperry, was the president of one of California's earliest tech startups –Magnavox – which had moved its operations from Napa (where its pioneering acoustic technologies were born) to Oakland. Sperry was not only a prominent businessman, he was a committed

environmentalist. While in Berkeley in the 1920s, he was manager and director of Save the Redwoods League, one of the earliest and most successful environmental movements in the West. Sperry was personally responsible for saving numerous old-growth forests in Northern California. Sylvia McLaughlin served on the board of Save the Redwoods League for over 20 years. The property also features an untouched redwood grove, planted at Sperry's direction and featuring a rare dawn redwood (*Metasequoia glyptostroboides*), that was much loved by Sylvia.

While other Gutterson and Symmes's designs have been afforded landmark protection, the homes at 1450 and 1440 are the only known existing properties where the two collaborated. From the outside, the two homes are virtually unchanged from the 1920s. Further, because of the dedication of Sylvia McLaughlin and the long-time owners of 1440 (the McNivens), the unitary scheme gardens of the two properties have remained essentially as they existed when Gutterson and Symmes planned them as one in conformance with original gentle rolling hills landscape and to take advantage of their magnificent view of the Bay. Indeed, as Sylvia often remarked, it was from this vantage point that she could see what was happening to San Francisco Bay and conceived the need to protect it for future generations.

The best way to honor Sylvia, who preserved this property, and the three other historic figures who had a hand in designing it – Sperry, Gutterson, and Symmes -- is to accord landmark status to these two unique houses, their gardens and natural landscape



Mike Koozmin/The Examiner
Sylvia McLaughlin

BASIS FOR LANDMARK DESIGNATION

The Sperry-McLaughlin House and its gardens and landscape (which are part of the Marsh-Sperry Garden) are worthy of designation as a City of Berkeley Landmark because they conform to the following:

BMC 3.24.110.A.a. Architectural Merit (first, last, only, or most significant architectural property of its type in the region).

The Sperry-McLaughlin House (together with the Marsh House also under nomination for consideration for landmark designation) is over 50 years old and the **only known example** of a twin-house compound designed by well-known Bay Area Architect Henry Higby Gutterson. The Sperry-McLaughlin House and the Marsh-Sperry Gardens are also over 50 years old and **the only known collaboration** between Gutterson and notable landscape architect Mabel Symmes. The Marsh-Sperry Garden is the **only remaining twin garden design** by Mabel Symmes anywhere and **the only known remaining intact Symmes garden in Berkeley**. Further the size of the house and gardens and the nature of their relationship with the Marsh House make them the most significant twin/family compound property in the North Berkeley Hills.

BMC 3.24.110.A.b. Architectural Merit (Prototypes or outstanding examples; most notable work; best surviving work)

The Sperry-McLaughlin House is **an outstanding example** of a Period Revival style home by the master Berkeley Architect Henry Gutterson. It together with the Marsh House were built as two side-by-side homes on one parcel with a shared garden planned by the notable Landscape Architect Mabel Symmes, who designed Blake Garden in Kensington, which was also built for two homes but since subdivided. The Sperry-McLaughlin House is **one of Gutterson's most notable works in Berkeley**. The Marsh-Sperry Garden, of which the gardens at 1450 are an integral part, is **the best surviving work** of landscape architect Mabel Symmes in Berkeley.

BMC 3.24.110.A.c. Architectural Merit (worth preserving for the exceptional values they add as part of the neighborhood fabric).

The Sperry-McLaughlin House is the most physically imposing house on Hawthorne Terrace due to its size and the size of its large corner lot at Vine and Hawthorne Terrace. Recognized at the time as the most significant post-1923 fire home built in the Berkeley Hills in 1924, the house **adds enormous value to the neighborhood**, particularly when considered with its twin at 1440 (the Marsh House). Together the two houses and the garden that they share are **uniquely Berkeley** and uniquely part of the architectural "story" of this particular North Berkeley Hills neighborhood. The original Berkeley Rhyolite wall that surrounds the property along Vine Lane, the redwood grove, and the views of the house itself serve as reminders of a unique time in Berkeley's architectural heritage when Berkeley architects were stamping their own unique vision on period styles and using local

materials and plants to do so. As the only known architectural examples of twin homes and gardens by Gutterson and Symmes as collaborators; the only remaining family compound designed by Gutterson and Symmes; and as a particularly significant example of each of their work, the Sperry-McLaughlin House (and the Marsh House) and gardens are worth preserving for the **exceptional values that they add as part of the neighborhood fabric.**

BMC 3.24.110.3. Cultural Value

The Sperry-McLaughlin House has a unique place in the cultural history of Berkeley and the region as a whole, and remains of considerable cultural value to both. First, it expresses the indomitable spirit and forward thinking of Berkeley residents. Its construction occurred within the context of the **rebuilding of Berkeley after the 1923 Fire** and the emergence of the **Second Bay Area Style of design**, of which Gutterson was a proponent. Mabel Symmes, the garden's landscape designer, was **one of a few pioneering women landscape architects**, including Willa Clair Cloys Carmack (another well-known female Bay Area Landscape Architect), who trained in the fledgling landscape design department at Cal under Katherine Jones, the departments' first woman lecturer.

Second, the Sperry-McLaughlin House and gardens also have enormous cultural value insofar as **early efforts to preserve and restore the environment were centered in this home.** The early phase of California's environmental movement is exemplified by **the work of James C. Sperry (the home's first owner) on behalf of Save the Redwoods League to preserve California's Big Trees** while he lived in the home. The location of a redwood grove in the home's landscape is particularly poignant as is the inclusion of a dawn redwood, likely one of the first planted in California by Symmes after their virtual extinction.

Finally, the home's second owners – the McLaughlins – had enormous impact on Berkeley from a cultural perspective. Donald McLaughlin headed the University Regents at a time of growth both in terms of student population and new campuses and shepherded the Regents through their various travails at the height of the Free Speech Movement at meetings in his home. Sylvia, of course, through her establishment of Save the Bay and work numerous other environmental organizations literally **saved San Francisco Bay and birthed the second phase of the local environmental movement at her kitchen table at the 1450 House.** Even the frequent social events that took place in the home were culturally important insofar as they brought members of the Berkeley community from all walks of life – artists, musicians, politicians, University officials and faculty, business people, neighbors, and activists -- together to interact and get to know one another in a unique and informal setting. Many enduring friendships and relationships were formed in the Sperry-McLaughlin house, some of which endure to this day and have impacted Berkeley's culture and the lives of Berkeley citizens.

BMC 3.24.10.4. Historic Value

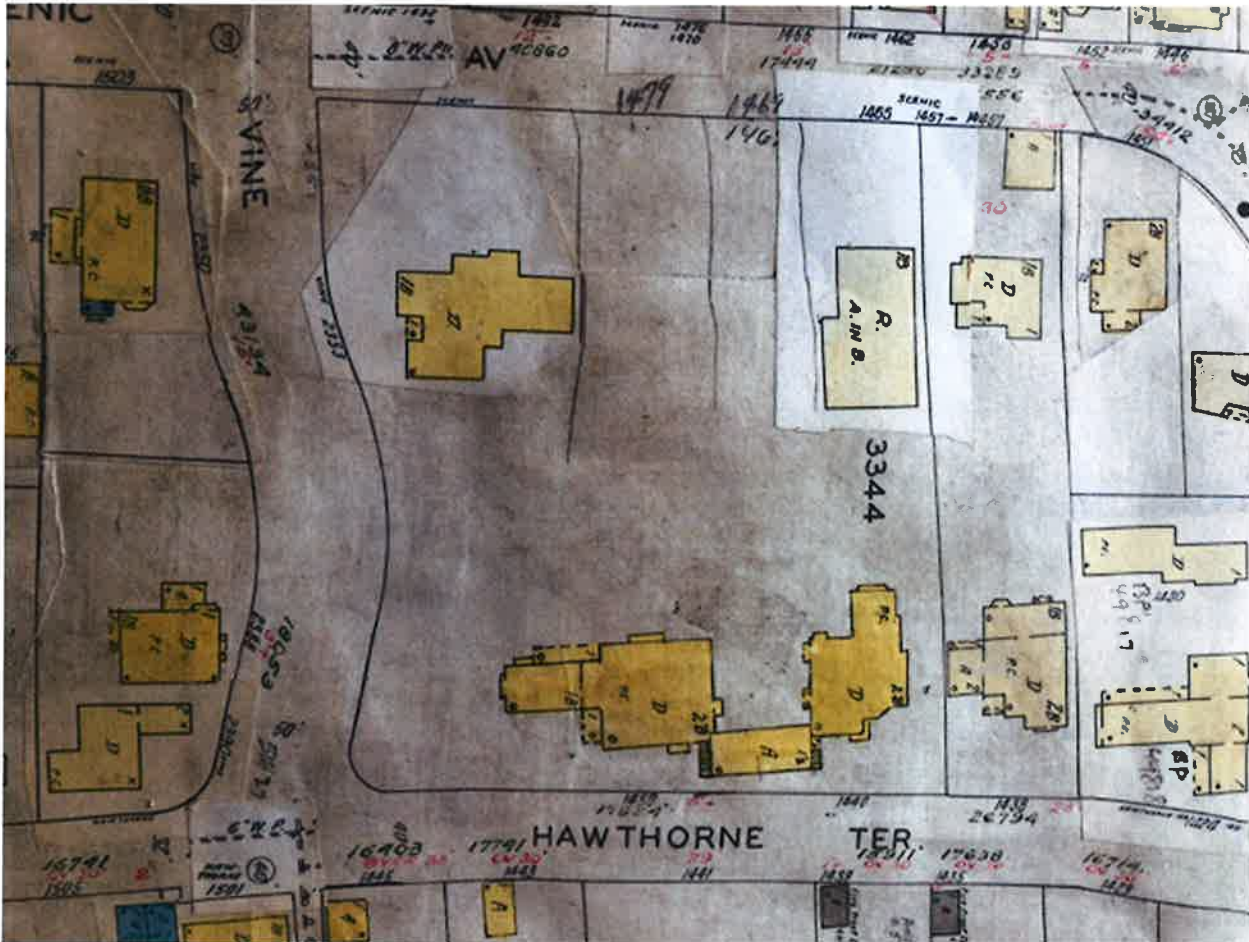
The Sperry-McLaughlin House and its landscape and grounds (together with Marsh House) uniquely expresses the history of Berkeley. It was designed over 50 years ago by one prominent Berkeley High School graduate (Henry Gutterson) and lived in by another (Donald McLaughlin). Key events took place here, including James C. Sperry's work on behalf of the Save the Redwoods League (illustrating Berkeley's ties to those key early conservation efforts) and Sylvia McLaughlin's founding Save the Bay with two friends at her kitchen table. Moreover, key events took place within its walls including meetings of the U.C. Regents during the Free Speech Movement in the 1960s, the establishment of Save the Bay, numerous meetings of environmental, preservation, and historic organizations, including Citizens for Eastshore State Park (which resulted in the McLaughlin Park), that had a major impact on the history of Berkeley and the City we know now. As the home of one of the city's most cherished and prominent figures, Sylvia McLaughlin, the house has enormous historical value for the City of Berkeley and the Region as a whole. (photo below: Save the Bay and personal collection)



DESCRIPTION OF PROPERTY

1. THE SITE AND SURVEY

The Sperry-McLaughlin House (1450 Hawthorne Terrace) and Marsh House (1440 Hawthorne Terrace) were originally part of the same North Berkeley parcel boarded by Hawthorne Terrace, Vine Lane, and Scenic Avenue. It was part of the Berkeley

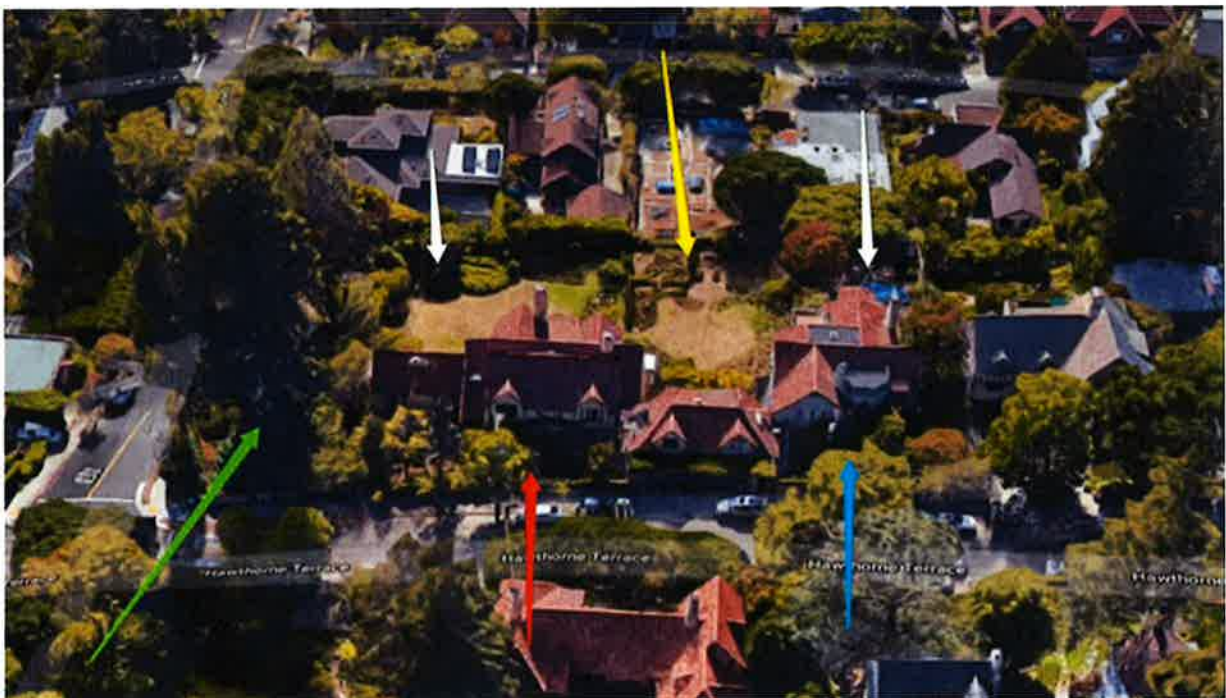


View Homestead plot carved out of the Carlisle Tract.¹ Exhibit A shows the houses' orientation on the original plot as reflected in the Sanborn Map. 1450 sits at the Northwest corner of Vine Lane and Hawthorne Terrace; 1440 is immediately to the North. An attached garage structure joins the two houses. (Photo: MTU Consultants). After the property was subdivided, houses were constructed fronting Vine Lane and Scenic (these are not covered by this application).

¹ The Alameda County Assessors Map shows the parcel as having been originally part of the Rancho of Vicente & Domingo Peralta. According to the legal description it was part of a tract Beardslee deeded to Carlisle in 1887. Berkeley Maps of a later date are more ambiguous as to the tract name when it was conveyed to James C. Sperry. See Appendix B (maps).

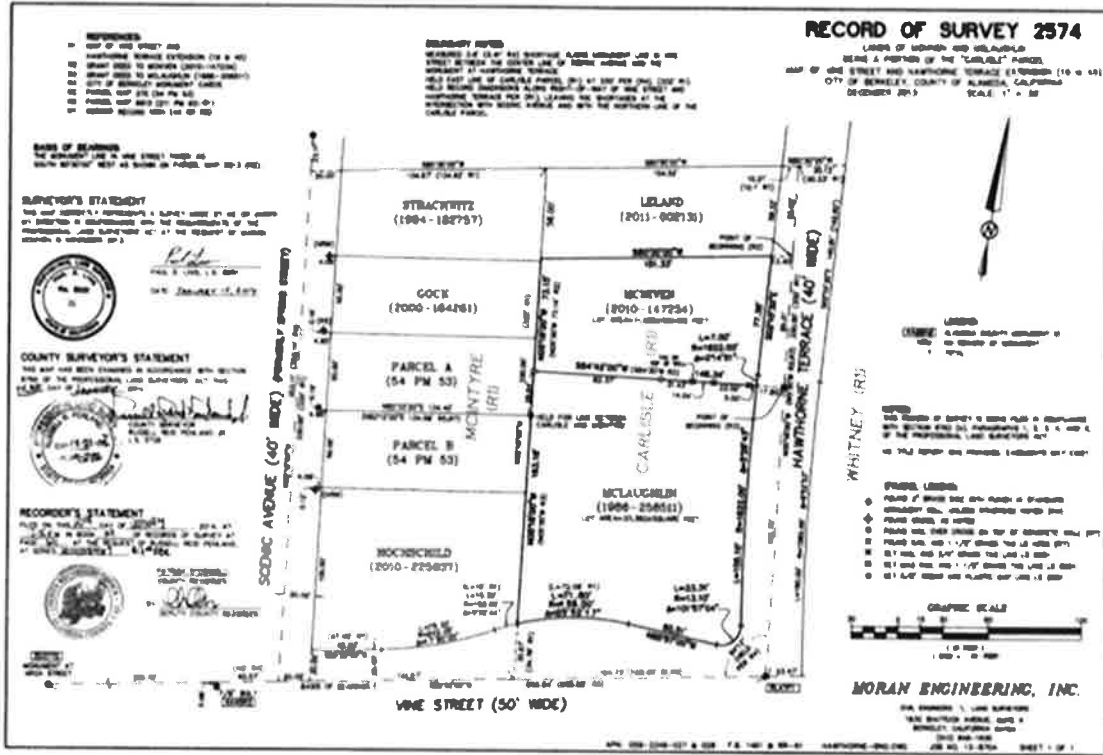


Above is a view from above of the 1450 and 1440 Hawthorne Terrace Properties (photos: Google Earth, January 2018)



- Red Arrow: The Sperry-McLaughlin House (1450 Hawthorne Terr)
- Blue Arrow: The Marsh House (1440 Hawthorne Terr)
- Yellow Arrow: The “shared” formal center yard with arbors (garage structure visible along Hawthorne Terrace frontage)
- White Arrows: the rear gardens flowing out of center area
- Green Arrows: points to natural landscaping and Redwood grove

2014 Survey (reflecting subsequent subdivisions).



Hawthorne Terrace was hard hit in the 1923 Berkeley Fire, and no existing structures remained on the 1450-1440 property after the fire swept down the hill. What was left was the hill terrain, which is a gentle South/Southwestern slope towards Vine Lane. The houses and their landscape conform to the hill's gentle slope. 1440, the Marsh House, sits slightly higher on the hill to the North, and its front entrance features a staircase down to the front door bordered by a retaining wall. The entrance of 1450 (the Sperry-McLaughlin House) is level with the street, and likewise fits in with the gentle rise of the slope. The rear and side gardens of both feature original Berkeley Rhyolite walls throughout including along the Vine Street frontage of 1450.

As discussed further below, Gutterson designed both houses in a so-called Period Revival Style, featuring stucco and wood surfaces, and terracotta tile roofs. They have an English country home feel, with formal rooms that are both handsome and

comfortable with magnificent views. The houses were clearly built for entertaining in the California way, with parties flowing from indoors to outdoor spaces.

The two houses are fraternal twins, meaning they are of comparable designs but individually distinct. They are connected by a two-story garage/apartment structure along Hawthorne Terrace featuring an arbor with original trumpet vine. In the rear, there is a central shared garden between the two homes (behind the garage/apartment structure) with a concrete patio featuring a wisteria-covered arbor that runs from French doors off the Marsh house dining room to French doors off the dining room of the Sperry-McLaughlin House.

The cement patio is original as is the design of the formal center lawn, flower beds and shrubs. At the Western edge of the center lawn sits another smaller arbor covered by rose vines and wisteria. This arbor is not original to the property; it was built to replace a Chinese tea house designed by Gutterson (see Appendix E) that was not extant by the late 1950s/early 1960s when the two properties changed hands.

Unlike most of Gutterson's designs for homes in St Francis Woods in San Francisco, where the façade was of central importance, these two houses keep their majestic aspects hidden, showing them on the West Elevations towards the private garden.

Part of this effect is of course due to the lovely Marsh-Sperry Garden at the rear. The



property was fully landscaped as part of a single design plan by Mabel Symmes (UC 1896) in a closely similar style to the garden that she designed for the Blake Estate in Kensington. As with the Blake Garden, the Marsh-Sperry Garden (so called on the original blue prints) features formal areas including lawns, hedged rose and

iris beds, and water features flowing into a more natural "woodland" featuring native and non-native trees and shrubs. The entire property is crisscrossed with numerous paths and open vistas to the San Francisco Bay.

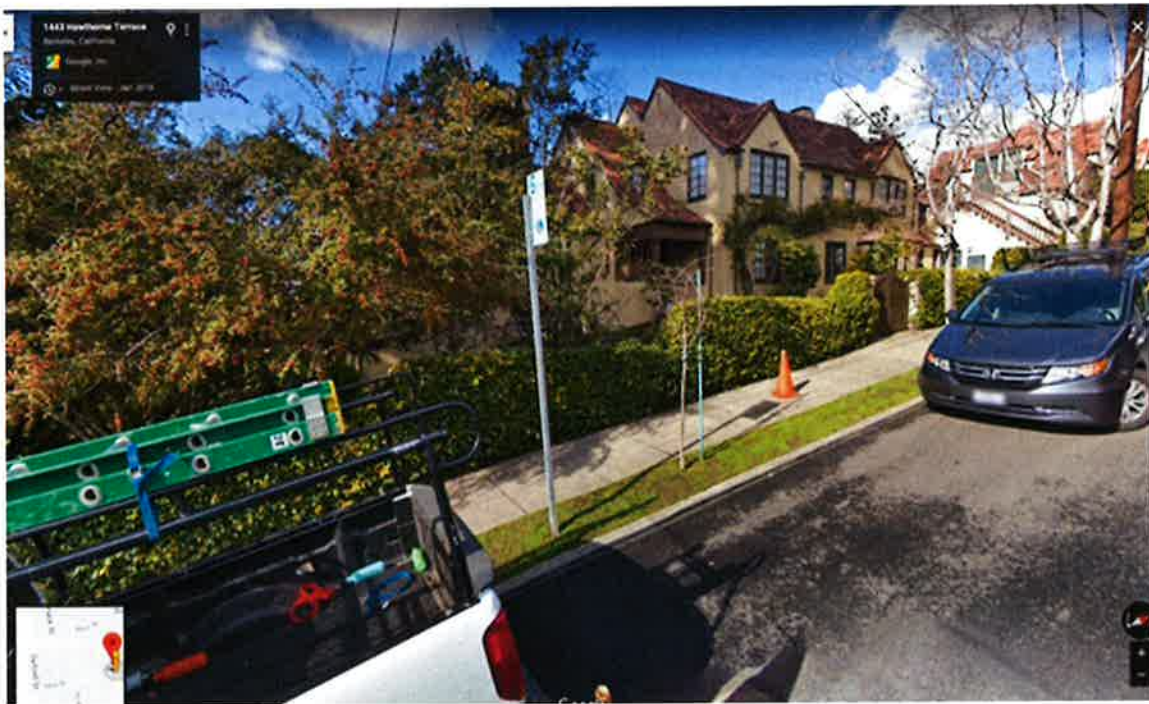
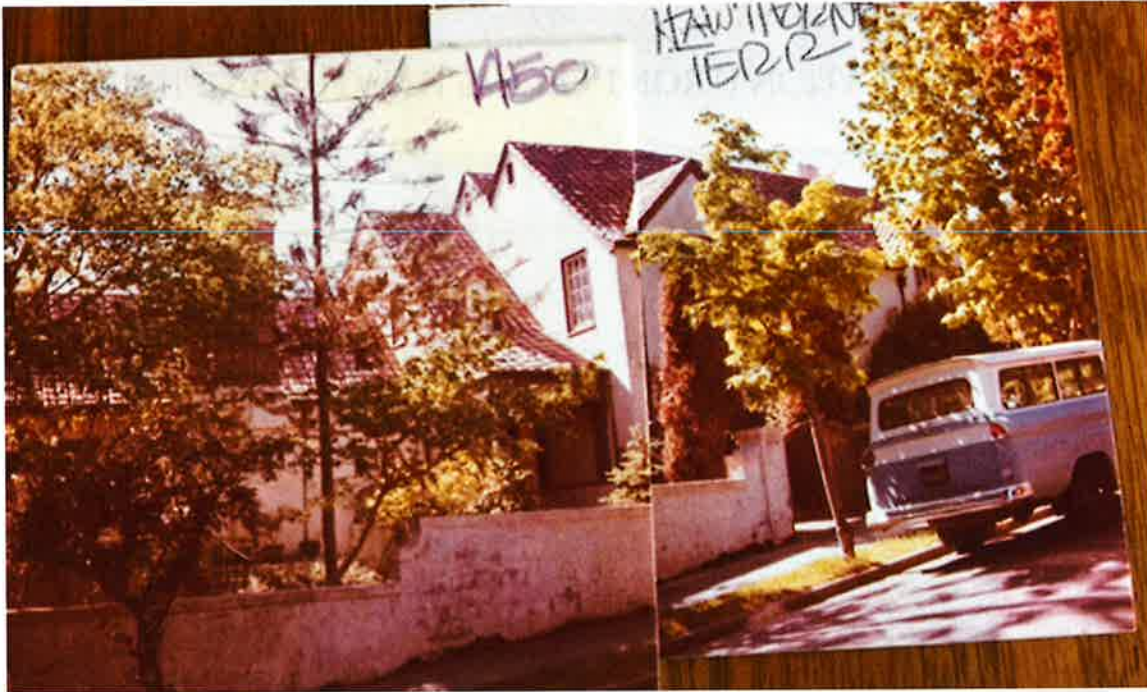
2. THE EXTERIOR OF THE SPERRY-McLAUGHLIN HOUSE

EASTERN ELEVATION (FRONT FACING HAWTHORNE TERRACE)



(Top: undated photo courtesy of BAHA; bottom: January 2018 Google Maps Photo)

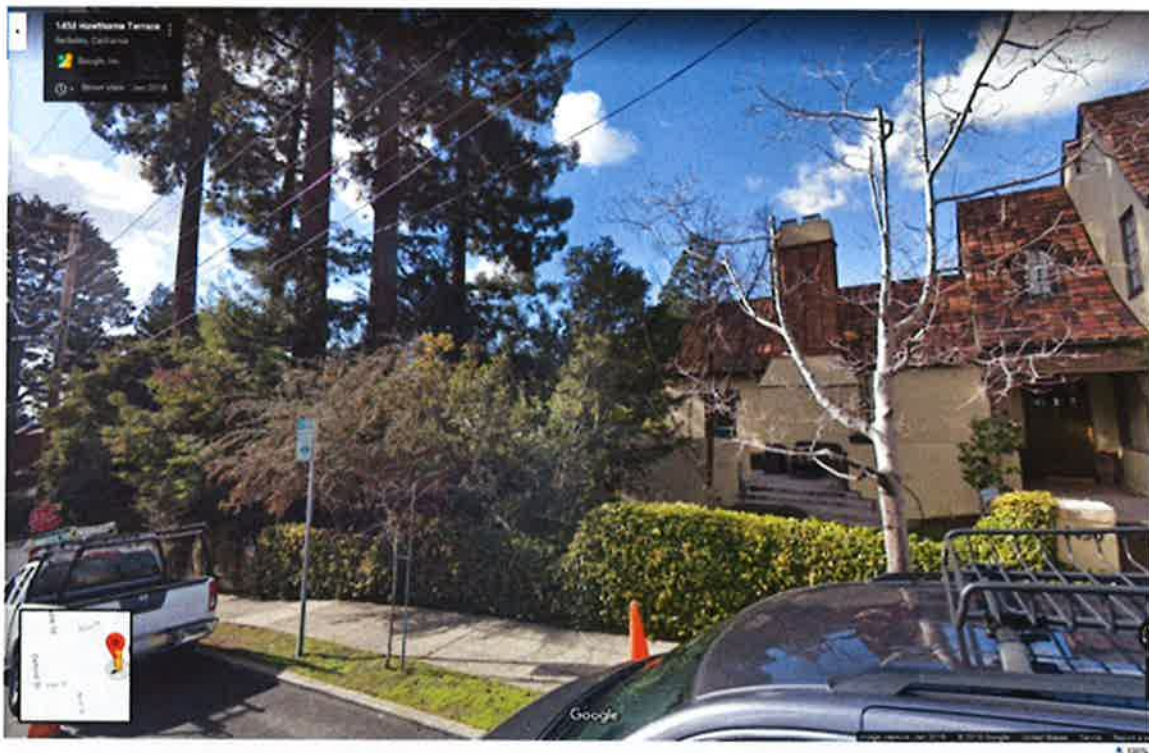
ADDITIONAL FRONT STREET FACING VIEWS



The gentle downward slope is visible in both pictures (top photo, undated, courtesy of BAHA; lower, January 2018 Google Maps)

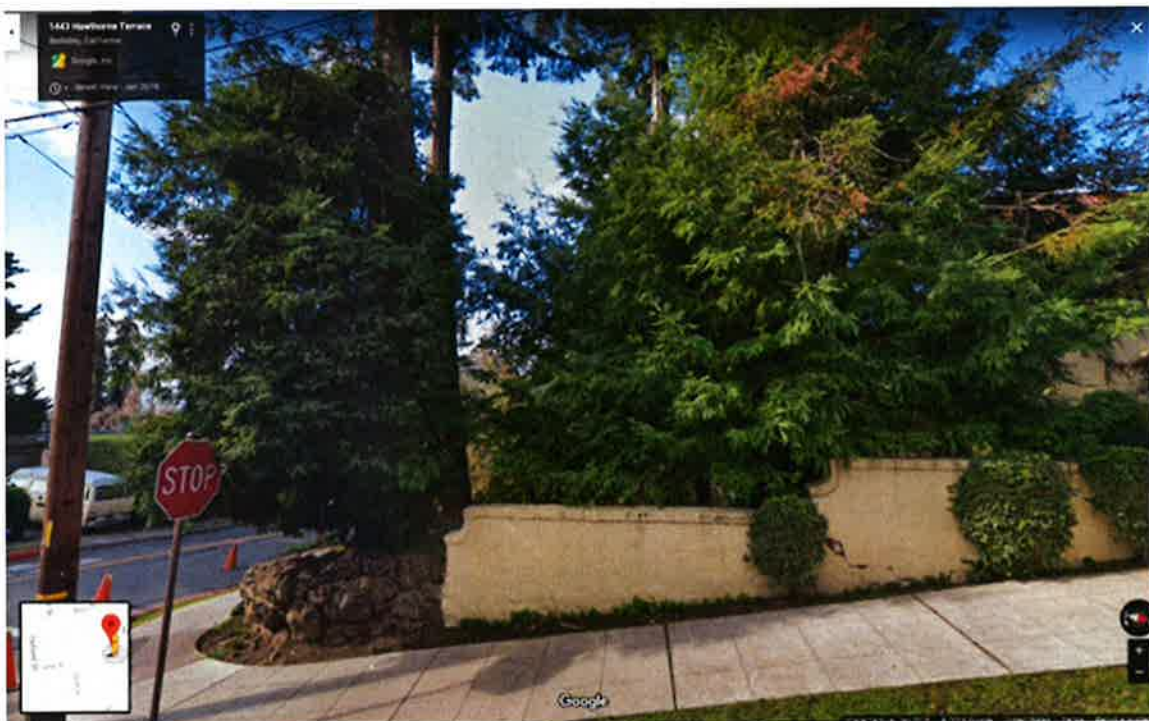


Above Photos (c. 1960s) shows Sylvia McLaughlin talking with a neighbor in front of 1450 (courtesy of BAHA); Lower Photo: similar view Jan. 2018 (Google Maps)





Above: front patio off living room; original railing, door, path and shrubbery visible (photo courtesy of BAHA). Below: original walls at corner of Hawthorne Terr. and Vine Lane. The Redwood Grove is visible. (photo: 1/18 Google Maps)





The photo at the left and below shows the intricacy of the wood detail, here at the portico, but that appears throughout the exterior of the house. Note the original light fixture and (below) the copper gutter. The copper gutters are original throughout both houses.

Photos courtesy of BAHA.



SOUTHERN ELEVATION



The photo to the left shows the Southern Elevation (facing Vine Lane) with unique window design, wood trim, and peaked tiled roof; the photo below is also of this elevation (taken from the front looking West) and shows the original landscaping, birdbath, and East-West stone path and low rock wall designed by Symmes. Wire deer fencing, and gate are later additions but the metal railing visible is the original Gutterson design. (photos courtesy of BAHA)





Photo above shows view looking East/Northeast from Vine Lane. The original intact Berkeley Rhyolite wall and Redwood Groves are visible as is a mature live oak and other landscaping.

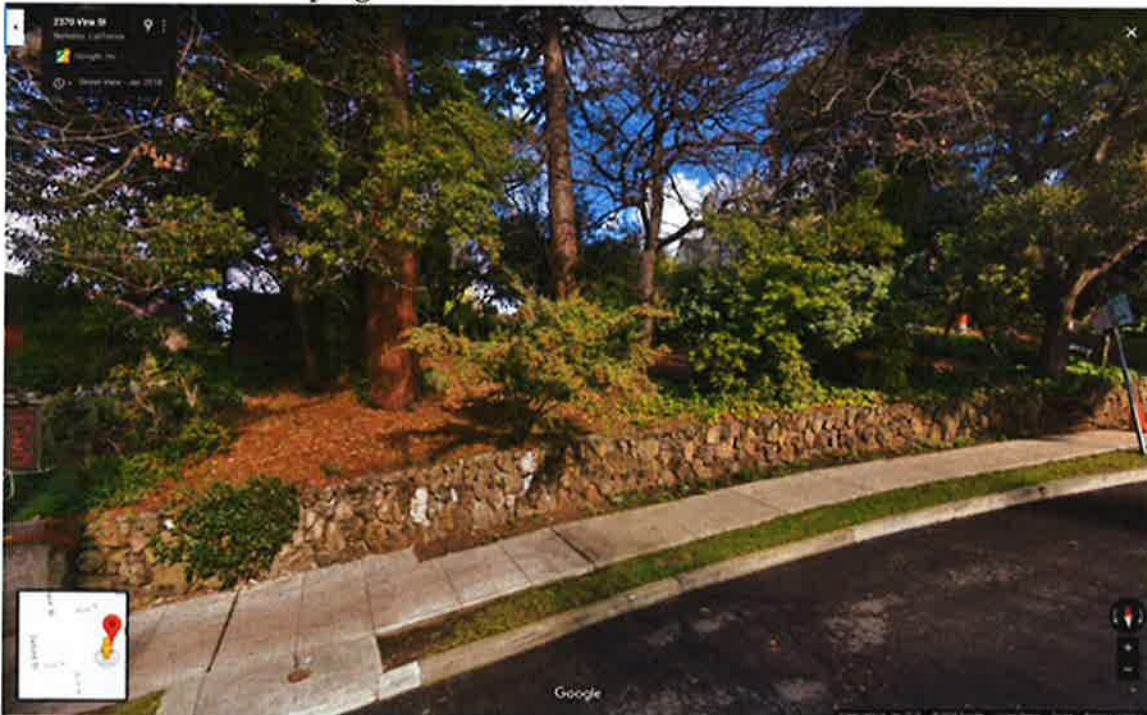


Photo above shows Southwestern corner of Sperry-McLaughlin property; Redwoods are visible as are several original trees and shrubs. (Photos: Jan. 2018 Google Maps).

REAR VIEW (WESTERN EXPOSURE)



These photos show the way in which Gutterson created a central structure running North and South with peaked roof and then inserted shapes and masses off that central core opening to the West (Bay view). (Photos courtesy of BAHA).



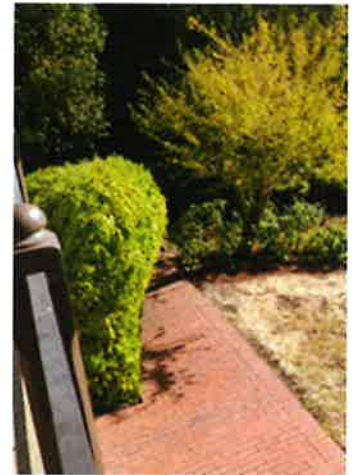


Left: Photo of circular staircase with original railings that connects deck on first floor to lower arcade/brick tile patio (photo at right).

Below: Photo looking from wilderness area, across original pond (recently filled in), towards rear of Sperry-McLaughlin House; Marsh House is visible in the rear.

Notice the Agapanthus, which is original and also appear in Symmes's Blake Estate garden.

(Photos courtesy of BAHA)



NORTHERN ELEVATION



Photo above McNiven; other photos courtesy of BAHA



GARAGE STRUCTURE



Photo above shows the Eastern Exposure of the garage structure between the Sperry-McLaughlin and Marsh Houses. The trumpet vine and arbor are original as are the fig vines covering the exterior walls. (photo: Jan. 2018 Google Maps)

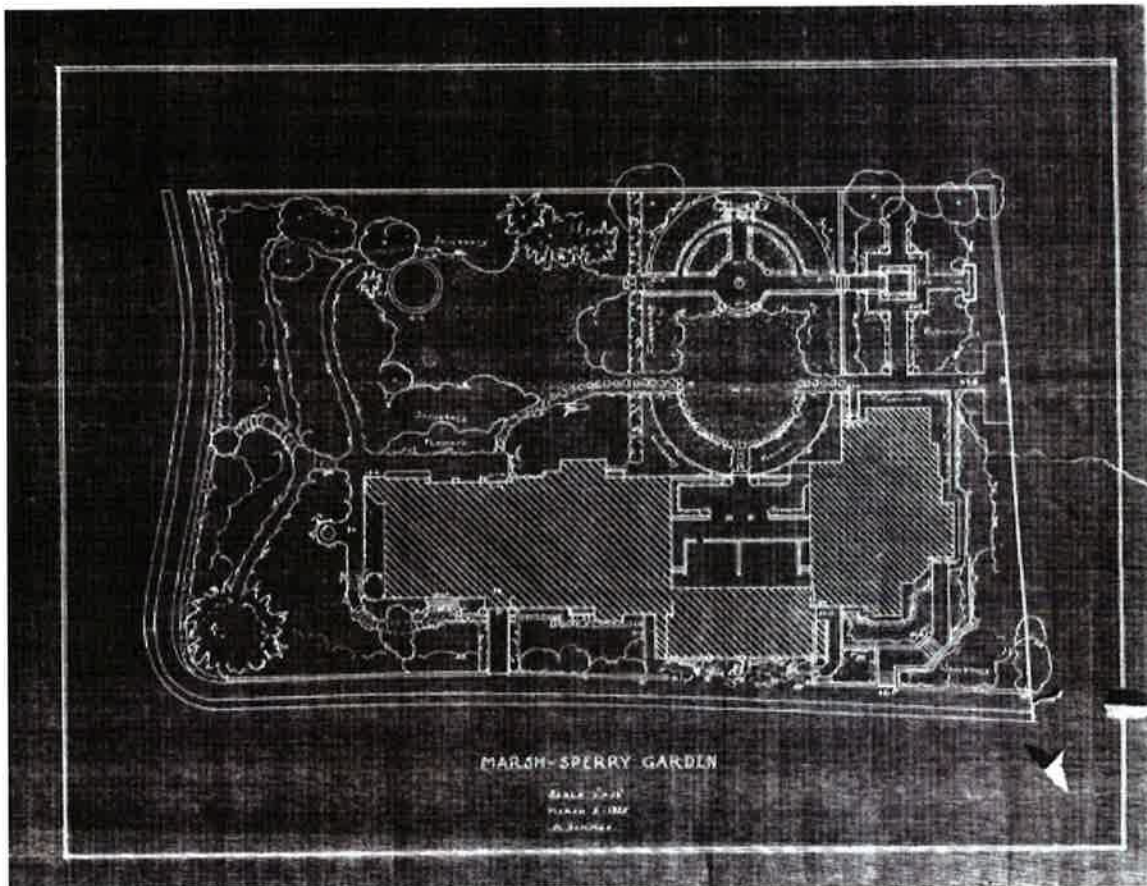


Photo to the right shows the Western Exposure and looks down into the twin laundry yards of the 1440 and 1450 houses. Because the houses stand on a slope, the laundry yard of the 1440 house sits higher than that of the 1450 House and is supported by retaining walls running East to West and North to South. These laundry areas were accessible to the basement laundry rooms of each house. The rooms above the garages were designed as servants' quarters. Notice even the garage has windows! The common patio and arbor shown on the previous page abuts these laundry yards to the West. (photo courtesy of BAHA)

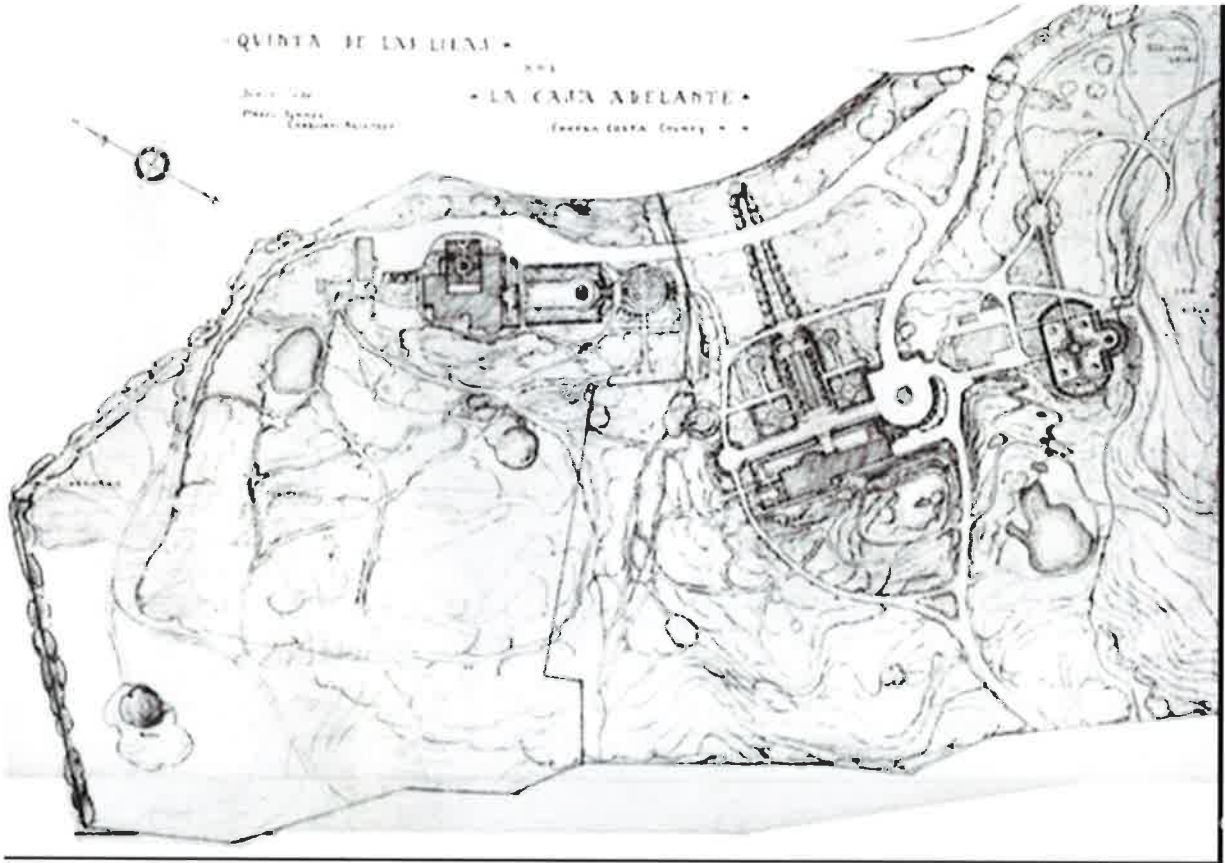
3. DESCRIPTION OF MARSH-SPERRY GARDEN



A comparison of this Google Earth view of 1450 and 1440 show that the basic design and key features of Symmes' original design has been preserved. The Rhyolite rock walls, paths, lawns and grove of trees and shrubs remain. Notice the formal center lawn between the two homes and the sloping lawn behind the 1450 house that spills into the mini-wilderness of redwoods and other native trees such as mature live oaks and other species.



SIMMILARITY BETWEEN MARSH-SPERRY GARDEN (c. 1923) AND THE BLAKE GARDEN (c. 1923-25)



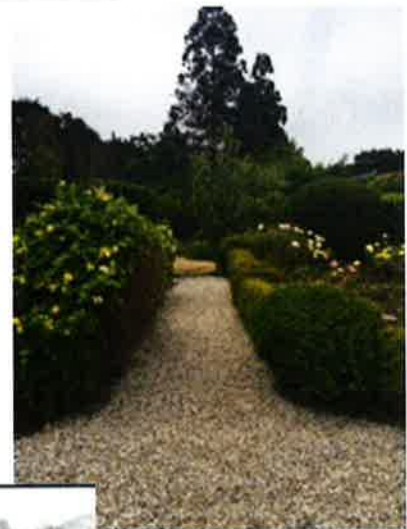
Above is a black and white reproduction of Symmes's original design for the two houses on the Blake property on 77 Rincon Rd. in Kensington. Below is a focused view on the gardens near what is now Blake House. The inclusion of formal rose gardens bordered by hedging (indicated by red arrows) is very similar to features of the Sperry-Marsh Garden as is the inclusion of wilderness elements (indicated here by the blue arrow) including its Redwood canyon which is a larger version of the Redwood grove at the Sperry-Marsh Garden.



SAME DESIGN: Formal Rose Beds surrounded by boxwood hedging



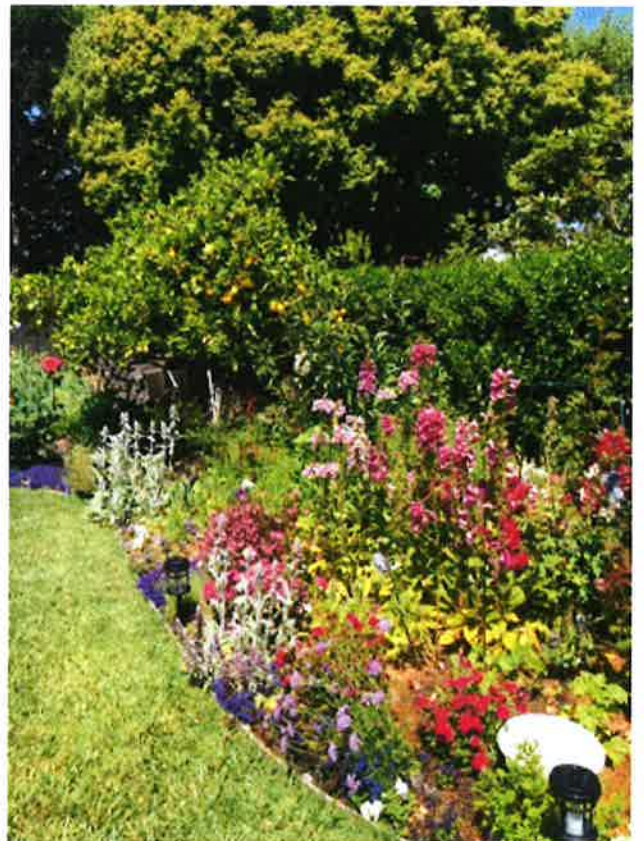
Top & bottom
pics: Blake
house
(undated)
courtesy of
UCB CEB
archives; color
photos, Sperry-
Marsh garden
2108 (McNiven
family)



SIMILAR PLANTING, WATER FEATURES AND HARDSCAPING



Left: undated photo of bird bath in Blake Garden with Fox Gloves (digitalis) surrounding; Below: color photographs of birdbath in Marsh-Sperry Garden (photo courtesy of BAHA) and foxgloves (photo, McNiven family)





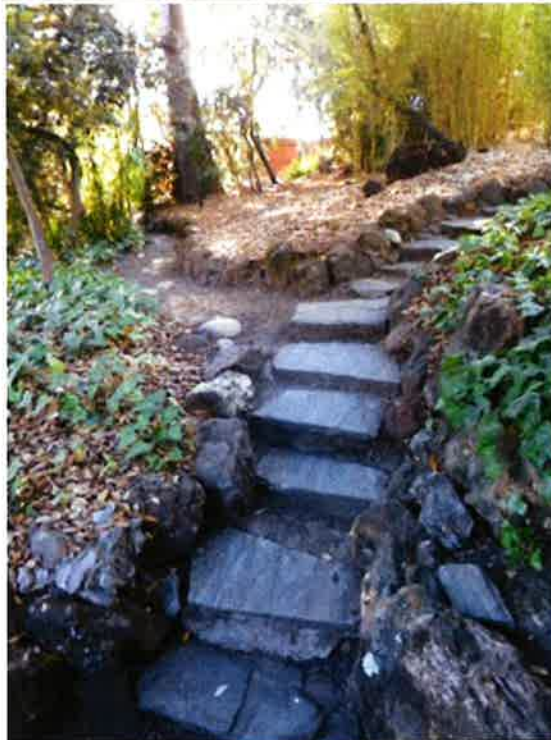
Left: photo of water feature at Blake Gardens; Below: photo of fountain at Marsh-Sperry Garden (photo courtesy of BAHA). Notice Chinese pottery used on both (as tile trim on Blake Gardens fountain; as fountain spout in Marsh-Sperry Garden).





Left: photo of Redwood grove in Blake Gardens; Below, photo of Redwood Grove in Marsh-Sperry Garden (part of Sperry McLaughlin grounds).





Top photo: Path, Blake Gardens, circa 1958 (CED archives); lower photos: Path Marsh-Sperry Garden, circa 2016 (photos courtesy of BAHA)



The comparisons on these past pages illustrate the integrity of the Marsh-Sperry Garden as well as the strength of Symmes' vision for the landscape, namely to use the natural features of the property including the sloping hill and Western exposure, to create an unusual combination of a formal garden with an (almost) untamed wilderness. The integrity, strength of vision, and careful execution are worthy of preservation both on their own architectural merit as well as their cultural and historic significance.

4. IMPORTANCE OF GARDENS & LANDSCAPE TO HOUSE

The gardens are important to the integrity of Gutterson's overall design for the twin houses. Gutterson's design for each house made the most of the site, which has a wonderful view of the Bay, and the Marsh-Sperry Gardens. The 1450 Sperry-McLaughlin House is arranged in along a single axis on the first floor, with all rooms (except the kitchen and original servants' quarters) facing West for a full Bay view and view of Symmes's landscape design at the rear. The Southern exposure faces the redwood grove; the northern façade faces the shared patio and opens onto it with French doors.

These axis and cross axis views are visible immediately upon entering the heavy wooden front door, where you are faced with double French doors opening to the magnificent view of the landscape and Bay beyond.



Those French doors are down a series of small tiled steps that open to a lovely deck that provides a view of the sloping lawn, lily pond (recently filled in), shrubs, roses, and the Bay beyond. Windows on the stairs also face West and have a garden view. (photos: BAHA)



The abundance of windows in the living room likewise brings the natural beauty front and center in the home. (photos courtesy of BAHA).



The photograph of the dining room shows how Gutteson created a natural flow from the interior dining space to the exterior



entertaining space and integrated the two homes into what was essentially a family compound. The steps leading up to the dining room of the Marsh house are just visible outside on the shared patio. The working fountain is also visible to the right through the panes of the

closed French door. The dining room has views of the shared lawn and garden and the Bay beyond.

HISTORIC INTEGRITY AND CONDITION

Historic integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The 1450 house has not been moved. Its design is unchanged. Materials and workmanship are nearly original and intact. The site of the house, the landscaping and the immediate area are largely unchanged from their construction post 1923 fire and convey the historic setting, feeling, and association. Therefore, the property retains all seven aspects of historic integrity

The Sperry-McLaughlin House is in excellent shape for its age. The original windows, exterior doors, gutters, and woodwork are intact. Notably the original windows of both houses were constructed of Alaskan cedar which is particularly durable and (of course) no longer obtainable. Both houses have been reroofed using the original terracotta tiles and, where necessary, identical replacement tiles. Thus, they have historic integrity.

The house features three stories with an attic and chimneys that have been braced for earthquake safety. The usable lowest story at the 1450 house features a large brick fireplace which is serviced by the central chimney.

The landscaping for both houses (referred to herein as the Marsh-Sperry Garden based on Symmes's plan) has been little changed from Mabel Symmes' original design. The lawns, shrubs, paths, walls, working fountain, hedging, and redwood grove remain. The rose garden in the center of the property remains -- albeit with replacement plants -- and the original stone pond behind the 1450 house is intact (although recently filled with dirt). When filled with water, the pond featured water lilies and was home to fish, turtles and numerous dragonflies and other native species. The fountain in the central shared patio has been recently restored and is working. The central shared patio and arbor features the original cement surface, wooden arbor, and even the original wisteria plant.



(photos courtesy of
BAHA

ASPECTS TO BE PRESERVED

- The exterior of the Sperry-McLaughlin House including but not limited to the following:
 - All exterior stucco and wood facades;
 - All chimneys;
 - All exterior wood trim including but not limited to:
 - Window frames
 - Cove off of front portico
 - Finials
 - Cross beams
 - Bays and bay windows
 - Doors and door frames
 - All copper gutters, drainpipes and downspouts and related copper fixtures;
 - All roof tiles (the tile roof);
 - All doors and windows including but not limited to:
 - The front door
 - All exterior French doors, including those from the dining room to the exterior shared patio and from the front hallway to the rear deck over the arcade
 - The “Dutch door” in the living room
 - All dormer glass windows
 - All original exterior light fixtures including the fixture over the front door and dining room door;
 - All eaves and dormers;
 - All window wells
- The exterior of the attached garage structure and front arbor including but not limited to:
 - The wood arbor over the garage bays
 - The garage doors and door frames
 - The trumpet vine growing over the front arbor
 - The windows and window frames
 - The tile roofs
 - All chimneys

- Exception: the front door of the so-called in-law apartment, which is not original and may be replaced by a more architecturally appropriate door.
- All exterior hardscape features including but not limited to:
 - Rear concrete patio with fountain and retaining walls;
 - Frieze of Sylvia McLaughlin and brothers in shared patio area;
 - Rear wood arbor with wisteria (shared with Marsh House);
 - Side so-called laundry yard behind shared patio area
 - All exterior stairs
 - Rear arcade and brick tile patio off lowest story
 - Front patio in front of kitchen area at front of house
 - Front patio off living room
 - Front stucco wall
 - Front saloon doors
 - Front tile entrance way
 - All metal railings
 - Front stairs and railings
 - Paths in “wilderness area” of landscape
 - All Berkeley Rhyolite stone walls including those located in the shared area with the Marsh House
 - Original “saloon” gate on Vine Lane
 - Original Berkeley Rhyolite stone wall along Vine Lane and corner of Hawthorne Terrace
 - Original stone pond at rear
 - Arbor at West-End of shared yard including climbing rose and wisteria
 - Existing paths and pathways
- The Marsh Sperry Garden, including but not limited to:
 - The center and rear lawns
 - The ponds (which may be restored)
 - All wisteria vines
 - All hedges

- The climbing rose and wood trellis at the front of the house
- The redwood grove
- The Wilderness landscape area towards the Southern side of the lot, including paths and stairs
- All rose beds
- All flower beds
- All mature trees including the live oak along vine lane and the dawn redwood
- The cedar trees in front of the rear trellis
- Fig vine on front wall

HISTORY



1. BUILDING OF THE HOME

When fire swept down through the North Berkeley hills on September 17, 1923, it took with it many of the primarily brown wood-shingled homes that dotted the area. The devastation is visible in the photos above. One of these homes was the famous “grey gothic” owned by Colonel Edwin Langdon, which together with its equally famed orchard on Hawthorne Terrace was burnt completely.² Langdon commissioned Henry H. Gutterson to design a majestic English Tudor half-timbered house at 1441 Hawthorne Terrace as a replacement. Langdon sold the property immediately to the North to a friend, General McNeill, who also had Gutterson design his home, a much smaller English style cottage.

After James C. Sperry purchased the lot opposite the Langdon and McNeill properties, he too commissioned Gutterson to design homes for his family and for his sister Marion Marsh. At the time, the homes were the “most expensive” structures in the fire area as reported in the article that

Berkeley in its restored hillside region can now boast one of the most artistic residential regions in the state. The fire has brought a revival of the early California type of architecture and the Spanish motif, carried down from the days of the dons, predominates the hill region.

The distinction of building the most expensive structure in the fire area belongs to J. C. Sperry, who recently took out a permit for a dwelling at Hawthorne Terrace and Vine street to cost \$65,107. The Japanese Students' club of the University of California took out the last permit of the year to replace its building on Euclid avenue near Le Conte at a cost of \$25,000.

² “Architect Left Mark on Neighborhood,” *Berkeley Gazette*, Mar. 21, 1979.

accompanied the headline and photos shown above from the *Oakland Tribune* dated September 17, 1924, lauding the rapid re-development of the fire-scarred hills.

Gutterson also designed three other post-fire homes on Euclid Avenue just above the Langdon and McNeill properties³, as well as another "favorite Gutterson"⁴ on Bayview. Other architects too were brought in to design new residences along Hawthorne Terrace including Bernard Maybeck (1408), John Hudson Thomas (1427, 1435), Julia Morgan (1411), and Walter Ratcliff (1431). A Julia Morgan house, at 1404 Hawthorne Terrace, survived the fire.

The Sperry-McLaughlin and Marsh homes adopted so-called fire-proof construction, including tile or slate roofs and cement or stucco exteriors. These features represented a shift away from the brown wood-shingled designs of the so-called first phase of Bay Area residential design that Morgan, Maybeck and others had made so famous. He also used locally sourced stone (Berkeley/Northbrae Rhyolite) for the boundary walls.



Sperry hired Oakland-based builder Axel (a/k/a Alex) Cederborg to construct the two homes. Cederborg was a well-known builder who constructed many significant homes in Berkeley, Oakland and Piedmont, including a house for the Ghirardelli family in Piedmont. Cederborg

est city or all times.

\$75,000 FOR RESIDENCES

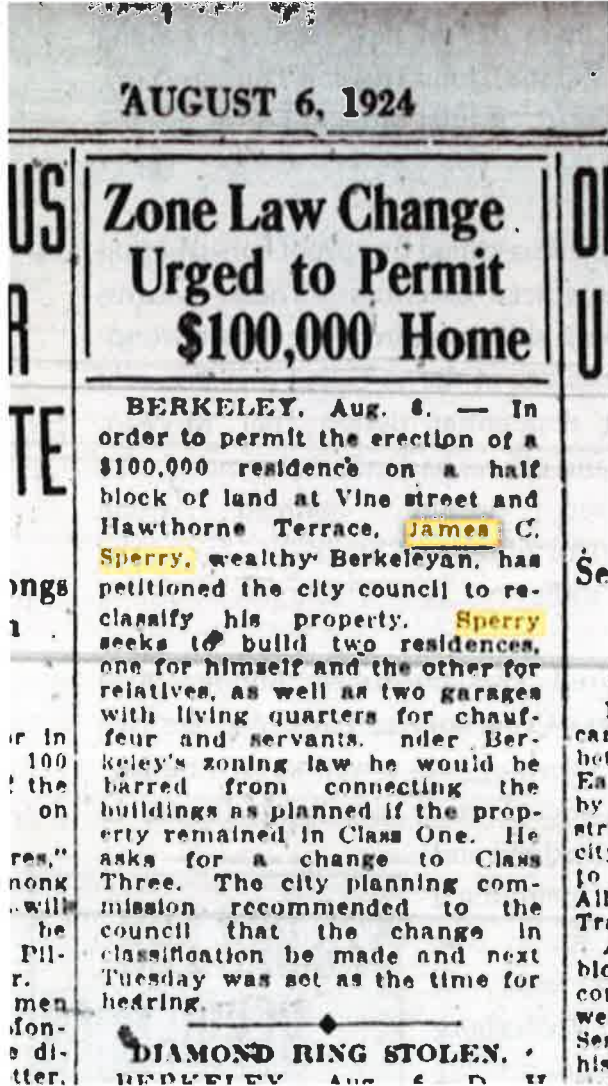
Two unusually fine residences are to be constructed in Berkeley at a cost of \$75,000 by J. C. Sperry, 2428 Hearst Avenue, Berkeley.

applied for a permit to build the homes and the apartments and garage for the astronomical sum of \$68,107. The application is shown at left (and in full size in the Appendix). The permit application was reported in the *San Francisco Examiner* (Aug. 2, 1924), probably due to the high price, \$75,000, when the standard price of an average luxury home was closer to \$5000-10,000.

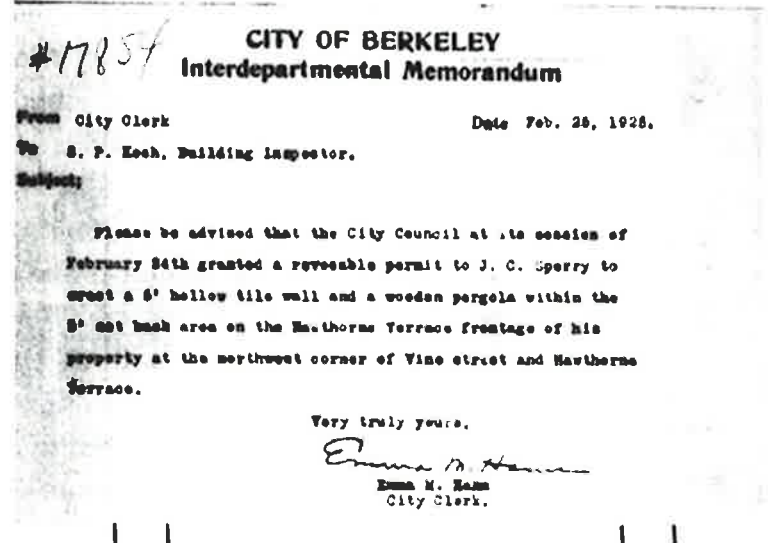
³ These included the house at 1460 Euclid Ave (1924) that Gutterson designed for Amos Huggins on the foundation of their prior home that burned in the fire. Their yard was reportedly landscaped by Willa Cloyes Carmack, demonstrating (yet again) that Gutterson worked with landscape architects frequently (and female landscape architects at that).

⁴ *Id.*

Sperry ran into zoning difficulties and had to apply for special permission to build the twin homes with the connecting garage/apartments. Presumably he received this permission because a permit was issued on August 24, 1924 (Permit No. 17854). Note that the quoted price had risen: according to the article, the cost would be \$100,000, a stunning sum in those days. Likely the increase was due to the inclusion of the garage structure.

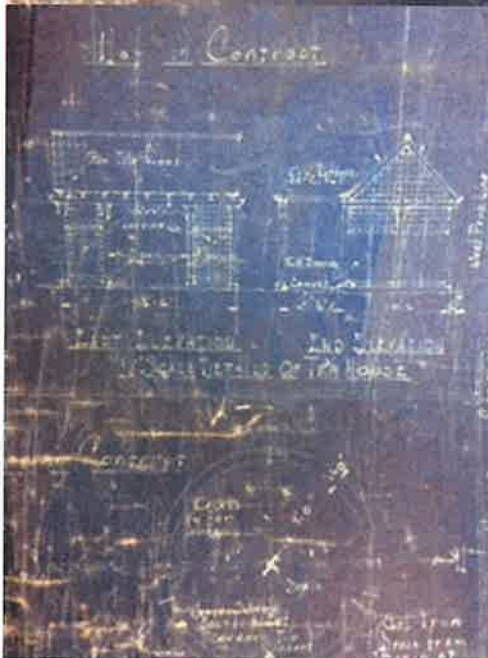
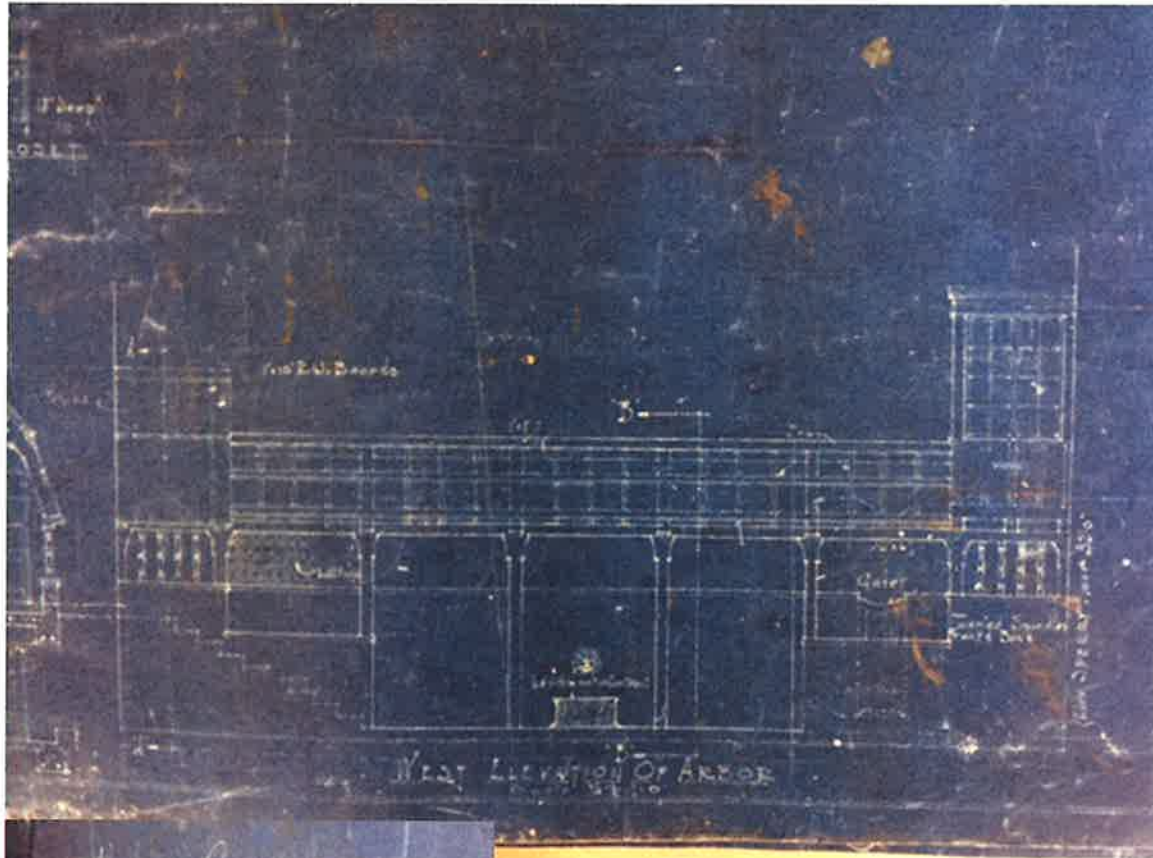


On February 25, 1925, via interdepartmental memo from the Berkeley City Clerk, the City's Building Inspector S.P. Koch, was advised that the City Council at its February 24th hearing "granted a revocable permit to J. C. Sperry to erect a 5' hollow tile wall and wooden pergola within the 5' setback area on the Hawthorne Terrace frontage of his property at the northwest corner of Vine Street [sic] and Hawthorne Terrace." That pergola is still standing in front of the garage/apartment structure between the two houses along Hawthorne Terrace and is covered with the original trumpet vine.



(article above from *Oakland Tribune*, dated Aug. 6, 1924; memo at right courtesy of BAHA)

The McLaughlin family was not able to locate the original plans for the house prior to its sale in late 2016; however, McNivens retain the original plans for Marsh House which includes Gutterson's design for the wisteria arbor. Note the fountain is indicated with a note suggesting that the specific design would be added later.



These plans also include hardscaping features such as an “Tea House,” which as noted above, did not survive.

The last contemporaneous record of the construction of the Sperry-McLaughlin and Marsh Houses appears in a 1927 article in the *Oakland Tribune* promoting recent work by Axel Cederborg in Piedmont and Berkeley.⁵ That the Sperry-McLaughlin and Marsh Homes were important additions to North Berkeley at the time is evidenced by the

⁵ “Fine Piedmont Residences by Cederborg,” *Oakland Tribune*, April 24, 1927 (noting the construction cost for both homes was \$70,000).

contemporary press quoted above. Their construction proved that Berkeley was resilient and remained an attractive place to live despite the devastation of the fire. That alone makes them significant to the history and cultural context of this city.

The two houses remain key parts of the historic North Berkeley neighborhood filled with examples of the so-called second phase of Bay Area architecture. They were both recognized in the Berkeley Urban Conservation Study (see Appendix G) and were specifically called out in two tours sponsored by the Berkeley Architectural Heritage Association: one lead by Susan Dinkelspiel Cerny in 1979 entitled, "Henry Higby Gutterson: Residential Work in Berkeley," and another in 1986 entitled "a Ramble 'Round the Rose Garden." They have additional significance historically, architecturally and culturally based upon the individuals and events with which they are associated, as described below.

2. HENRY GUTTERSON (THE ARCHITECT)

Henry Higby Gutterson, a graduate of both Berkeley High School and U.C. Berkeley, had a long and distinguished career as an architect in the Bay Area where he designed residences and public buildings. He was most closely associated in his early years with John Galen Howard and during his mature years with Bernard Maybeck. He was one of the practitioners of the Bay Area Style, with Julia Morgan, Bernard Maybeck, and John Hudson Thomas. Rather than jettison the old, Gutterson played with popular building styles such as English Tudor, English/Irish cottage, French Beaux Artes, Italian villa, Swiss Chalet and even some Flemish peaked roof styles.

His buildings, however, were far from slavish copies of these styles—far from it. Instead, he utilized a given style in service to the needs of his clients appropriate to the site and landscape. As one commentator put it, the thing that made a Gutterson creation unique was "the peculiar way of using historical forms and details, the complexity of forms and spaces, miniaturization, and fully exploiting the site as a major ingredient in creating romantic aura."⁶ Another critic described the "Gutterson look" as being partially stucco with strong wood accents and classical revival detailing."⁷ Heavily tiled roofs, diamond paned



⁶ Woodbridge, Sally, 1988, *Bay Area Houses*, Gibbs Smith, Layton, Utah, page 16.

⁷ Stern, Susan Dinkelspiel, "Henry Higby Gutterson," monograph, BAHA.

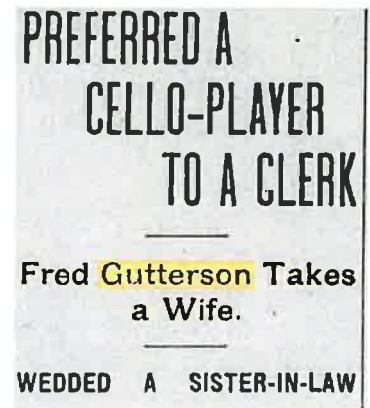
windows, and English style chimneys are also typical Gutterson touches. All these characteristics are present in the Hawthorne Terrace homes.

a. BACKGROUND AND EDUCATION

Gutterson was born in Minnesota on September 8, 1884. His father, Arthur Lincoln Gutterson, was a bank clerk, and his mother Minnie⁸ was a talented singer and music teacher. He had a sister, Geraldine. Arthur's younger brother Fredrick apparently came out to the Bay Area too where he lived with the Guttersons⁹ and joined a local opera company as a cellist.



In 1898, when Henry was almost 14, Arthur filed for divorce against Minnie claiming abandonment. Once the divorce was final, Minnie married his brother Fredrick, causing quite a scandal and making headlines.¹⁰ It appears that Gutterson and his father moved to a home on Virginia Street in Berkeley, and Henry attended Berkeley High School from which he graduated.¹¹ (left: photo *San Francisco Call*, May 30, 1909)



⁸ Some biographies of Henry Gutterson state that his mother's name was Mary, however, her marriage record to Arthur L. shows her name as Minnie Higby, and a marriage date of Nov. 6, 1883.

⁹ Arthur Gutterson and his brother Fredrick were listed in the 1896 voter rolls as living at 2365 Castro in Oakland. Gutterson's profession was listed as accountant; his brother's as musician. Later records show his mother "Mrs. AL Gutterson," as living with the two men with a daughter Grace in the Castro street home. A 1900 directory show all three Guttersons as employed in San Francisco: Mr. and Mrs. Fredrick Gutterson were teaching music on Post Street; AL Gutterson was working at a San Francisco Bank. In the 1900 census, Arthur was living with his sister in Alameda and lists his place of occupation "Book Keeper (Bank)."

¹⁰ "Discord in the Gutterson Family," *San Francisco Examiner*, Aug. 8, 1898; "Preferred a Cello-Player to a Clerk, San Francisco Call, Mar. 11, 1899.

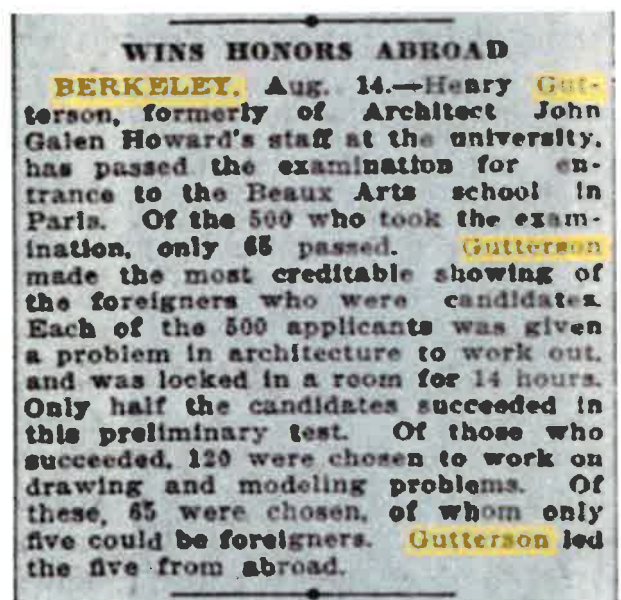
¹¹ Stern, Susan Dinkelspiel, "Henry Higby Gutterson," monograph, BAHA.

It appears likely that the family encountered some financial difficulties. After high school, Gutterson studied at the Mark Hopkins Art Institute in San Francisco for approximately two years. When John Galen Howard started an architectural program at U.C. Berkeley in 1903, Gutterson enrolled. It appears that Gutterson may have paid his way through Cal by working as a laborer for the U.S. Customs Service in Oakland.¹²

When the Architecture Department was initially established, Howard was the sole lecturer.¹³ Although other faculty were eventually added, Howard was a key figure in Gutterson's early life. Not surprisingly, Gutterson was very influenced by his Beaux Arts Style and later subscription to the City Beautiful movement that Howard espoused.

Gutterson graduated in 1906—one of the first to graduate from that department.¹⁴ Around the time of his graduation, Gutterson contributed drawings to the Burnham Plan for San Francisco, which was drawn up by landscape architect and city planner Daniel Burnham.¹⁵

After graduation, Gutterson sailed for France where he followed in Howard's footsteps and studied at the Ecole des Beaux Arts in Paris.¹⁶ As reported at the time¹⁷, Gutterson was one of 500 hopefuls who sat for the Beaux Arts entrance examination in 1907. Of the 500 who took the 14-hour examination, only half passed and of those only 65 ultimately were permitted to advance. Of this final group of 65, only 5



¹² While he was enrolled at Cal, it appears that he may have been working too. The civil service list for US Customs in 1903 shows Henry H. Gutterson as employed on their rolls; a directory from 1905 also reflects him as working at a laborer for US Customs in Oakland. Further research is likely warranted to make sense of Gutterson's early life. Voter rolls from the time show his father lived at 2511 Virginia in Berkeley, which may be how he came to graduate from Berkeley High School. A 1904 directory supports this theory because it lists both Arthur L. and his son Henry as living in Berkeley.

¹³ "North Gate Hall (the Ark)," BAHA, available at https://berkeleyheritage.com/berkeley_landmarks/northgate_hall.html

¹⁴ "Student Honored at French School," *The San Francisco Call*, May 30, 1909. Note that reports about Gutterson's graduation year vary between 1905 and 1906, but the majority reflect 1906. A 1905 directory shows his mother and step-father/uncle as living on Virginia street, and his father as working in San Francisco with a residence in Alameda. Directories for 1914 onwards show his mother and step-father/uncle as living in the Los Angeles area. They are both buried there.

¹⁵ Burnham, Daniel, *Report on a Plan for San Francisco*, 1906, reprint by Urban Books, 197, page 211.

¹⁶ Stern, Susan Dinkelspiel, "Henry Higby Gutterson," monograph, BAHA.

¹⁷ *Oakland Tribune*, "Berkeley Society," Oct. 13, 1907; "Wins Honors Abroad," *The San Francisco Call*, Aug. 15, 1907.

were permitted to be foreigners. Gutterson was one, and ultimately studied there for two years.

While at the Ecole, Gutterson apparently did well. According to Gutterson scholar Susan Dinkelspiel Stern Cerny, Gutterson experienced financial difficulties while in Paris, and so had to return earlier than intended.¹⁸



He returned to the United States from Paris in 1909 and worked for a short time in the New York area.¹⁹ Notwithstanding reports in the paper that he was going to settle in Los Angeles, Gutterson returned to the Bay Area in 1909. After returning to Berkeley, Gutterson taught architectural design at U.C. Berkeley for at least a year.²⁰ According to the 1910 Census, he

was a boarder at 2500 Ridge Road. He lived for a time with his sister on Hillegass Ave.²¹

Gutterson married Helen Arnett in July 1911. They lived first on Prospect Avenue²², but moved to 2922 Garber Street in a house he designed in 1912.²³



(left: *San Francisco Examiner*, May 30, 1909; left: Gutterson Home at 2922 Garber, photo: R. Kehlmann, 2013)

¹⁸ Stern, Susan Dinkelspiel, "Henry Higby Gutterson," monograph, BAHA.

¹⁹ Stern, Susan Dinkelspiel, "Henry Higby Gutterson," monograph, BAHA; *San Francisco Examiner*, May 30, 1909.

²⁰ "Berkeley Society," *Oakland Tribune*, July 11, 1911. The Blue and Gold yearbook for 1912 lists him as an instructor.

²¹ In 1910, the US Census listed Gutterson as living in an apartment at 2518 Hillegass Street in Berkeley, with his sister, Geraldine (born c. 1890 in CA). (The California Voters Register listed his address in 1910 as 2116A Hillegass Street.)

²² 1911 Voter Registration List.

²³ <http://berkeleyplaques.org/e-plaque/henry-gutterson/>.

b. CAREER

A 1910 Directory shows Gutterson listed as a draftsman for J.J. Donovan in Berkeley. By the next year he apparently joined Howard's San Francisco architectural firm.²⁴ Four years later, Gutterson opened his own firm, although he continued to work closely with Howard with whom he worked on the 1915 Panama-Pacific International Exhibition. Gutterson initially maintained an office in San Francisco, but eventually moved that office to Berkeley. His was one of the only firms at that time to employ women architects.²⁵

The first homes Gutterson designed in Berkeley evidence his design flexibility: one is a brown shingle house on Berryman and the other a "stucco and wood chalet" on Tunnel road. Both date to 1914.

(photo right: Howard House at 2044 Berryman; photo EBRD; photo below CED)

Around that same time, he designed two of his more famous early houses, the Sophie McDuffie House and the Charles Mallory Dutton House (shown below).



Of these, Susan Dinkelspiel Cerny wrote, "Both were designed and constructed from 1914 to 1915 and have unusual site specific floor plans that treat the garden as an extension of the house."²⁶ Gutterson's site specific

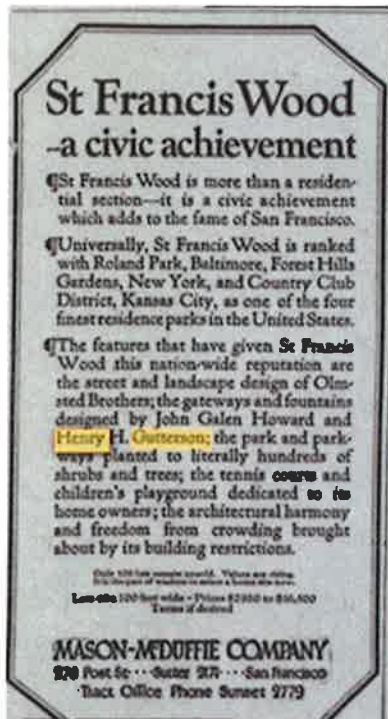
plans and integration of the garden into his houses became the hallmark of his residential design. During this period, he also designed the Eleanor Smith House and cottage (Berkeley Landmark #36) (House since demolished).

²⁴ <https://archives.ced.berkeley.edu/collections/gutterson-henry>

²⁵ Gertrude Elizabeth Comfort Morrow (Cal BS 1914; MS 1916) was one of those listed as working for him in 1916. See also, <http://berkeleyplaques.org/e-plaque/henry-gutterson/>;

²⁶ Cerny, Susan Dinkelspiel, "Henry Gutterson," *Towards a Simpler Way of Life*, University of California Press (1997) (Robert Winter, ed.) at 74.

Around 1912, his mentor Howard was commissioned by developers Mason-McDuffie to develop a parcel that came to be known as St. Francis Woods in San Francisco. The project was part of what is sometimes referred to as the "City Beautiful" movement, which was brought to San Francisco by Daniel Burnham after the 1906 earthquake.²⁷ (Of course, Gutterson had contributed drawings to this plan while in college). Four years after Howard was hired to work on St. Francis Woods, Gutterson joined Howard on the project (1916).



Because the development was intended to be park-like, Madison-McDuffie retained the Olmstead Bros. firm of landscape architects – owned by the sons of famed landscape architect Fredrick Law Olmstead -- to design the grounds. Notably, Howard and Fredrick Law Olmstead had collaborated previously on the Hearst Plan for the University of California (Berkeley). As with the much earlier plan for the campus, the plan for St. Francis Woods featured a picturesque layout with ample open space and garden features that made the most of – and paid attention to-- the area's natural topography. The property was designed along the lines of Forest Hills in New York: a lush green parkland with unique homes for the well-to do middle class. The homes had a minimum construction cost of \$6000 and had strict design criteria.²⁸ By

1925 (around the time 1450 was constructed), St. Francis Woods was home to over 500 families. When Howard stepped aside, Gutterson became supervising architect, a position he held until his death in 1954.

(left: photo Joe McCarville)

The photo above of one of Gutterson's designs in St. Francis Woods illustrates how Gutterson paid careful attention to the landscaping as well as the house design, integrating the two into a whole.



²⁷ Wilson, Mark, "Mason-McDuffie and the Creation of St Francis Wood," *The Argonaut*, San Francisco Historical Society, Fall 1997.

²⁸ *Id.*

According to Mary Brown, San Francisco's Preservation Planner, during World War I, Gutterson "enlisted in war camp service."²⁹ Gertrude Morrow, whom Gutterson had employed after her graduation from Cal's Architecture Department, took over Gutterson's St. Francis Wood work for the duration.

After the War, Gutterson was extremely busy and productive. As one Gutterson scholar explained:

He taught briefly at UC Berkeley from 1920 to 1921, was the supervising architect of St. Francis Wood, and took on independent commissions in San Francisco, Berkeley, and Oakland. Not only did he assist Maybeck in Berkeley on two important commissions – Rose Walk and the Sunday School addition (1927) to the First Church of Christ, Scientist (Maybeck, 1910) – he "found time to design a 5,559 square foot mansion in Carmel for Paul Flanders, called the "Outlands" in 1925 (which is on the National Register of Historic Places), and he supervised Flanders' subdivision in Carmel, called Hatton Field.³⁰

As noted, Gutterson continued to design residences in Berkeley in addition to his commissions at St. Francis Woods.



(2910 Garber St. Photo: Richard Grant; drawing: CED archives)

In around 1922 he returned to Cal as a lecturer,³¹ but it seems doubtful that he abandoned private practice given his plethora of projects.

²⁹ Brown, Mary, "San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement," Final Draft, September 2010, at 240-41.

³⁰ Brandi, R. "Henry H. Gutterson, Supervising Architect of St. Francis Wood," 2007, available at <http://outsidelands.org/gutterson.php#1>;

³¹ A directory of that year shows his occupation as instructor at U of C.

Gutterson's mature designs in Berkeley from this time – which include the Sperry-McLaughlin House and Marsh House – display his conviction that the garden and landscape should be integrated into the home. As Susan Cerny noted, "Gutterson's homes today blend into the gardens that surround them. Often hidden amongst now mature trees and shrubs, they are the homes that one passes with the feeling that they are retreats from the otherwise hectic world."³²



Another Gutterson scholar, architectural historian Richard Brandi, describing Gutterson's integration of natural landscapes, wrote, Gutterson "treat[ed] the garden as an extension of the living room."³³ "Gutterson's penchant for incorporating the garden into his homes is seen in the provision for the living room to open to the garden through the three sets of doors."³⁴

The photo of the Sperry McLaughlin

House above illustrates how Gutterson quite literally opened the home to the outdoors. (photos courtesy of BAHA). Gutterson's integration of landscaping with his residential design was recognized in 1927 when the American Institute of Architects gave him an award, noting, "we wish to commend the garden treatment about these buildings, which was so successful in keeping with the architecture."³⁵

Given how important the landscape was to his designs, it is no wonder that Gutterson collaborated with the most talented landscape architects of the day, including Fredrick Law Olmstead and, later, Olmstead's sons, and Thomas Church.³⁶



³² Stern, Susan Dinkelspiel, "Henry Higby Gutterson," monograph, BAHA.

³³ Brandi, R. "Henry H. Gutterson, Supervising Architect of St. Francis Wood," 2007, available at <http://outsidelands.org/gutterson.php#1>; see also Cerny, Susan, "Gutterson," *Towards a Simpler Way of Life*, (Winter, Robert, ed.), University of California Press (1997) at 73- 78.

³⁴ *Id.*

³⁵ Architect and Engineer, June 1927, Honor Awards of Northern California Chapter AIA, page 39

³⁶ Brown, Mary, "San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement," Final Draft, September 2010, at 35.

PLAN SPRING GARDEN SHOW



Henry H. Gutterson (left), architect on the Georgian residence, which will accentuate the Sixth Annual California Spring Garden Show, and Butler S. Sturtevant (center), noted landscaper, have combined their technical knowledge in aiding Mrs. Ivy Capitola (right), show secretary, to make the site one of the most decorative and architecturally attractive in its history.

The photo at left shows Gutterson (far left), landscape architect Butler Sturtevant and interior designer Ivy Capitola who spoke together at the Sixth Annual California Spring Garden Show. Gutterson frequently spoke at events with popular landscape architects at the time.

Some of Gutterson's most well-known Berkeley residences are the houses along nearby Rose Walk, across from the cottages designed by Bernard Maybeck. The residences, which are now landmarked, are in a Swiss Chalet style with strong heavy tiled roofs and prominent chimneys. As with his other designs, they sit in a designed landscape that is of a piece with the homes. (Photo: Danielle Thompson) They are Berkeley

Landmark # 165.

Although at the outset of his career, Gutterson was closely associated with John Galen Howard, as his career matured, he worked with other distinguished architects most notably Bernard Maybeck. He assisted Maybeck with the First Church of Christ Science in Berkeley (Berkeley Landmark #5) and took over from Maybeck the large project at Principia College in Illinois, which is landmarked (NR # 93001605).

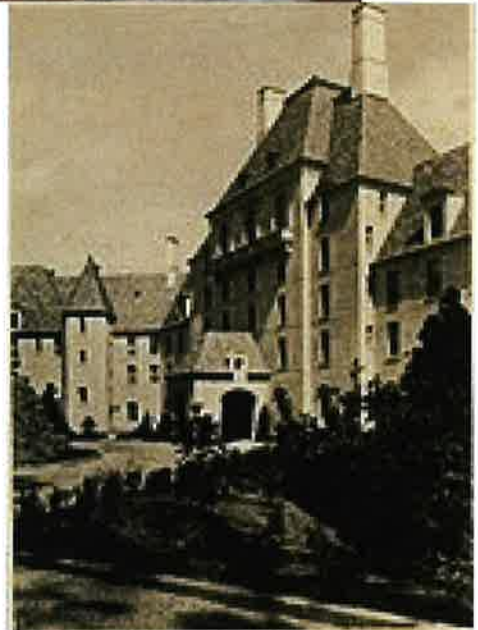


Gutterson's solo church projects include the Second Christ Science Church on Spruce, which is still standing, and another Christian Science Church in Santa Barbara that has been landmarked. Gutterson was himself a Christian Scientist.

Gutterson designed Old Jefferson Elementary School on Rose Street (Berkeley Landmark # 117); the theatre at his alma mater Berkeley High, which has landmark status. (Berkeley Landmark #179). In Berkeley he also the Vedanta Society, Berkeley Civic Center Fountain and Park (Berkeley Landmark # 202), and Berkeley High School's Shop and Science Buildings (as well as its Community Theater). He designed a retirement home (Arden Wood) in San Francisco and several in Marin County.



(Above: Berkeley Community Theater, Berkeley Landmark #179; photo by Daniella Thompson; below, Arden Wood, SF: photos *Architect and Engineer* (1930))





Above: Photos of Flanders House, Carmel; source: Nat'l Registry of Historic Places)



The Flanders House, which is landmarked (NPS #89000228), bears a striking resemblance to the Sperry-McLaughlin house in form, although not building materials (as the Flanders House is not stucco). Like the Sperry-McLaughlin House, the Flanders House has a long central structure with a terracotta tile steeply peaked roof -- specifically, Gladding McBean & Company's "Berkeley" trough ceramic tiles fired in a russet color and laid irregularly -- featuring dormers at regular intervals. As does the Sperry-McLaughlin House, the Flanders House is sited very specifically to take maximum advantage of the natural contours of the site.

During this period of great professional success, Gutterson suffered a strange physical attack. In November 1925, Gutterson was almost killed when one of his clients – the owner of an apartment building that Gutterson was working on – came to his San Francisco offices and shot Gutterson and two employees.³⁷ Gutterson and the others survived but the gunman did not; he shot himself. At least one historian has commented that this violent experience rattled Gutterson to such an extent that he turned away from design towards more involvement in public service.³⁸

c. PUBLIC SERVICE

Gutterson was not only an active architect, he was also active locally and nationally in community and government programs. He served on the Berkeley Planning Commission (1934-36), the State Board of Architecture (1929-34) and was active in local and national architectural trade associations. He co-founded and was president of the Berkeley Planning and Housing Association, was a director of the State Association of California Architects, and was president of the local chapter of the AIA (American Institute of Architects).³⁹ In 1945, the AIA gave him an award for unification of the profession.⁴⁰

During World War II, he was the executive director of the USO's Western Operation⁴¹, and traveled widely to promote its agenda and locate facilities for the USO. In this capacity, Gutterson was also in charge of overseeing the location and construction of facilities for the Jewish Welfare League, apparently for refugee resettlement.⁴²

d. LEGACY

Since his death in 1954, the quiet brilliance of his design has been recognized repeatedly in books, articles, architectural tours, and landmark designations. Known projects that have received landmark or other recognition include the Flanders Mansion in Carmel, the Camp Fire Girls' Headquarters in San Francisco, and the Principia College in Illinois, all of which are listed on the National Register of Historic Places.

Gutterson by all accounts was not prone to self-promotion, and it is possibly for this reason that he is not better known. He wrote but not widely or prolifically. His designs, particularly his residential designs, tended to handsome and livable rather than flashy or groundbreaking. Nevertheless, his legacy has endured not the least

³⁷ "C.M. Moore Shot In Arm By Crazy Man," *San Francisco Call*, Nov. 28, 1925.

³⁸ Brandi, R. "Henry H. Gutterson, Supervising Architect of St. Francis Wood," 2007, available at <http://outsidelands.org/gutterson.php#1>;

³⁹ <https://www.aiaf.org/page/presidents>

⁴⁰ <https://archives.ced.berkeley.edu/collections/gutterson-henry>

⁴¹ "New USO Chief to Arrive Tomorrow," *Oakland Tribune*, June 24, 1944.

⁴² Numerous letters exist to Gutterson at the USO regarding his assistance for locating facilities for refugees.

of which because of how comfortable and handsome they are. When one lives in a Gutterson house, one grows to love the house deeply.

For fun, Gutterson loved to sail on the San Francisco Bay. Around the time he designed the Sperry-McLaughlin House, he had a boat named, "The Imp," that he sailed out of the St. Francis Yacht Club in San Francisco. Given his love of sailing the Bay, he surely would have been a great fan of Sylvia McLaughlin's efforts to save the Bay in the decades following his death in 1954.

Funeral Services Held For Henry H. Gutterson

Funeral services have been held for Henry H. Gutterson, 89, prominent architect whose projects included the Berkeley High School Community Theater, the Salem Lutheran Home for the Aged in Oakland and the North Beach Housing Project in San Francisco.

Mr. Gutterson died at his home at 1644 Monterey Blvd., San Francisco, after a long illness. Prior to moving to San Francisco he had lived in Berkeley for 40 years.

He formerly served on the faculty of the University of California School of Architecture, as president and a member of the State Board of Architectural Examiners and as a member of the Berkeley City Planning Commission.

The architect was educated at Berkeley High School, the University of California and L'ecole de Beaux Arts in Paris.

In 1905 and 1906 Mr. Gutterson was a member of the staff of architect Daniel Burnham, who drew up plans for the development of San Francisco. Later, as a member of the Willis Polk architectural firm, he engaged in an unsuccessful effort to have San Francisco adopt the Burnham plan.

He was a member of the staff which in 1913 and 1914 designed the Panama Pacific Exposition in San Francisco.

Mr. Gutterson was a fellow of the American Institute of Architects and had served as chairman of the institute's Northern California division.

He is survived by a sister, Mrs. Geraldine Vielle, with whom he made his home.

Services were held yesterday at the Ashley and McMullen Mortuary, San Francisco.

Mary Kathleen Taylor of Pacific Palisades; three grandchildren, and a brother, Earl W. Haskins.

Services will be at 2 p.m. tomorrow in the Chapel of Albert Brown Mortuary, 3476 Piedmont Ave.

Lewis Reece

ALBANY, Aug. 24.—Last rites will be held at 2 p.m. tomorrow for Lewis Reece, 73, Albany resident since 1948, who died Saturday.

A street crossing guard for many years on Solano Ave., Mr. Reece lived at 941 Jackson St.

A former power plant engineer at Harvard University, Mr. Reece quit his job and moved to Albany in 1948 and worked on the development of a device for collecting energy from the movement of ocean waves.

Surviving are his wife, Dorothy L. Reece and two children, Robert Reece of Massachusetts and Mrs. Betty R. Martinelli of Livermore.

Services will be held at the Ellis-Olson Mortuary, 727 San Pablo Ave.

Year in Jail on Forgery Charge

Edward Cornell Burns, 23, alias Edward Raymond Prince, who claims to be a middleweight boxer, today was sentenced to a year in the county jail for forgery.

Burns told Sup. Judge Donald K. Quayle that he wanted to go to San Quentin because he thought he could serve his time and then go back into training as a high < 28 of 36 > though the county jail a better place.

3. MABEL SYMMES (PIONEERING FEMALE LANDSCAPE ARCHITECT)

a. BACKGROUND AND EDUCATION

Mabel Symmes was born August 1, 1876, to Frank and Anne Symmes. Frank Symmes was a prominent businessman in San Francisco, which is where Mabel and her brothers and sisters grew up. Mabel was a good student and made the honor roll throughout her early years. After high school she enrolled at U.C. Berkeley, from which she graduated in 1896 (with classmate Julia Morgan).



(Left: Mabel Symmes – 1921 Passport photo taken 2 years before she designed the 1440-1450 Marsh-Sperry Garden)

Not much is known about Symmes's college years other than that she was a member of Kappa Alpha Theta,⁴³ but her post-college life is better documented and shows that it was initially filled – as was typical for young ladies of the period – with parties, trips, and other social activities. She associated with the Wheeler and Hearst family during this time. The only recorded work history from this period is a note that she taught Sunday School at a church in San Francisco. Her travels took her to Hawaii, Europe, and Tahiti.

Although her older sister married well – to business owner Alston Blake – Symmes never married. Independently wealthy and financially astute⁴⁴, Symmes chose to re-enroll at Cal in 1914 to study landscape architecture right after the school established that department.⁴⁵ That department was established thanks to the generosity of Phoebe Apperson Hearst, who helped establish the Architecture Department some 10 years earlier.

⁴³ *California Historical Society* Blake [insert cite]

⁴⁴ Mai Arbegast, "Mrs. Blake and the Garden in the 1950s," an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988, at 280.

⁴⁵ Mai Arbegast, "Mrs. Blake and the Garden in the 1950s," an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988, at 273.

The Landscape Architecture Department was initially known as “Landscape Gardening and Floriculture,” and was part of the College of Agriculture when it was first approved by the Regents on January 1, 1913.⁴⁶ The head of the college, Thomas F. Hunt, selected John W. Gregg to lead that department.⁴⁷ When Gregg began teaching at Cal, the field was a comparatively new one: ASLA was founded in 1899 and Harvard was the first University to graduate students with degrees in 1901. At the time, there were very few landscape architects based in the Bay Area.



After he joined the University, Gregg brought over pioneering California horticulturalist Katherine Davies Jones (1860-1943), who was already teaching courses at Cal on the selection of plants suitable for California’s soil and climate. Jones (photo above: CED archives) eventually became the Department’s resident botanist. Mabel Symmes had been a classmate of Professor Jones – both graduated from Cal in 1896⁴⁸ -- and joined in 1914 as a “non degree student” of the department. Symmes was close to Jones⁴⁹, and when Jones died at 86, she bequeathed her records to the University and specified that Mabel Symmes complete the book she was writing on landscape design.⁵⁰ After her death, Symmes wrote a monograph about Jones.⁵¹

⁴⁶ Laurie, Michael, *75 Years of Landscape Architecture at Berkeley: An Informal History Part I: The First 50 Years*, 1988, at 4.

⁴⁷ *Id.*

⁴⁸ Arbegast, *supra*, at 275.

⁴⁹ Arbegast, *supra*, at 275.

⁵⁰ “UC. Botanist Wills Writings,” *Oakland Tribune*, March 5, 1943.

⁵¹ Symmes, Mabel, “Katherine Davies Jones,” *Madrono*, April 1946.

Given the small size of the classes at that time, Symmes must have known Willa Clair Cloys Carmack who graduated in 1915 (getting her diploma in 1916) and went on to become a very well-known Bay Area Landscape Architect (see article below). She also knew Harry Shephard (undated photo at right: CED archives), who was a classmate and eventual professor in the



department. It is not known for how many years, Symmes studied under Gregg and Jones, or when she began taking private commissions.



b. CAREER

Mabel Symmes was commissioned to design residential gardens throughout the East Bay.⁵² The Marsh-Symmes garden is likely one of her earliest commissions. By far her most famous project was the landscape design for Blake House.

In 1921, Symmes lived on Piedmont Avenue in Berkeley, likely with or near her sister Anita and brother-in-law Anston Blake. The Blakes were displaced by the University in 1922 when the University acquired land through eminent domain to construct the football stadium.⁵³ Rather than purchase new property, the Blakes decided to build homes on land that they had previously acquired in a remote area now known as Kensington. That land was divided between Anston Blake and his siblings. Anston decided to build houses for himself and another for his mother and other relatives on two of the parcels. His house became what is known as Blake House and was eventually bequeathed to the University where, as noted above, she lived with Anston Blake and her sister Anita, who was an avid botanist.

⁵² Linda Haymaker, "The Historical Validity of Blake Garden," an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988, at 365; see also Mai Arbegast, "Mrs. Blake and the Garden in the 1950s," an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988.

⁵³ Riess, Suzanne, "Interview History," *Blake Estate Oral History Project*, "University History" Series, Bancroft Oral History Library, 1988.

Symmes designed the key features of Blake Garden, including the reflecting pools, water features and formal rose gardens.⁵⁴ Her friend Katherine Jones assisted with tree selection. Among other things, Jones provided Mabel Symmes with seeds for Chilean Soap-bark trees (*Quillaja Saponaria*) – trees that Symmes also planted in the Marsh-Sperry Garden and that remain there to this day.⁵⁵ Mrs. Blake loved to collect and propagate plants, some of which were planted in the garden. Mable Symmes by contrast was more taken with the overall concept of landscape design than creating a hodgepodge of plant varieties. Of course, both Blake House and the Hawthorne Terrace homes featured non-native varieties, but they did so as an integrated whole rather than as individual specimen plants.

Symmes' design for Blake Garden exemplified what commentators at the time were espousing, namely formal gardens interwoven with tamed but still rugged natural landscapes that molded to the existing natural hill structure.



According to Linda Haymaker who worked in Blake Garden for years and has written and spoken about it, Symmes promoted the unique topography of the site, rather than change it.⁵⁶ “She also did things – this is sort of the flip-flop of her design ability: she was able to create this formalistic effect

exceedingly well, but then you watch what she did down in the canyon area, and you see how she has this whole naturalistic system down through there.”⁵⁷

(Photos of Blake House Rose gardens c. 1958, CEB archives and Blake House Blog)

⁵⁴ Mai Arbegast, “Mrs. Blake and the Garden in the 1950s,” an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988, at 276.

⁵⁵ Symmes, Mabel, “Adelante,” *The Journal of the California Historical Society*, at 216.

⁵⁶ Haymaker, at 369.

⁵⁷ *Id.*



If you could say there's two sections of the garden that you really must preserve in their intended way, it would be the formal garden and the redwood canyons.

– Linda Haymaker, “The Historical Validity of Blake Garden”



You can see the structure of the garden as laid out by Miss Symmes. It hasn't been changed, but you can see the various axes that Miss Symmes laid out that are all linked: from the front of the house looking east towards the grotto, or the reflecting pool; looking straight north there's a kind of a circle; and then there's a reservoir and a series of circles with dancing figures etc. On a plan it has a very Italiante look. . . . All the redwoods were cuttings taken from the redwood trees which were where the University stadium is now.

■ Mai Arbegast (1986)

Symmes also designed the gardens for the Charles Merrill House in Orinda (NRI No. 05000251).⁵⁸ The gardens there show the same integration of formal areas containing flowering shrubs, lawns and water features, with more natural wooded areas with winding paths and natural Berkeley Rhyolite rock walls.

(Photos: National Landmark Preservation files for Charles Merrill House and Gardens)



The landmarks preservation form prepared by Dr. Robert R. Weyeneth, Department of History, University of South Carolina, states:

“Ratliff worked closely with **landscape architect Mabel Symmes** to fashion a setting that joined the residence with its rustic hillside setting. In this way, house and grounds were designed from the beginning to complement one another. Attention turned to designing the grounds even as the site was prepared, the system of stonework terraces erected, and the house itself constructed.”

This sensitivity to site is evident in the Marsh-Sperry Garden, as is her use of local materials. Several Bay Area landscape architects and architects used these local materials in their designs. Mabel Symmes certainly did so at Blake House, the Charles Merrill House, and the Hawthorne Terrace gardens.

⁵⁸ Charles Merrill house is listed on the National Registry of Historic Places. <https://npgallery.nps.gov/AssetDetail/NRIS/05000251>.

The photo below shows the rock wall on the Southern Exposure of the 1450 property along Vine Lane (with original wood saloon door).



In the twenties I believe there was a strong new phase in garden development – I think it was probably allied with this arts and crafts style that was happening in California then, during the twenties – a returning to the native material and locally crafted arts, exploring the natural beauty that hopefully would be existing in the area.

Linda Haymaker, Blake Garden Oral History, 1987

Although Symmes was part of the region's burgeoning landscape design esthetic, it is important to remember how pioneering she was. She was absolutely at the forefront of professional working women at a time when females born to well-to-do families were not expected (indeed were often actively discouraged) from engaging in a profession. According to Mai Arbegast (1922-2012), a professor and landscape architect in Berkeley who knew Symmes in her later years, Symmes and her contemporaries were underappreciated: "[T]here were quite a number of other women practicing in the area at the time [1920s] . . . Women don't practice in a way that they are noticed, you know, they're working quietly behind the scenes."⁵⁹ Linda Haymaker, who worked at and wrote about Blake Garden, observed:

I think she was a really bright woman. I think she probably worked a lot by herself. . . . I don't think she promoted herself at all. I think she had enough means through the family and through colleagues to get work to do certain thing as a designer within the region and to stay busy in this field of work. I think a lot of it – her low profile – was probably because she was a woman, but I think part of it also was that she . . . chose to go about a quiet way of designing.⁶⁰

⁵⁹ *Id.*

⁶⁰ Linda Haymaker, "The Historical Validity of Blake Garden," an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988, at 365.

By the 1930s, Symmes's design for Blake Garden was becoming well-known and tours were organized by local groups to visit it.⁶¹ Blake Garden was divided before the property was deeded to the University. One parcel was sold to the Catholic Church, which used it to as a Carmelite monastery. The nuns who lived there so enjoyed

the gardens that were on that property, they sought and obtained papal recognition for Mabel Symmes and her sister Anita. By the time that she died in 1962, however, landscape design (and the feminist movement) had changed dramatically and her passing unfortunately received no media attention.

RARE PLANTS AND TREES IN BERKELEY GARDENS

(By Mabel Symmes)

A man is known by the garden he keeps.
(Like most general statements this needs modification, which each reader is at liberty to make for himself.)
Neat or untidy, starchy or luxurious and graceful, intelligently thrifty or survival of the fittest, carefully planted or hit-or-miss, a plot of unkempt grass and baked soil cleaned up once a year or a mass of bloom and cherished treasures.—each front garden is a book that he who walks, or motes, may read. And the sum of all the front gardens, plus the elvin phantoms, which, although indirect, is an expression of the inhabitants, means the individuality of the town.
Strangers sometimes say that Berkeley gardens have an interesting variety of plants, in contrast with the monotony of towns where each man has seemed to copy his neighbor. Perhaps it is that we have a more varied flora from which to choose. But in the present national garden awakening, Berkeley needs to do much more if she is not to lag behind.
The magnolia concentrated phar-

the exquisite beauty of the single Weeping Cherry with its groundcover of Fairy Primrose on Ashby and Piedmont Avenues, northeast corner, and the Japanese Pieris on the 1200 block, west side of Shattuck Avenue; the lovely double flowering Cherry on Alvarado Road opposite Willow Park, and the many lovely spring things in the garden beyond the path?
Who does not thrill to the beauty of the deciduous Magnolia, no longer possible of importation, more grown in the East than here. The earliest bloom is the Gray Magnolia, *M. stellata*, of which there is a fine plant on the north side of Parker Street, east of College Avenue, and beside it, of more upright growth, is a Magnolia *condensata* with its large white flushed pink cup-like blossoms. Being a hybrid, Magnolia *scoulingensis* varies greatly in its coloring, and the splendid big bush between two houses on the west side of Hillegate, just south of Stuart Street, is quite different, with more purple in its pink, and well repays a visit, when in flower. The common name of Saucer Magnolia does not do justice to the great beauty of the flowers. There is a deep wine-purple form

(article right, Berkeley Gazette, June 30, 1931)

Unfortunately for us, few of Symmes's gardens have survived. According to Arbogast, one close to campus was destroyed to make way for an apartment building.⁶² There are additional references to work by Symmes in the Claremont area; however, none are known to have survived intact.⁶³ Of the three preserved Symmes gardens – Blake Garden, Charles Merrill House Garden, and the Marsh-Symmes Garden at 1450 & 1440 Hawthorne Terrace – the first is preserved by the University, the section is a landmark, and the third is presently unprotected.



⁶¹ See, e.g., "Eastbay Rose Club Formed," *Oakland Tribune*, Oct. 16, 1932; "Arlington Club Plans Tour," *Oakland Tribune*, May 20, 1945.

⁶² Mai Arbogast, "Mrs. Blake and the Garden in the 1950s," an oral history conducted in 1986 by Suzanne Riess, in *Blake Estate Oral History Project*, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1988, at 281.

⁶³ Interestingly, the University also initially did not fully appreciate Blake Garden when the property was promised to the University; at least until Dr. Gardener – a long time resident of the Gutterson house directly across from 1450 Hawthorne Terrace – came on the scene. *Id.* at 288.

4. AXEL CEDERBORG (BUILDER)

During the 1920s when Sperry engaged him to build the twin houses on Hawthorne Terrace, Axel Cederborg (also known as Alex) ran a booming business as a builder out of his Oakland home at 1455 Excelsior Avenue. He specialized in large residences in Berkeley⁶⁴ and Piedmont as well as some commercial projects. During an earlier period, his company was called Cederborg & Anderson.⁶⁵ It is not clear when that business name changed.

M. CAVALIER RESIDENCY A. Cederborg, Builder Albert Farr, Architect

EARNST L. DYER RESIDENCE A. Cederborg, Builder Newman Dyer, Architect

35 GLEN ALPINE ROAD A. Cederborg, Builder Albert Farr, Architect

A. CEDARBORG
Builder of Distinctive Homes
 Consult Your Architect

1455 EXCELSIOR AVENUE FRUITVALE 3145-W

Oakland Tribune APRIL 7, 1929

UNIQUE HOME BY CEDERBORG IN BERKELEY

Recently completed by A. Cederborg, at 1551 La Verda avenue, Berkeley, according to the distinguished Cayus Office. The residence has a Swedish and Danish, styled by the Aladdin House Corporation.

A description of unusual interest to the rapid rebuilding of the burned area in Berkeley is a home recently completed by A. Cederborg, 1551 La Verda avenue, Berkeley, styled by the distinguished Cayus Office. The residence has a Swedish and Danish, styled by the Aladdin House Corporation.

Designed by Cayus Office, Berkeley architect, the structure embodies a number of unique ideas in home design and is notable for its construction. The house is situated on a hillside overlooking the Bay area, and is characterized by its use of heavy, unadorned stone. It is of attractive but unpretentious design both inside and out.

Among the features which are pointed out by the architect as being particularly noteworthy are a number of convenient apartments for guests, a large dining room, a kitchen, for example, which is well equipped with double windows. These windows are in fact the last remaining original feature, while the large windows give unusual light. Between the kitchen and the connecting hallway is another interesting feature, a sliding door which is designed to conserve heat in being automatically set of the way when open.

Some special features and a number of surprises to be seen in the wall between the kitchen and dining room which is made of wood, the two sides being set sufficiently far apart to provide a large amount of open-air space. Another kitchen feature is the elimination of fire. In place of the usual range, a special built-in stove has been obtained. This is a third down-stair entrance to a dining room designed to accommodate the large family.

In the second floor, where four bedrooms, bathroom and a terrace provide for comfort, a feature of unusual interest is the ventilation of air. For this purpose, sliding vents are provided opening to the roof space which, in turn, is vented to the outside. This method is said to provide fresh air in the rooms at all times, without danger of draught of wind.

In the basement is a completely equipped chemical laboratory. The adjacent room adjoins a large furnace room in which is a furnace and furnace installed by the Aladdin Heating Corporation, 1117 Broadway. The residence, according to Cayus, was selected for its unique-looking efficiency and unexcelled security.

Other interesting features of the home include a large living room, 14 by 14 feet, in which is a wood-paneled fireplace, the tiled and unadorned. The fireplace is set through the floor, thereby in the hall where a mirror reflects the appearance of the chimney.

Radio Prize Awarded

Mrs. Owen Jones of San Francisco and P. H. Lyon, president and general manager of Chandler and Lyon Inc. Mrs. Jones was winner in the Fourth Automatic Radio contest.

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His ads ran in the *Oakland Tribune* (right) and *San Francisco Examiner*.

Cederborg, born in Sweden in 1885, was one of many prosperous Swedes who made the Bay Area home⁶⁶ around the turn of the 20th Century, such as Erik Oolf Lindbloom, the Oakland tailor who struck gold and built a

⁶⁴ These include 924 Arlington,

⁶⁵ Building and Engineering News, Volume 16, Issue 1, p. 29.

⁶⁶ <http://www.nordstjernan.com/news/people/7768/>

mansion at Hillegass and Parker in Berkeley and built and owned the Claremont Hotel,⁶⁷ and others who hired Julia Morgan to design their church in Oakland.

Like Lindbloom, Cederborg was a key figure in many turn-of-the century buildings in Berkeley, including the Madison McDuffie Building, described above, and a multitude of homes in the Claremont and North Berkeley areas.

Cederborg specialized in utilizing the highest quality materials and finishes and even employed new "fire proof" building materials and techniques in his buildings. Therefore, it is hardly surprising that Sperry hired him to build his homes in 1924 after the Berkeley fire. Cederborg died in 1935.

Oakland Tribune APRIL 25, 1929

NEW MASON McDUFFIE CO. BUILDING

In New Home

This structure, built by A. Cederborg at Market street and Addison street in Berkeley, will be occupied on May 1 by the Mason McDuffie company. Below, Duncan McDuffie, right, president, and Percy T. Thompson, vice-president. The building carries some fine examples of architectural work from the mill of Lawson Brothers.



Announcement is made of the completion, at Market street and Addison street in Berkeley, of the building to be occupied on May 1 by the Mason McDuffie company and the Berkeley Business Building and Loan association.

A description reads: "The new structure is a nine-story, concrete and limestone reinforced concrete building of early Italian Renaissance architecture, with a touch of the late Renaissance suggested in the pediment and pilaster capitals.

"The four engaged columns support an entablature which is detailed in the type of limestone and carried within the structure. One entrance the 'main' entrance is the larger of the two, particularly with relation to individual and commercial character. Another gateway has interest in its handling of other details of the structure, such as classical columns, etc. etc. another entrance through architectural development and building, the last indicates the finished side of the work in the building, and is similar to the leading and finishing of various types of improvement.

"The capital of the pilasters on Addison street indicate the lineage of the state of California, in the use of the pilaster and caryatid.

"The building is clearly detailed to follow the early Italian type of design, rather than the Renaissance. This is particularly emphasized in the details of the main entrance.

"The severity of the interior concrete wall treatment is relieved by color and glass, introduced to carry out the effect of low-relief stone. The architectural work is particularly worthy of note, being a fine example of setting glass and iron, wall panels and window work from the mill of Lawson Brothers Manufacturing company. The ceiling decoration is a novel design in color, after the early Italian manner, the predominant color of blue being characteristic of the period.

"The rear building, connected to the main structure by the small 'court' or patio, is similar in architectural type to the main building, with the exception of the roof and plaster treatment, rather than the final treatment of the large building.

SOUND MOVIES AND EUROPEAN MARKETS

The rapid development of the cinematograph, and taking film by American producers has had brought about competition in the European market, according to Trade Commissioner George H. Carter, in a survey which has just been issued by the Commerce Department. Because of the large expense involved in installing the necessary apparatus, it is a fact that, until about a year ago, most of these sound picture European countries were almost entirely unexplored. The report concludes that only the largest of the European picture houses will be able to compete during the current year. European exhibitors talk in the past that the most important American companies will decentralize their activities during the present season in taking films for the most part those taking films can be shown in Europe only as silent picture shows in Great Britain, where some theaters are now wired and where the language difficulty will not be present, is noted there. It can be predicted that without delay the talking picture will appear abroad, a situation which will probably come in favor of European silent film. However, there is little possibility of American picture being their present dominant position from the quality standpoint at least.

Plastering for the Mason McDuffie

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Cederborg, Building Contractor, Dies

Axel G. Cederborg, 53, building contractor, died at his residence at 1455 Excelsior Boulevard last night following a lingering illness.

Cederborg, a native of Sweden, was prominent in Swedish church activities in Oakland, holding the secretaryship of the Swedish Mission Church for 20 years. He is survived by his wife, Hilma; two sons, Chester G. and Edward; and two daughters, Esther and Marilyn. Services will be held at 3 p. m. Saturday and will be conducted at the Truman mortuary. Interment will be at Mountain View cemetery.

⁶⁷ Muriel Nelson Beroza, "The Lucky Swede," Nordstjernen.

SIGNIFICANCE OF PROPERTY

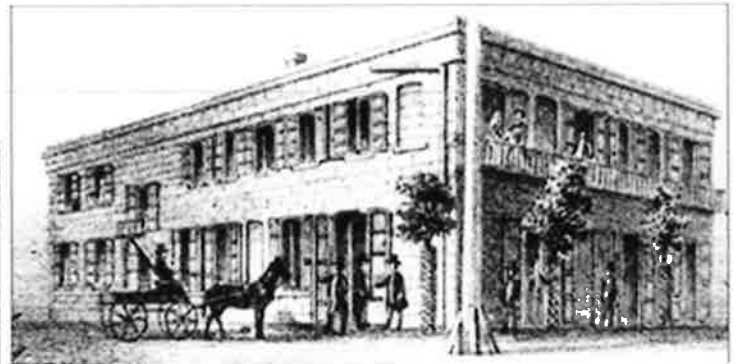
1. JAMES C. SPERRY: "MAN WHO SAVED THE REDWOODS"⁶⁸

a. FAMILY

James Cameron Sperry (b.1874) was the son of James L. Sperry, a successful businessman in Northern California, and his wife Mehitable, a poet. James L. Sperry's brother Willard ran the family business, Sperry Flour Mills, in Northern California.⁶⁹ James L. was a large land owner and hotel operator in Calaveras County. His acquisition of property there roughly coincided with the start of the Gold Rush, and as his hotels were on a popular trail from Nevada, his business prospered. By the 1850's, James L. Sperry owned and operated the Sperry and Perry Hotel (a/k/a Murphy's Hotel) with a partner (Perry) in Murphys, California.



Eventually he also acquired the Mammoth Grove Hotel (a/k/a Mammoth Trees Hotel). Many notable figures stayed at the hotels including Mark Twain (Samuel Clemens), John J. Astor, John Muir, John Bidwell, Charles Bolles (a/k/a Black Bart), Henry Ward Beecher, Horatio Alger, JP Morgan, and Thomas Lipton. Murphys Hotel is landmarked: NPS-1971000134; NRI 71000134; and CA Historic Property No. 267; Murphys community is CA Hist. Ppty. No. 275.



(Above left: James L. and Mehitable Sperry; above, Murphys Hotel; below left Mammoth Hotel. Photos courtesy of the Calaveras Historic Society)

⁶⁸ Headline of his obituary. See page 75.

⁶⁹ Obituary, Sacramento Daily Union, vol. 92, No. 39, Sept. 29, 1896.

The big trees—giant sequoias (*Sequoia Dendron giganteum*) – which were discovered a few years before James L. came to the area, became an international sensation drawing tourists from far and wide to Sperry's hotels.⁷⁰ James L. Sperry purchased land around his hotels containing undisturbed groves of sequoias called the Calaveras Big Tree Grove, for \$500.⁷¹ The famous Pioneer Cabin Tree (a/k/a the Tunnel Tree), which was located in that park until it fell in 2017, was cut through at James L. Sperry's request so that tourists could pass through it.



The Pioneer's Cabin and Pluto's Chimney – Big Tree Grove, Calaveras County (Albumen Photograph). Library of Congress. 1866. Retrieved January 9, 2017.

James L. Sperry worked hard to preserve them. John Muir recognized James L. Sperry's efforts to protect his unique trees: "[T]he Calaveras Grove for forty years has been faithfully protected by Mr. Sperry . . . and still is in primeval beauty."⁷²

After his partner Perry died in James L. Sperry gained another partner, French aristocrats, when Perry's widow sold them her shares in the hotel.⁷³ Sperry and his new partners had a falling out, and litigation ensued all the way to the United States Supreme Court. Sperry was eventually ordered to sell the Big Tree Grove property. However, his brother (the owner of the flour company) stepped in to buy the grove

⁷⁰ <http://www.calaverashistory.org/article/big-tree-cottage-area>; <http://www.calaverashistory.org/post/murphys-big-trees-road>

⁷¹ Kramer, Carol, California Big Trees, California Big Trees Historic Association publication.

⁷² Muir, John. Undated writings published in Sierra Club Bulletin, vol. XI, No. 1-January 1920.

⁷³ Kramer, Carol, California Big Trees, California Big Trees Historic Association publication.

and restore it to the family.⁷⁴ The Big Trees State Park, founded in 1931, is located there now.⁷⁵ The Murphy's Hotel is, as indicated above, a landmark.

James C. Sperry grew up in Murphys, California, and spent the summers with his family at the Mammoth Hotel, which they managed between 1871 and 1892.⁷⁶ He quite literally grew up amongst the big trees. His father sold the Murphys Hotel to Perry's widow, but the Mammoth Hotel (shown below) remained in the family and was eventually (by 1900) operated by James Cameron's sister Marion (who also acted as postmistress). Marion Sperry hosted John Muir when he came to visit the sequoias in 1900.

Photo courtesy of Calaveras historical society.



In the 1890's James L. Sperry, who could no longer pay for the grove's maintenance, tried to interest the government in acquiring the Big Tree Grove at a steep discount in the hopes of preserving them as parkland for future generations.⁷⁷ He did not realize his dream because the U.S. Congress approved the purchase but failed to fund it, so it fell to his son James Cameron Sperry to fight for their preservation in the 1920s. In the meantime, on February 25, 1900, the *San Francisco Chronicle* published an article under the headline, "The Calaveras Big Trees: Cry of Alarm from California that the Entire Grove May Be Sold and Cut Down for Lumber," which was picked up by the national press. Despite much lamentation, no one stepped up to fund its donation to the park service, and ownership passed in the early 1900s to Robert Whiteside, who promised Sperry not to cut down any trees. James L. and Mehitable retired to Berkeley.

⁷⁴ *Id.*

⁷⁵ http://www.parks.ca.gov/?page_id=551

⁷⁶ Kramer, Carol, California Big Trees, California Big Trees Historic Association publication.

⁷⁷ Kramer, Carol, California Big Trees, California Big Trees Historic Association publication.

Around the time his father was trying to sell his land to the federal government, James C. Sperry left the area to attend U.C. Berkeley, where he focused his studies in the sciences. He participated in the then-well-known archeological expeditions lead by Berkeley Professors to gather fossils in the Pacific Northwest.⁷⁸ In 1902, when his father died, James Cameron was described as a “recent” graduate of the University.⁷⁹

b. CAREER

Little is known about how James C. Sperry spent his first few post-graduate years employment wise, but he seems to have remained in Berkeley. His obituary reported that he was a retired mining engineer. By the 1920s he had secured a position as an executive with Magnavox.



Magnavox was one of the first California Tech Start Ups.⁸⁰ At a facility in Napa, around 1911, the founders of the company discovered a way to magnify sound dramatically via a speaker system. The product came to be known as the “moving coil” horn loudspeakers because of its shape. (Photos, Oakland Wiki).



The Magnavox Co.

The use of the product made by this company makes possible telephonic communication on airplanes and in all other places. It magnifies all sounds electrically and makes a photographical record sound as loud as original sound.

The Magnavox Company facility, Oakland, California (1920)¹

When Sperry was an officer in the 1920s, the Magnavox manufacturing plant was located at 2725 E. 14th Street in Oakland. It manufactured the loudspeakers, European style telephones, and other small electronics.⁸¹ In 1923, Magnavox engineers developed the

⁷⁸ “Students Leave on Exploration Trip to Oregon,” *San Francisco Call*, May 10, 1900.

⁷⁹ “Death Calls James L. Sperry, Once Owner of Big Tree Grove,” *San Francisco Call*, vol. 87, No. 66, Feb. 4, 1902.

⁸⁰ https://www.radiomuseum.org/dsp_hersteller_detail.cfm?company_id=2789.

⁸¹ http://www.antiqueradio.com/Sep07_Eckland_Magnavox.html.

world's first personal sized radio, described as follows by the Magnavox Historical Association:

In 1923, Magnavox invented the world's first single-dial radio. The radio, TRF-5, is shown with the R3 speaker. The set used 2 RF and 2 Audio amplifier (type A) tubes, plus 1 detector tube (type D), A&B batteries and covered the AM broadcast band.



(photo courtesy of the Magnavox Historical Society). Sperry's executive role increased over time. He was vice-president in 1922⁸², treasurer in 1923⁸³, and later became president. On November 22, 1928, the *Oakland Tribune* reported that J.C. Sperry had resigned as president and was "retiring to private life."⁸⁴ The next day the news was also reported in the *Los Angeles Times*.⁸⁵ Magnavox eventually relocated to the Midwest.

c. LIFE ON HAWTHORNE TERRACE

It is not known where Sperry and his wife Adelia were living in Berkeley before the 1923 fire, but after the fire, it appears they live on Hearst. In 1924, he applied for a permit to build the Hawthorne Terrace structure that had, as noted above, "the distinction of building the most expensive structure in the area."⁸⁶ Our best guess is that the Sperrys moved to Hawthorne Terrace in around 1925-1926.⁸⁷ James Sperry and his wife Adelia raised their children, James O., Bruce, Cynthia (m. Harris) in the home. Muriel was socially active; James attended Berkeley High from which he graduated in 1937. Cynthia was married in the garden of the 1450 Home.⁸⁸

⁸² "Magnavox Co. Is Prosperous During 1922," *San Francisco Chronicle*, Feb. 26, 1923.

⁸³ *Magnavox Co. v. Jones*, 105 Cal. App. 98, 100 (Cal. Ct. App. 1930).

⁸⁴ "Magnavox Earnings Set New Record," *Oakland Tribune*, Nov. 22, 1928.

⁸⁵ "Sperry Resigns as Magnavox Leader," *Los Angeles Times*, Nov. 23, 1928.

⁸⁶ "Tombstones of Berkeley's Fire Crash Before the Advance of Progress," *Oakland Tribune*, Sep. 17, 1924.

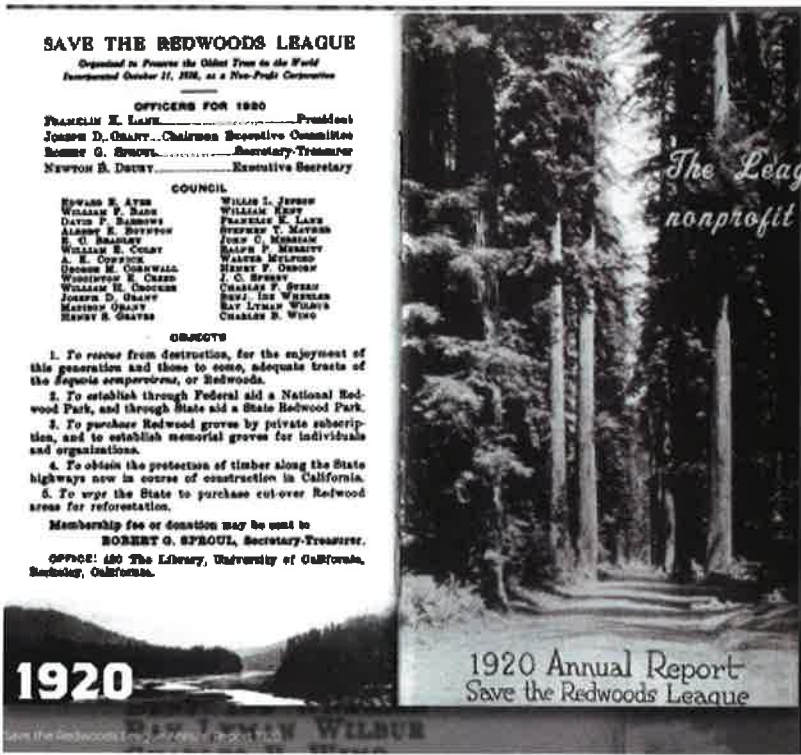
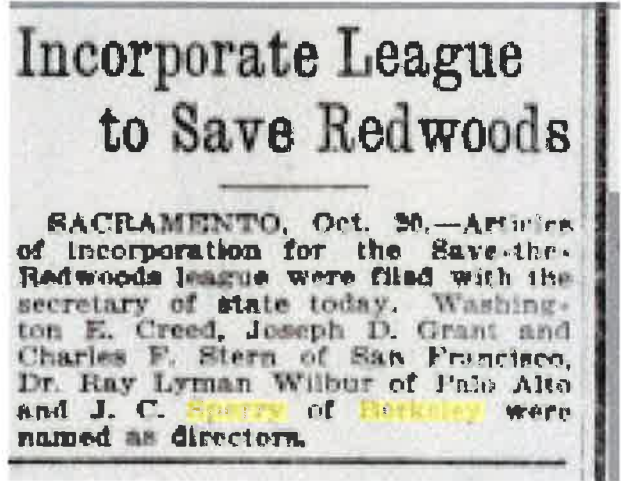
⁸⁷ Interestingly, his wife and sister were in a car that collided with a street car on April 25, 1925. At that time their addresses were reported as 2425 Hearst and Cleyne Court respectively, so presumably they moved to Hawthorne Terrace sometime after April 1925. Both ladies were hospitalized (one at Alta Bates Sanitarium; the other at the University Hospital). "Two Women Hurt as Auto, Street Car Hit," *Oakland Tribune*, April 25, 1925.

⁸⁸ "Muriel Glass to be Married at Sperry Home," *Oakland Tribune*, Jul. 11, 1932; "Helen Judd Betrothal Announced," *Oakland Tribune*, July 17, 1932.

d. SPERRY’S LIFE’S WORK: SAVING THE BIG TREES

Although his father had sold the family’s interests in Big Tree Grove, James C. Sperry remained deeply committed to the preservation of Northern California’s unique big trees and work tirelessly to ensure their preservation.

He was one of a group of early California environmentalists who incorporated the Save the Redwoods League in 1920.⁸⁹ (Right: *Announcement of Incorporation of Save the Redwood League. Los Angeles Herald, Vol. XLV, No. 303, Oct. 20, 1920.*) The League had been formed three years earlier by John C. Merriman, Madison Grant, and Fairfield Osborn.⁹⁰ J. C. Sperry was the League’s first manager. During its formative early years, J.C. Sperry served as a director as well and negotiated actively to acquire key groves. The first memorial grove was established in 1921



In 1924, the League decided to focus its efforts on preserving four areas: Bull Creek and the Dyerville Flats, Prairie Creek and the Humboldt Lagoons, Del Norte Coast, and the Mill Creek/Smith River redwoods. John D. Rockefeller pledged \$1 million for the Bull Creek Area and contributed an additional \$1 million to the League. Two years later, James C. Sperry was selected to be a part of the team negotiating with the owners of Bull Run on behalf of the League. Those negotiations lasted 6 years!

⁹⁰ See www.savetheredwoods.org/about-us/mission-history/

Interestingly Duncan McDuffie, the real estate developer who worked with Gutterson on St Francis Woods, was involved alongside Sperry in those negotiations on behalf of the League. The negotiations lasted 6 years but were successful; Bull Run was saved. In 1931, that acreage became the Humboldt Redwoods State Park.

Sperry and McDuffie crossed paths again in 1927. As noted in the article to the left, which ran in the *Los Angeles Times* on February 8, 1927, Sperry represented the League at a meeting in San Francisco of environmental preservationists, including McDuffie, chairman of the State Parks Committee, where the groups voted to endorse three bills pending before the state legislature "providing California a comprehensive State parks program." That legislation eventually passed in 1928, creating and funding the state's parks system.

The League had success later that year as reported in the article shown below, which

CONTINUED

Organizations Indorse Park Program Bills

SAN FRANCISCO, Feb. 7. (AP)—Three bills before the Legislature, providing for California a comprehensive State parks program, were indorsed today at a meeting in the Palace Hotel here, attended by representatives of organizations interested in conservation, recreation and outdoor life. The measures indorsed were Senate bills 439, 440 and 441, which provide for a Central State Park Commission, a survey of park properties, and for submission to the voters in November, 1928, a \$6,000,000 bond issue to pay half the costs of park projects approved by the commission. The other half of the money would be raised by private gift, and from other sources.

Duncan McDuffie, chairman of the State Parks Committee, presided at the meeting. Others present were: William E. Colby, Sierra Club; Winfield Scott, Miss Susan P. Thew and Mrs. Harriett West Jackson of Stockton, Calaveras Big Trees Association; William Orrick, Point Lobos Association; Hillary Crawford, Marin park committee of the Tamalpais Conservation Club, and J. C. Sperry and Newton B. Drury of the Save-the-Redwoods League.

appeared in the *Los Angeles Times*, on July 8, 1927, and described and describes a ceremony celebrating the addition of "vast scenic regions of Kern River Canyon, Mt. Whitney and the headwaters of Kaweah" to the Sequoia National Park. Sperry attended on behalf of the Save the Redwoods League.

SEQUOIA PARK CELEBRATION

Dedication Ceremonies to be Conducted Sunday for Recently Added Scenic Regions

GIANT FOREST (Sequoia National Park) July 7.—Addition to Sequoia National Park of the vast scenic regions of Kern River Canyon, Mt. Whitney and the headwaters of the Kaweah, will be celebrated in dedication ceremonies at the administration center in Giant Forest Sunday morning, July 8 at 10:30.

Participating in the ceremonies will be Stephen T. Mather of Washington, D. C., director of national parks, Congressman H. E. Burdick, author of the park enlargement bill; Ralph W. Phelps of San Francisco, representative of the National Geographic Society; J. C. Sperry of the "Save the Redwoods League"; Dr. Hart Merriam, scientist of the University of California; William E. Colby of the Sierra Club, Senator W. P. Chandler of Fresno; Col. George W. Stewart of Sacramento, and many prominent men.

A bronze tablet, purchased by the National Geographic Society, and bearing an inscription paying tribute to the public-spirited Americans who gave of their time and money to acquire the private holdings in Giant Forest for the park, that they might be preserved for posterity, will be dedicated. This tablet has been received from Washington, D. C., by Supt. John E. White, and will be mounted on a Sequoia slab.

Miss Aurelia H. Harwood of Colton, Cal., president of the Sierra Club, will be in charge of a campfire program given in the evening at Woodhouse by the Sierra Club, which will be camped there for a couple of nights on their annual outing. On the 11th inst., the Sierra Club will move on to Redwood Meadows, where Director Mather will be their guest for one night. Later they will go over Black Rock Pass, one of the highest passes in the Sierra to Kern Canyon, where they will remain for the rest of their outing.

Fatal Shooting Details Told at Death Inquest

BAKERSFIELD, July 7.—"He had his hands in the bib of his overalls, and wouldn't take them out. I shot quick. He rolled into a ditch out of sight and I threw another shell into the rifle, thinking he would come up with a gun in his hand. He didn't move."

Thus James Wingfield, held for the murder of Anton Marius in the Green Horn Mountains last Sunday, recounted the shooting affray to Deputy Sheriff Vance Britz, according to testimony introduced by the officer at a coroner's inquest. The jury returned a murder verdict, finding that Marius came to his death from a "gunshot wound that penetrated his chest, piercing the aorta. The shot, we presume, was fired by J. Wingfield with homicidal intent."

Today a charge of murder was filed against Wingfield, the District Attorney's office reported.

MURDER CHARGE IN AUTO DEATH FILED

BAKERSFIELD, July 7.—Richard Thompson, 17-year-old Bakersfield youth, was charged Wednesday with the murder of Dennis Savage, 28, who died here of injuries incurred Saturday night, when he was struck by

In addition to Save the Redwoods League, J.C. Sperry and other “prominent citizens” including his cousin, Mrs. William H. Crocker, formed another organization – the Calaveras Grove Association – in 1926 in an attempt to acquire the famous North Grove from Whiteside (the person to whom J.C.’s father sold his holdings).⁹² The North Grove totaled 1760 acres of old growth forest, including 110 “big trees.” With the League’s assistance, the North Grove was acquired and eventually become Calaveras Big Trees State park in 1931.

The Sperry Family’s love of trees –and particularly big trees -- is evident in the landscape that they commissioned Mabel Symmes to create for the twin homes on Hawthorne Terrace, which features a redwood grove at the corner of Vine Lane and

Hawthorne Terrace. It includes a rare so-called dawn redwood (*Metasequoia glyptostroboides*), which is deciduous. Dawn redwoods were so rare that they were originally thought to be extinct. That grove remains to this day as a wonderful reminder of the Sperry family’s love of those trees.

Interestingly, the Sperry’s love of redwoods was shared with the next owners of the 1450 House, Donald and Sylvia McLaughlin. Both Donald and Sylvia McLaughlin sat on the board of Save the Redwoods League.⁹³ The techniques for preserving large areas for park land that the Redwoods League pioneered in the 1920s and 1930s were later used by Sylvia McLaughlin in connection with her work for Save the Bay, Citizens for the Eastshore State Park, and Trust for Public Lands.

(Obituary, *Oakland Tribune*, Nov. 22, 1942; photo above courtesy of BAHA)

he said

JAMES C. SPERRY, 'MAN WHO SAVED REDWOODS,' DEAD

BERKELEY, Nov. 21 — James Clarence Sperry, 68, one of the organizers of the Save the Redwoods League and a life-long worker for the preservation of natural beauty, died yesterday at his home, 1450 Hawthorne Terrace, after a long illness.

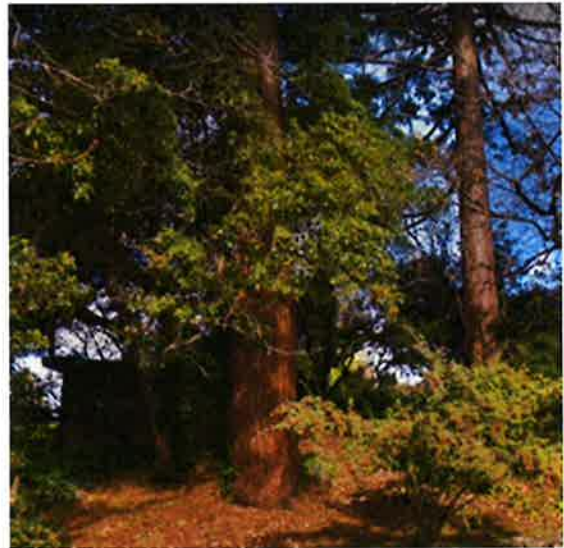
Sperry, who was born in the Mother Lode town of Murphys, was the son of James Leverett Sperry, a pioneer of that area. Sperry, senior, was a tree lover and was instrumental in saving the grove known as Calaveras Big Trees. His son, who received his middle name from Clarence King, famous mountaineer and member of the Whitney survey, later helped to make the area a State park.

He was the first manager of the Save the Redwoods League and served on the board of directors from 1921 until his death. He is credited with preserving the Del Norte redwood grove and was responsible for its dedication as a park.

Sperry was also a retired mining engineer and had made his home here since graduation from the University of California in 1900.

He is survived by his wife, Adella Osmond Sperry, a son, James Osmond, and a sister, Marion Sperry Marsh.

Private funeral services will be held Monday at Cypress Lawn in San Francisco.



⁹² “Battle to Preserve Calaveras Big Trees Opens: Purchase for State Park Is Present Plan,” *San Francisco Examiner*, Oct. 24, 1926.

⁹³<https://www.advocate-news.com/2016/01/21/sylvia-mclaughlin-last-living-founder-of-save-the-bay-dies-at-age-99/>

2. SYLVIA AND DONALD MCLAUGHLIN

a. DONALD McLAUGHLIN: IMPORTANT U.C. REGENT

Like James C. Sperry, Donald H. McLaughlin had an unusual upbringing in Northern California, and like Sperry, his early life instilled in him a great love of the outdoors, particularly Northern California's unique ecosystem.



Donald was born in Berkeley (circa 1891). Donald's father William Henry McLaughlin was a physician, who died when he was young.⁹⁴ His mother Katherine Hamilton McLaughlin became Phoebe Apperson Hearst's private secretary, and Donald grew up in Oakland and later Berkeley. Phoebe Apperson Hearst (1842-1919), of course, was the wife of George Hearst, the famously successful miner and later U.S. Senator for California, and mother of William Randolph Hearst. She was in her own right a feminist, suffragist, and a great philanthropist. She was also one of the greatest benefactors of the University, and its first female Regent. (Left, Photo by Lyons, Louis S., [from old catalog] ed; Wilson, Josephine, Mrs., [from old catalog] ed (Who's

who among the women of California) [Public domain], via Wikimedia Commons)

Mrs. Hearst and Donald were close. During his early years, Donald McLaughlin stayed in one of the villas at Hearst Castle (in Richelieu's bed, no less) and her famous Pleasanton Hacienda, which burned to the ground some years later.

Don graduated from Berkeley High School and attended U.C. Berkeley, graduating in 1914 Phi Beta Kappa. With Mrs. Hearst's encouragement, he obtained an M.A. and Ph.D. from Harvard University. During World War I, he served in France in the 63rd Infantry. Thereafter he was hired by the Cerror de Pasco Copper Corp. in Peru as its chief geologist. He returned to the United States in 1926 and shortly after joined the Harvard faculty and became Chairman of the Division of Geological Sciences at Harvard. (Drawing, UC Archives.)



⁹⁴ Donald H. McLaughlin, "Careers in mining geology and management, university governance and teaching : transcript, 1970-1971," an oral history conducted in 1970 and 1971 by Harriet Nathan, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1975.

He returned to Berkeley in around 1941 to become Dean of the School of Mining. He also served as a professor of mining, and later Dean of the School of Engineering. During the McCarthy era, he stood firmly with the professors against requiring a loyalty oath.⁹⁵ In 1951, Governor Earl Warren appointed him as U.C. Regent, and he served in that capacity for 16 years, becoming Chair and one of the most influential Regents in University history.



McLaughlin also worked in various capacities for Homestake Mining Company. He eventually was appointed the company's president and became Chairman of the Board. He also served on numerous corporate boards, including Wells Fargo, and public commissions, such as the National Science Foundation. In 1980, one year before he retired from Homestake, the largest gold discovery of the 20th Century in California was named the McLaughlin Mine in his honor.

Although his career in mining engineering and geology took him all over the globe – where he explored for gold and other minerals frequently on horseback -- he truly loved Berkeley and was devoted to the University.



(photos: University archives)

Seven years after he returned to Berkeley, he married Sylvia in 1948, and they eventually landed (with two children in tow) living with his mother at a house on Hawthorne Terrace just up the street from 1450. Informed by one of his children (who were still very young) that the neighbors (the Sperry family) were selling the house at 1450 Hawthorne Terrace, he and Sylvia made an offer for it before it came on the market and moved in shortly thereafter.

During the tumultuous Free Speech movement in the 1960s, he held meetings of the Regents at his home to provide them a quiet place to discuss important issues.

Don and Sylvia hosted numerous large parties filled with professors, Nobel Laureates, local politicians, environmental activists, artists, musicians and writers.

⁹⁵ Obituary, *San Francisco Examiner*, Dec. 31, 1984.

None of these parties were in anyway pretentious; indeed, they were quite the opposite. All of the neighbors were invited (always), and the atmosphere was lively and fun. Good talk was more important than impressing people, and ideas mattered. One of the most noteworthy things about Donald McLaughlin was the support and love he gave Sylvia as she became increasingly involved in Save the Bay and other environmental causes. Perhaps his willingness to support Sylvia was borne from his upbringing by a single employed mother and the example of Phoebe Apperson Hearst. Whatever the source, Sylvia could not have done it without the support and affection of her husband.

Donald McLaughlin loved nothing more in his later years than to sit on the shared patio of his home in the sun watching the hummingbirds in the backyard. He passed away in January 1985.



(Photo courtesy of BAHA)

b. SYLVIA C. McLAUGHLIN: WOMAN WHO SAVED THE BAY

Sylvia was born on December 24, 1916, to George and Jean Cranmer. A little known fact is that her grandmother on her father's side was a native American (Cherokee).⁹⁶ Her father left Wall Street for Denver, Colorado, which is where she grew up. The introduction to her Oral History, says the following about her parents:

Her parents, George Ernest Cranmer and Jean Louise Chappell Cranmer, provided models of civic engagement and plenty of examples of visionary thinking, as well as deep interest in parks, outdoor recreation, the arts, and community. Her father was manager of Parks and Improvements for Denver, Colorado, from 1935-1947, building ski areas, swimming pools, the Red Rocks theater, Stapleton Airport, and water works. Her mother was a founder of the Denver symphony, and their home had frequent visitors from the worlds of art, music, and sports.

Her father was responsible for the creation of Winter Park, the well-known ski resort, and Sylvia was an accomplished skier. Sylvia's great love of the outdoors was fostered in Colorado during her early years.

Sylvia was also the only daughter in a family of boys, so she learned to get along in a rough and tumble environment. A frieze of a very young Sylvia and two of her brothers (shown in part below) from those early years – transplanted when the family home in Denver was dismantled years ago -- is still standing outside the dining room door of the Sperry-McLaughlin house under the wisteria arbor. (Photo: author)



⁹⁶ Sylvia McLaughlin, "Citizen Activist for the Environment: Saving San Francisco Bay, Promoting Shoreline Parks and Natural Values in Urban and Campus Planning," conducted by Ann Lage, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 2009, at 3.



Sylvia left Denver to attend Vassar College, which was all female at the time. After a post-college detour in war work, Sylvia met and married Donald who was 24 years her senior. It was Don's second marriage (his first wife died in 1941), and her first. She moved to Berkeley and raised two children – Jean (who went by Jeanie) and George. (Photo of painting of Sylvia McLaughlin, courtesy of BAHA)

It was during those early years while living at 1450 Hawthorne Terrace, that Sylvia first became concerned about what was happening to the San

Francisco Bay:

Settling into a home in Berkeley and beginning to raise a family, Sylvia was prompted to begin what became a lifelong crusade by the view from her hillside home: “We could see the dump trucks going down and filling the bay constantly. . . . It was a dump.”⁹⁷

Sylvia eventually connected with two other faculty wives, Kay Kerr and Esther Gulick, and, in 1961, established Save the Bay. Their first priority was to stop the dumping and filling in, which was a very ambitious goal. It was also not the type of



Sylvia McLaughlin, center, with fellow Save the Bay co founders Kay Kerr and Esther Gulick Photo: Save the Bay

⁹⁷ *Id.* at xi.



The founders of Save The Bay, from top, Kay Kerr, Esther Gulick and Sylvia McLaughlin.

activity normally associated with middle aged faculty wives, but then again there was nothing typical about them. They were strong and determined. At the beginning, Katherine Kerr served as president; Sylvia as Treasurer.

As one of her dear friends and environmental colleagues Robert Cheasty, President, Citizens for East Shore Parks, later summarized it,

[Sylvia] was almost desperate to stop the plans to fill the bay. After trying to get the major conservation leaders to do this for her and striking out, she got together with two friends, Kay Kerr and Esther Gulick. They built saving the bay into probably the

first recognizable grass roots environmental movement. She tapped a nerve; ignited the imaginations of the Bay Area and sparked a prairie fire that spread across the country to communities everywhere. Following on the heels of Rachel Carson's *Silent Spring* this was the call to action that people could understand, people could respond to. You might say our modern environmental movement was set off by three desperate housewives.⁹⁸

The three organized support for their efforts and then took on the businesses that were doing or permitting the dumping and local and state authorities who were allowing this to occur. They pushed for new legislation, enforcement of existing laws, and stricter regulation. Indeed, many of their strategies and techniques had been proven successful by the earlier efforts of Save the Redwoods League.

One of the most striking things about Sylvia was how soft spoken she was, yet despite that fact, she made herself and Save the Bay heard. Sylvia organized meetings with business leaders (most of whom would not refuse to meet with the wife of the president of Homestake Mining and a UC Regent), buttonholed

⁹⁸ <http://eastshorepark.org/pdfs/ALifeWellLived.pdf>

legislators, and pressured regulators. She was quite literally tireless. There was hardly a time in the 1970s and 1980s that local politicians, municipal water



authorities, and regulators were not personally familiar with Sylvia.

Perhaps the most significant achievement of Save the Bay was the passage of the McAteer-Petris Act. As the BCDC website explains:

At Save the Bay's urging, the **McAteer-Petris Act** was enacted in 1965. It established BCDC as a temporary state agency, designated the San Francisco Bay as a State-protected resource, and charged the Commission with preparing a plan for the long-term use of the Bay and regulating development in and around the Bay while the plan was being prepared. BCDC was established as the Nation's first coastal zone management agency. . . . BCDC's initial **San Francisco Bay Plan** was approved in 1968 and BCDC was made permanent one year later. The Bay Plan is updated regularly so that the Bay and its shoreline are used responsibly and to address new issues as the Bay Area changes. The Plan includes policies on issues critical to the Bay ranging from port activities and public access to urban development and transportation. The Bay Plan maps the entire Bay and designates areas for water-related purposes such as ports, industry, public recreation, airports, and wildlife refuges.

(photo courtesy of Save the Bay)

The success of Save the Bay is, of course, well documented in both the media and in any number of books about Bay Area history, efforts to improve water quality, and the California environmental movement.

Sylvia was also devoted and heavily involved in the Audubon Society (she sat on the Board for many years), Save the Redwoods League, the Trust for Public Land, Citizens for Eastshore State Park, the Sierra Club, the League of Women Voters, the National Resources Defense Council and many others.

Significantly, she routinely opened her Hawthorne Terrace home for meetings, fundraisers, and parties in support of all of these causes. She also supported local candidates who ran on a pro-environmental platform and campaigned on their behalf. Many an envelope was stuffed, and a petition organized at 1450. As Doris Sloan (Citizens for Eastshore State Park) fondly recalled,

For years she was a welcoming hostess for meetings beyond counting in her living room. How many envelopes we stuffed around her dining room table, how many fund appeals were planned and then thank yous handwritten in that dining room.⁹⁹

Sylvia was also active in efforts to preserve local historical and architectural sites. She was involved early on in trying to preserve historic assets on the Berkeley campus, and regularly supported BAHA (the Berkeley Architectural Heritage Association), including by opening her home to members for meetings.

In addition to her family and environmental advocacy, Sylvia's other abiding love was her garden at 1450 as indicated in the photo below, which ran in 1998 and is captioned, "Environmentalist Sylvia McLaughlin takes pride in her North Berkeley rose garden."¹⁰⁰ She was particularly partial to red roses, which given her preference



Environmental activist Sylvia McLaughlin takes pride in her North Berkeley rose garden.

⁹⁹ <http://eastshorepark.org/pdfs/SylviaDorisSloan.pdf>

¹⁰⁰ "Activist Sylvia McLaughlin Cares for Berkeley," *Cal Neighbors*, Fall 1998. Photo by Janes Scherr.

for all things red, made complete sense. (NB: Sylvia almost always wore red, and favored a bright orange red above most others)

Sylvia's annual birthday party was always a highlight of the holiday season. She invited friends from all parts of her active life, including local politicians, activists, environmentalists, preservationists, musicians, academics, neighbors, family, and other friends. When Don was alive, University President Charles Hitch, members of the Board of Regents, and corporate leaders were frequent guests. Guests would mix and mingle in the living room, dining room, and the shared patio. In today's polarizing times, it is hard to look back on that special time when people at the polar opposite of each other politically could put their differences aside to talk and exchange ideas (and celebrate) with this very special woman.

After Don's death in 1985, Sylvia did not let age deter her agenda. At 90, she and other local activists including Shirley Dean and Betty Olds participated in a sit-in in front of the Coliseum to protest the proposed removal of old-growth Live Oaks. Their activity caught the attention of the national media, and soon thereafter *Vanity Fair* Magazine ran an article about the protest and the older activists including Sylvia who participated.



Sylvia is in the red jacket at the photo on the right (photo courtesy of the Berkeley Planet).

In 2012, the Eastshore State Park



Sylvia McLaughlin and her family at the dedication of the Sylvia McLaughlin Eastshore State Park in 2013. (Photo courtesy East Bay Regional Park District)

for which she tirelessly advocated was named in

her honor. Many Berkeley citizens spoke at the public hearings advocating for its dedication to her. Not surprisingly, Sylvia had initially rejected the idea of naming the park after her, because she rejected all forms of self-promotion. Convinced by friends that such recognition would not diminish the efforts including her friends Kay Kerr and Esther Gulick and Dwight Steele, Sylvia came to accept the honor cheerfully.

Sylvia passed away in January 2016. Her passing was covered nationally¹⁰¹ and served as a reminder both of this remarkable woman and that the current environmental movement originated here in Berkeley.



McLaughlin, co-founder of *Save the Bay*, leads a gang of politicians and park directors to the ribbon cutting for the first completed Eastshore State Park. Sylvia's advocacy for shoreline parks began over 50 years ago.



¹⁰¹ <https://blog.savesfbay.org/2016/02/sylvia-mclaughlin-a-life-of-impact/>;
https://www.tulsaworld.com/obituaries/nationalobits/san-francisco-bay-area-environmentalist-sylvia-mclaughlin-dies-at/article_f0870d7e-4e1d-56e5-a3fa-6d10b32c8c15.html; <http://www.chicagotribune.com/news/ct-xpm-2005-09-25-0509250423-story.html>; <https://www.washingtontimes.com/news/2016/jan/21/environmentalist-sylvia-mclaughlin-dies-at-age-99/>;

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The Cultural Landscape Foundation

APPENDIX

- A. Photos of Select Features to be Preserved
- B. Survey and Maps
- C. Original Building Permit Paperwork
- D. Original Landscape Design by M. Symmes
- E. Original Hardscape Drawings by H. Gutterson
- F. Article about zoning application pertaining to property
- G. Berkeley Urban Conservation Study
- H. Select Articles and Handouts

EXHIBIT A

Photos of Select (not all) Features to Be Preserved: Sperry-McLaughlin House





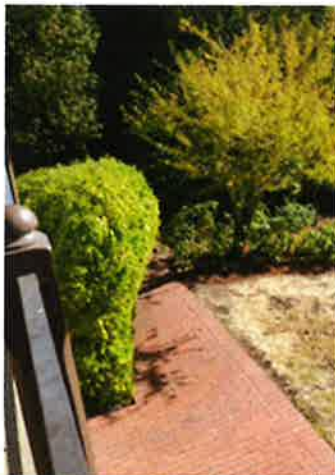




EXHIBIT B

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ASSESSOR'S MAP 59 Code Area No. 13-000

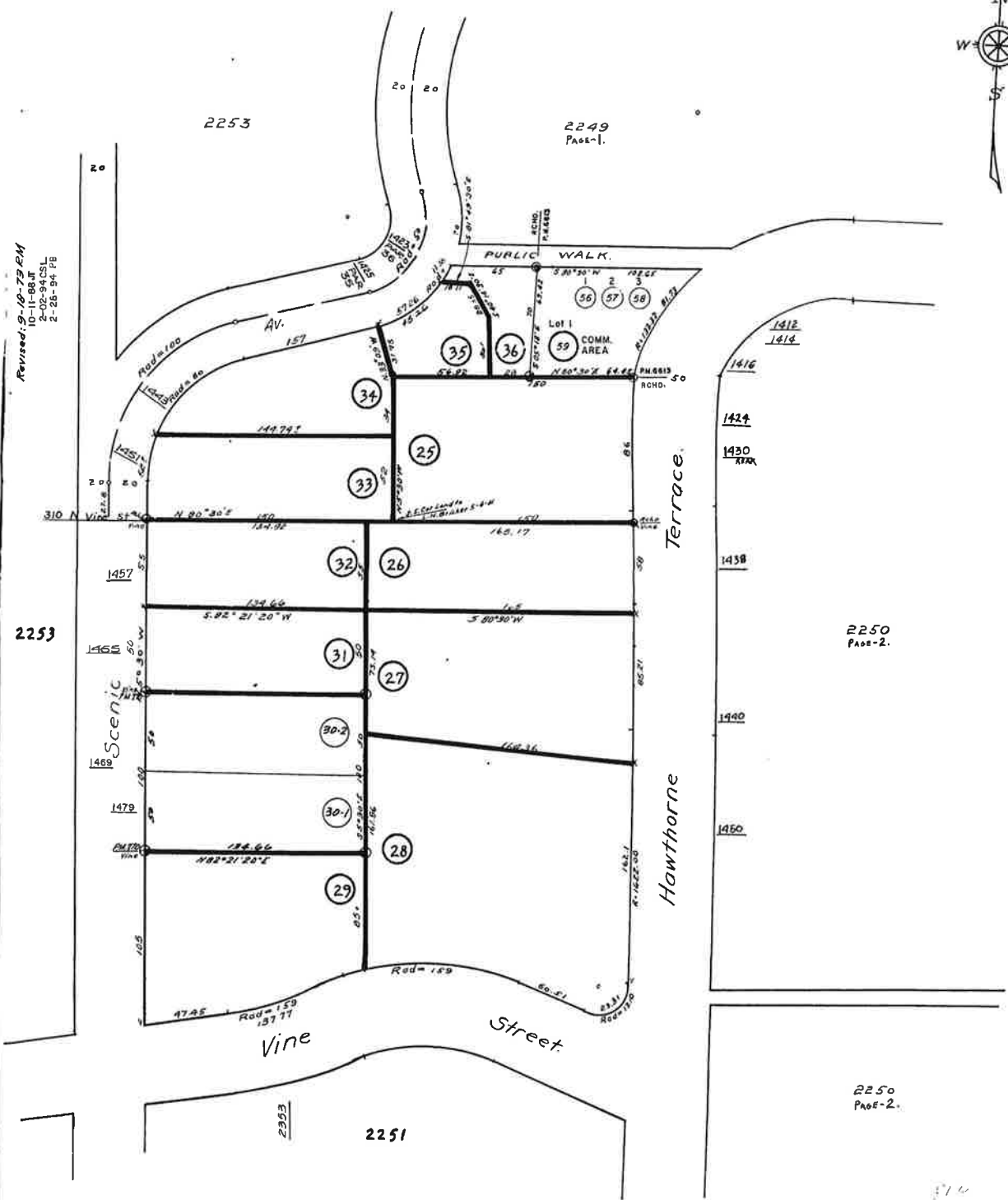
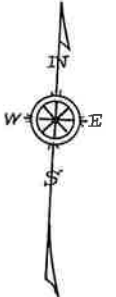
Map of the Ranchos of Vicente and Domingo Peralta (Plot 84)

Scale: 1" = 50'

P.M. 270 (Bk. 54 Pg. 53)

VINE STREET AND HAWTHORNE TERRACE EXT. (Bk. 19 Pg. 45)

P.M. 6613 211/60



Revised: 9-10-79 BM
10-11-88 M
2-26-94 PB

2253

Scenic Av.

Hawthorne Terrace

Vine Street

2251

2250
PAGE-2.

2250
PAGE-2.

174

ASSESSOR'S MAP 59

Code Area No.13-000

Map of the Ranchos of Vicente and Domingo Peralta: Plot 84. (Bk.17 Pg.12)

Hopkins Terrace Map N^o 3. (Bk.19 Pg.34)

TR. 4595 140/92

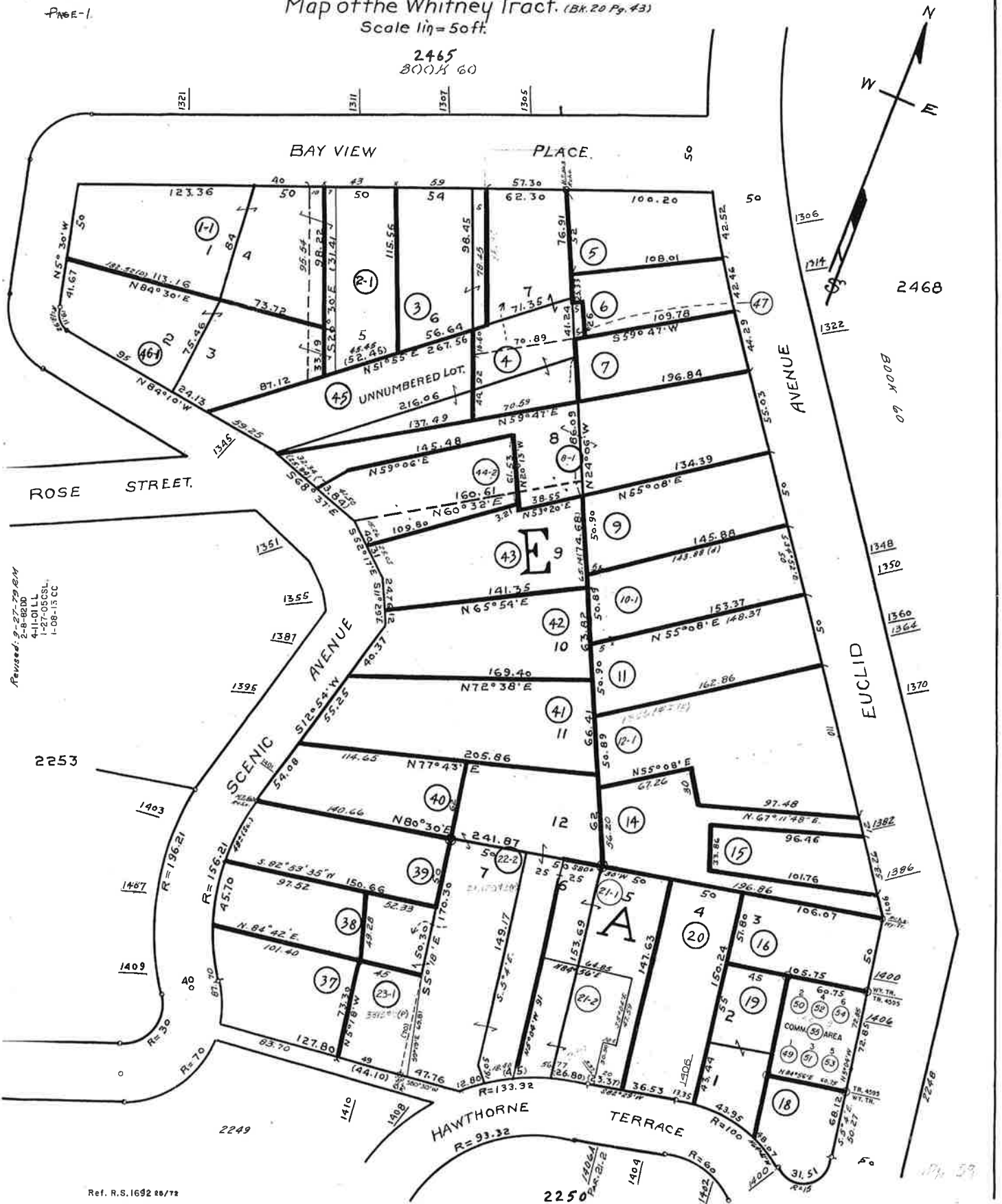
Map of the Whitney Tract. (Bk.20 Pg.43)

Scale 1 in = 50 ft.

2465
BOOK 60

2249

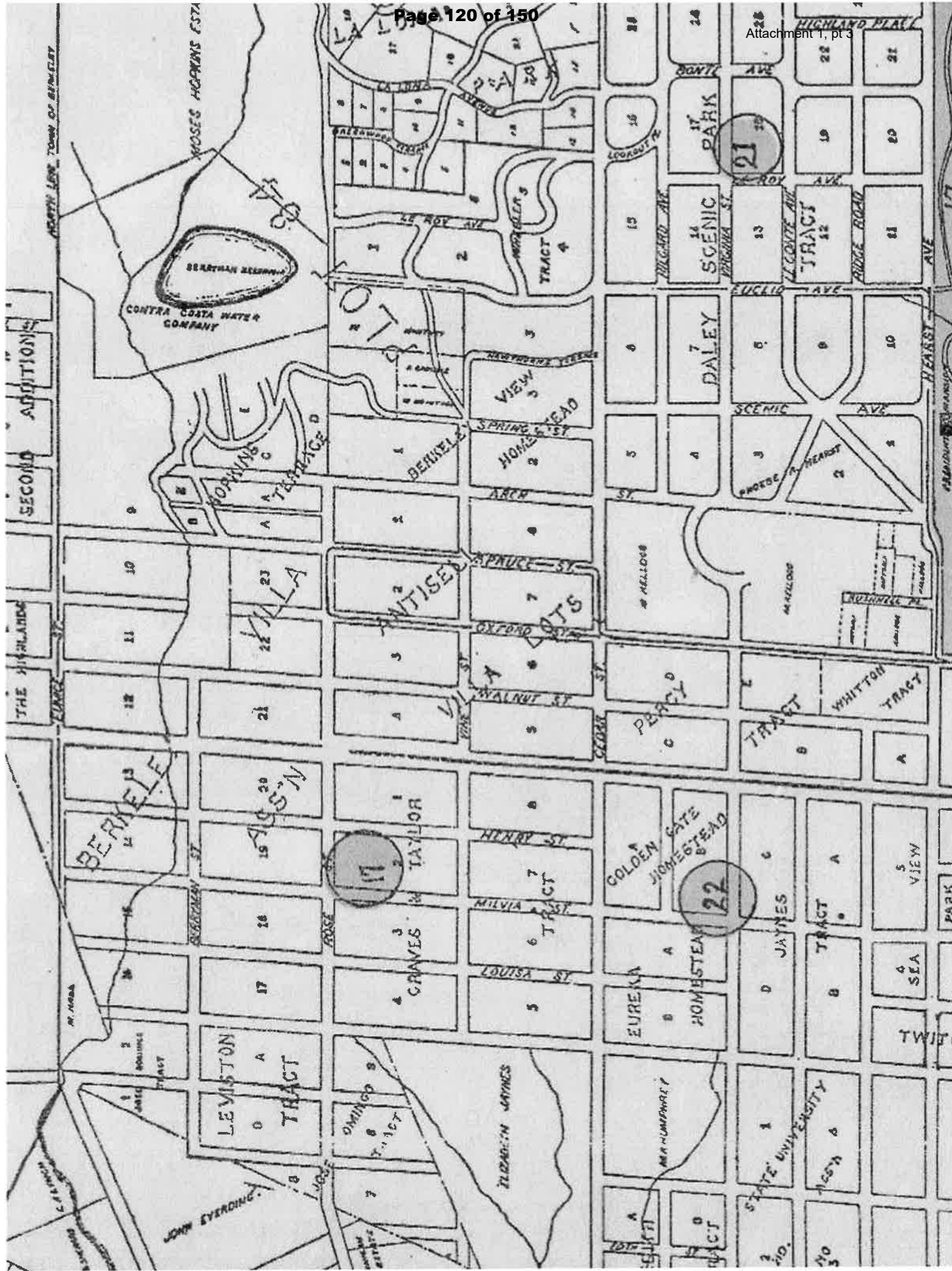
Page 1



Revised: 2-27-79,EM
 2-8-82,DD
 4-1-01,LL
 1-27-05,SL
 1-08-15,CC







ROSES HOPKINS ESTA

BERKELEY RESERVOIR
CONTRA COSTA WATER COMPANY

SECOND ADDITION

THE HIGHLANDS

BERKELEY

LEVISTON TRACT

DIMINGO S

ELIZABETH JAYNES

GOLDEN GATE HOMESTEAD

STATE UNIVERSITY

HIGHLAND PLAZA

17 PARK

DALEY

SCENIC

PERCY

TRACT

EUREKA

HOMESTEAD

JAYNES

TRACT

VIEW

SEA

21

13

6

3

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6

22

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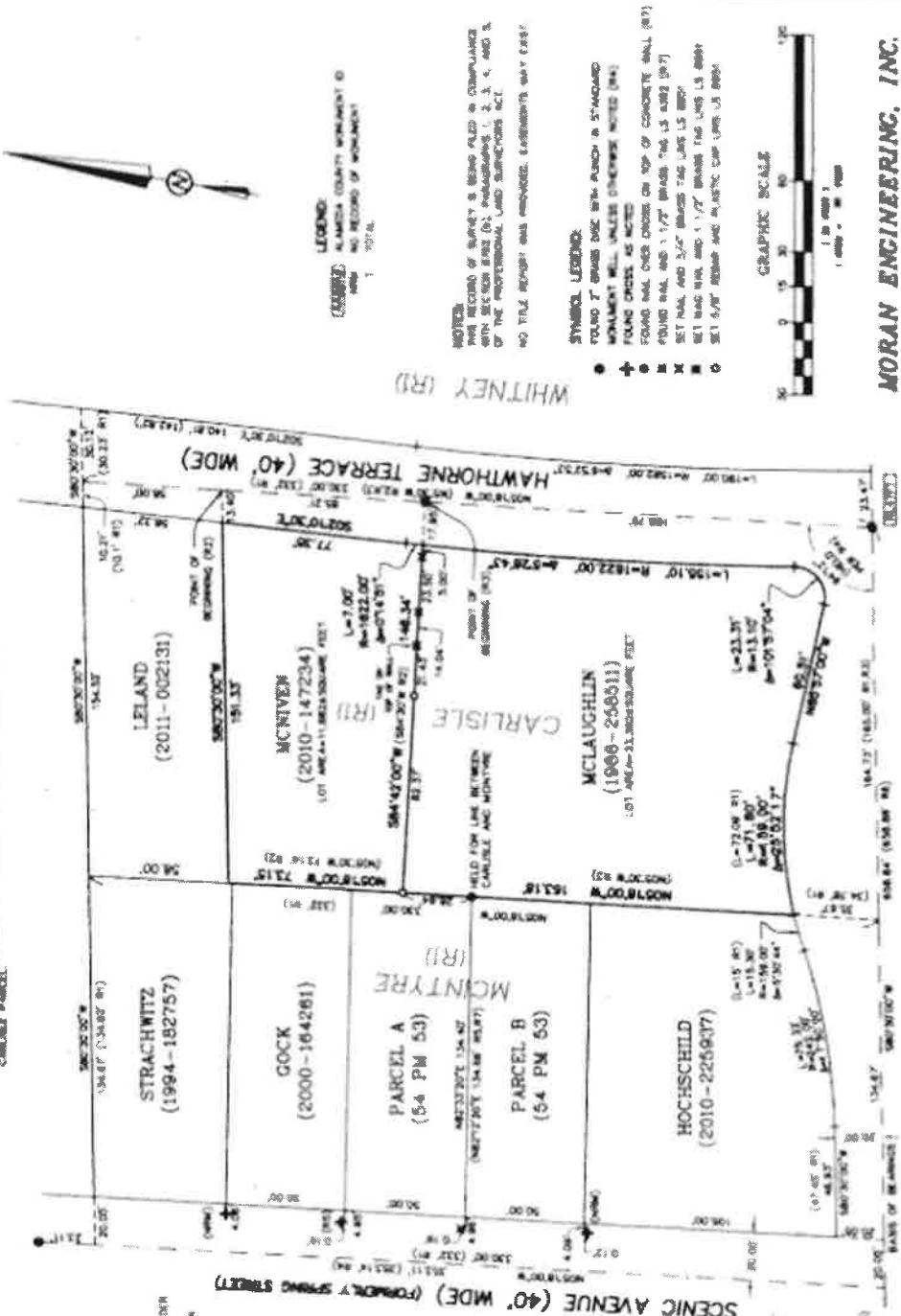
Record of Survey 2574 Map BK 39

PG 34

RECORD OF SURVEY 2574

LANDS OF MOWEN AND MCLAUGHLIN
 BEING A PORTION OF THE "CARLISLE" PARCEL
 BEING A PORTION OF THE "CARLISLE" PARCEL
 MAP OF VINE STREET AND HAWTHORNE TERRACE EXTENSION (19 445)
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA
 DECEMBER 2013
 SCALE 1" = 30'

BOUNDARY NOTES
 (1) BOUNDARY ALONG HAWTHORNE LANE AND
 HAWTHORNE TERRACE EXTENSION (19 445)
 (2) BOUNDARY ALONG HAWTHORNE TERRACE
 (3) BOUNDARY ALONG VINE STREET
 (4) BOUNDARY ALONG CARLISLE PARCEL (R1) AT 50' PER (194-152) (R1)
 (5) BOUNDARY ALONG HAWTHORNE TERRACE EXTENSION (19 445)
 (6) BOUNDARY ALONG HAWTHORNE TERRACE EXTENSION (19 445)
 (7) BOUNDARY ALONG HAWTHORNE TERRACE EXTENSION (19 445)
 (8) BOUNDARY ALONG HAWTHORNE TERRACE EXTENSION (19 445)
 (9) BOUNDARY ALONG HAWTHORNE TERRACE EXTENSION (19 445)
 (10) BOUNDARY ALONG HAWTHORNE TERRACE EXTENSION (19 445)

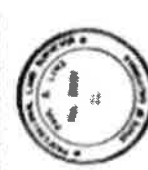


REFERENCES
 01 MAP OF VINE STREET AND
 HAWTHORNE TERRACE EXTENSION (19 445)
 02 GRANT DEED TO MOWEN (1940-147234)
 03 GRANT DEED TO MCLAUGHLIN (1908-258811)
 04 CITY OF BERKELEY ZONING MAP
 05 PARCEL MAP 274 (34 04 53)
 06 PARCEL MAP 0813 (37 04 00-01)
 07 CORNER RECORD 4864 (44 08 08)

RANGES OF BEARINGS
 THE BEARINGS IN VINE STREET TAKEN AS
 SHOWN ON PARCEL MAP 0813 (NO. 5)

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
 MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE
 PROFESSIONAL LAND SURVEYORS ACT AS THE RESULT OF WORK
 DONE BY ME OR UNDER MY SUPERVISION IN NOVEMBER 2013.

PAUL D. LINDS, L.S. 8095
 DATE JANUARY 15, 2014



COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION
 4106 OF THE PROFESSIONAL LAND SURVEYORS ACT AND
 IS CORRECT AS SHOWN ON THE RECORDS OF THE COUNTY
 CLERK AS OF JANUARY 2014.



RECORDER'S STATEMENT
 FILED IN THE OFFICE OF THE COUNTY CLERK
 AT SAN FRANCISCO, CALIFORNIA
 AT 10:51 AM, JANUARY 15, 2014



ALAMEDA COUNTY
 COUNTY CLERK
 BY: [Signature]
 COUNTY CLERK

NOTES
 THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE
 WITH SECTION 4106 OF THE PROFESSIONAL LAND SURVEYORS ACT.
 NO TITLE REPORT WAS REQUIRED. SURVEYORS MAY CASE.

SYMBOL LEGEND:
 FOUND 7" BRASS NAIL WITH PLUMB IN STANDARD
 POSITION WILL, UNLESS OTHERWISE NOTED (R1)
 FOUND CHAINS AS NOTED
 FOUND NAIL OVER CHAIN ON TOP OF CONCRETE WALL (R1)
 FOUND NAIL AND 1/2" BRASS TAG LUGS (R1)
 SET NAIL AND 3/4" BRASS TAG LUGS (R1)
 SET NAIL AND 1/2" BRASS TAG LUGS (R1)
 SET 5/8" BRASS AND PLASTIC CAP LUGS (R1)

LEGEND:
 ALAMEDA COUNTY WORKMENT ©
 1 1974

GRAPHIC SCALE
 1" = 30'

MORAN ENGINEERING, INC.
 CIVIL ENGINEERS / LAND SURVEYORS
 1640 BALFOUR AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (415) 848-1828
 FAX (415) 848-1829
 445 HAWTHORNE - 080-080 238 043 13-8704 SHEET 1 OF 1

EXHIBIT C

APPLICATION FOR BUILDING PERMIT FRAME BUILDING

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a two story two room frame apartments and garage on the Southside Terrace Surge N.W. corner of Hawthorne street, Block _____ Tract _____ and Vine St.

According to plans and specifications herewith submitted. All provisions of the Building Law will be complied with in the erection of said building whether specified herein or not.

Estimated entire cost of building \$ 62107.00

Building to be occupied as dwelling by (No.) three families

Size of lot 140 feet by 250 feet Hawthorne Terrace

Size of proposed building 40 ft. by 170-0 ft. Extreme height of building 28-0 ft.

Height in clear of cellar 9 ft. 0 in. Height in clear of first story 9 ft. 0 in.

Height in clear of second story 9 ft. 0 in. Height in clear of third story _____ ft. in.

Foundation to be of (material) concrete (Thickness) 12" inches, greatest height of foundation 8' inches.

Width of footings 17" inches.

Main sills 2 x 6 Main sills 4 x 6 Girders X Post on piers X If piers are used give size _____ by _____ ft. on centers.

Size of underpinning 2 x 6 inches 16 inches O. C. Size of studs in first story 2 x 4 inches 16 inches O. C.

Size of studs in second story 2 x 4 inches 16 inches O. C. Size of studs in third story X inches O. C.

Exterior wall coverings to be of O.P. shingles Light shaft wall coverings to be of _____

All outside walls covered with shingles or plaster will be close boarded.

First floor joists 2 x 12 inches 16 inches on centers. Longest span between supports 16'-0 ft.

Second floor joists 2 x 12 inches 16 inches on centers. Longest span between supports 17'-0 ft.

Third floor joists X inches _____ inches on centers. Longest span between supports _____ ft.

Ceiling joists 2 x 4 inches 16 inches on centers. Longest span between supports 14'-0 ft.

Rafters 2 x 6 inches 24 inches on centers. Longest span between supports _____ ft.

Roof covered with O.P. shingles & tile Steep or flat? pitch Pitch 7/4

Seeds in bearing partitions will be same as outside walls of each story.

Chimneys of brick lined with terra cotta any patent flues? no

Gas grate flues to be patent chimney or brick? _____

Any dumb waiters or chutes? 2 clothes chutes Any elevator (freight or passenger)? no

Cove brackets will be solid.

Name of Owner of Ground Mr & Mrs J. G. Sperry Residence Address 2425 Durant

Name of Owner of Building " Residence Address "

Name of Lessee of Building _____ Residence Address _____

Name of Architect or Designer Henry G. Gustafson Residence Address 526 Powell St. San Francisco

Name of Builder A. Lederborg Residence Address 1455 Exclusion Ave. Oakland

I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

A. Lederborg
Signature of Owner, Architect or Builder
Address 1455 Exclusion Ave

This Permit expires one year from date unless sooner revoked by the City Council.

Date AUG 21 1924

Permit No. 17854

#17854

**CITY OF BERKELEY
Interdepartmental Memorandum**

From City Clerk

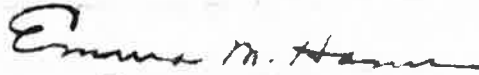
Date Feb. 25, 1925.

To S. P. Koch, Building Inspector.

Subject;

Please be advised that the City Council at its session of February 24th granted a revocable permit to J. C. Sperry to erect a 5' hollow tile wall and a wooden pergola within the 5' set back area on the Hawthorne Terrace frontage of his property at the northwest corner of Vine street and Hawthorne Terrace.

Very truly yours,



Emma M. Hann
City Clerk.

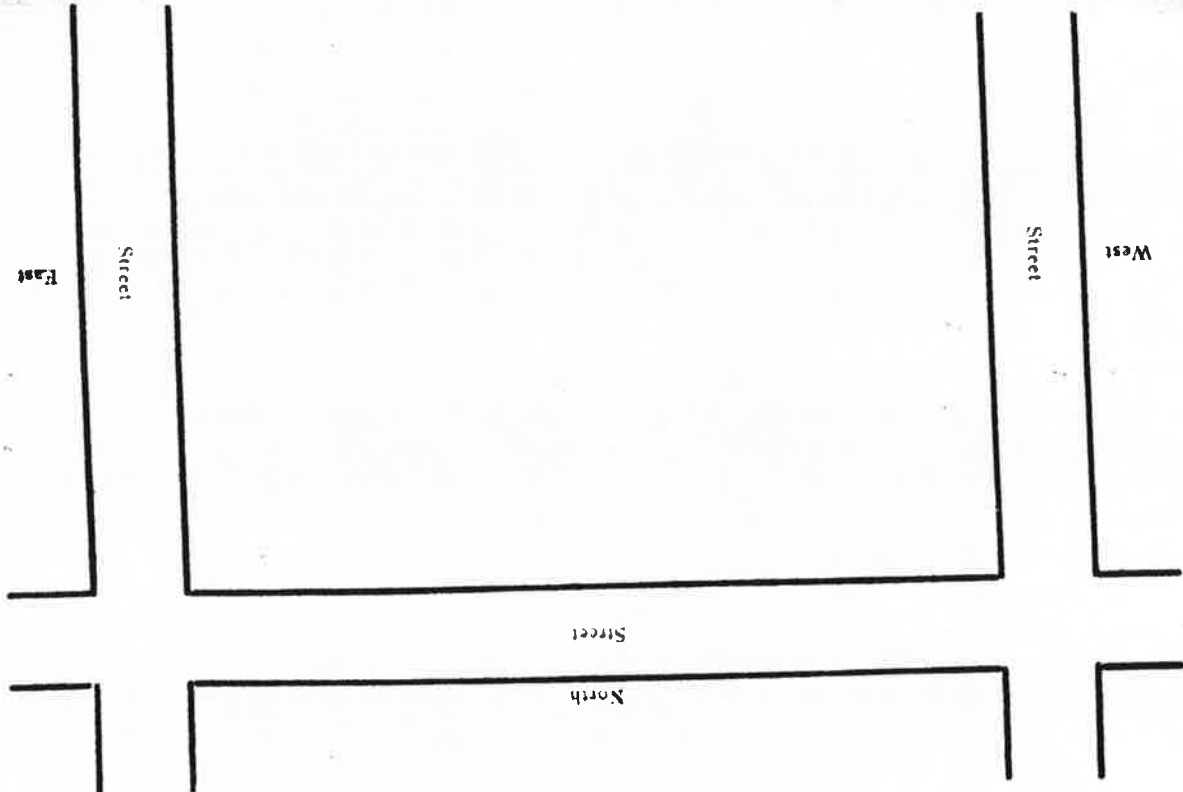


EXHIBIT D

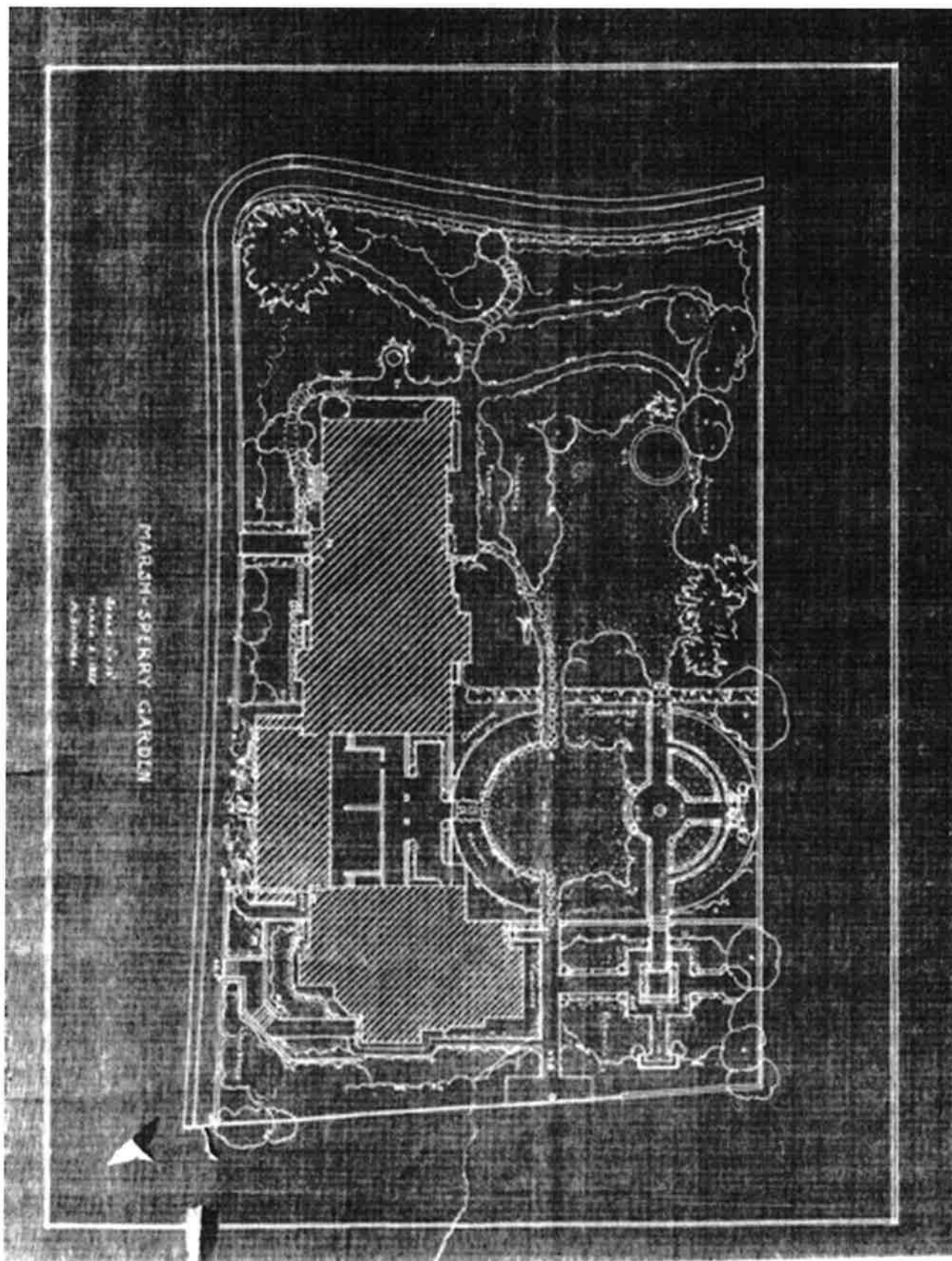


EXHIBIT E

EXHIBIT F

OLD GRANT HOLDS UP DOUBLE TRACK ON 14TH AVENUE

Zone Law Change Urged to Permit \$100,000 Home

By Robert K. Vail

The old Grant building, which has been standing on 14th avenue since 1850, is being held up by a double track of zone laws. The building is a fine example of the old architecture of the city and is one of the best preserved in the block. It is a three-story building with a mansard roof and a central tower. It is now owned by the City of Oakland and is being held up by a double track of zone laws. The first track is the old zone law which was passed in 1905 and the second track is the new zone law which was passed in 1922. The new zone law requires that all buildings in the block be of a certain height and have a certain amount of window space. The old zone law requires that all buildings in the block be of a certain height and have a certain amount of window space. The new zone law requires that all buildings in the block be of a certain height and have a certain amount of window space.

FRANKLIN K. LANE MEMORIAL TO BE DEDICATED AUG. 24

Officers Chosen by Pharmacists

ACTRESS LEAVES SECOND SPOUSE

NEW TELEGRAPH COMPANY MAY ENTER OAKLAND

Arizona's Conclude Delegates Arrive

Death of James Francis Buchanan Strickman

Lemon Juice Whitens Skin

62 DEPARTMENTS MAKE THE OVERHEAD SMALL

Divine a million dollars among a million more and some of them would get very much. The same principle applies upon each of the thousands of articles in the 62 departments at Capwells a much lower overhead than you might imagine.

On 1924, Capwells opened for business as "The Lee House" with very small quarters in the Griffin Hotel Building. The move to a store forty by one hundred feet in the Blake Block in 1920 didn't result in an overhead large enough to compare with that of today. But that low overhead is the secret of the success of Capwells.

When a man buys goods that people want at prices that are low, the solution of the problem of overhead becomes simple. It is only a matter of getting the goods. Capwells, in its move to a store forty by one hundred feet in the Blake Block in 1920 didn't result in an overhead large enough to compare with that of today. But that low overhead is the secret of the success of Capwells.

When a man buys goods that people want at prices that are low, the solution of the problem of overhead becomes simple. It is only a matter of getting the goods. Capwells, in its move to a store forty by one hundred feet in the Blake Block in 1920 didn't result in an overhead large enough to compare with that of today. But that low overhead is the secret of the success of Capwells.

INDIGESTION

CHAMBERLAIN'S TABLETS

Walk-Over's SALE

of Women's Footwear

Hundreds of Pairs of Distinctive Footwear Further Reduced

Another Walk-Over Hosiery Special

going away EAST this Summer

EMERSON PRESENTS IT FIRST

Zone Law Change Urged to Permit \$100,000 Home

BERKELEY, Aug. 6. — In order to permit the erection of a \$100,000 residence on a half block of land at Vine street and Hawthorne Terrace, James C. Sperry, wealthy Berkeleyan, has petitioned the city council to reclassify his property. Sperry seeks to build two residences, one for himself and the other for relatives, as well as two garages with living quarters for chauffeur and servants. Under Berkeley's zoning law he would be barred from connecting the buildings as planned if the property remained in Class One. He asks for a change to Class Three. The city planning commission recommended to the council that the change in classification be made and next Tuesday was set as the time for hearing.

EXHIBIT G

BERKELEY URBAN CONSERVATION SURVEY

BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION, P.O. Box 7066, Berkeley 94707

Master Plan Area 7
Attachment 1 of 3

BOOK/BLOCK/PARCEL No. 059 2249 02800 FORM No. 24650

ADDRESS 1450 HAWTHORNE TERRACE

ORIGINAL OWNER _____

ARCHITECT HENRY H. GUTTERSON

CONTRACTOR _____

DATE 1924-25 SOURCE _____



NUMBER OF STRUCTURES ON LOT _____ Fill out additional questionnaire for each structure and attach. ZONING _____

More than one box may be checked:

- | ORIGINAL USE | PRESENT USE |
|---|--------------------------|
| <input type="checkbox"/> Vacant | <input type="checkbox"/> |
| <input type="checkbox"/> Single family | <input type="checkbox"/> |
| <input type="checkbox"/> Duplex-fourplex | <input type="checkbox"/> |
| <input type="checkbox"/> Apartments | <input type="checkbox"/> |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> |
| <input type="checkbox"/> Public/institutional | <input type="checkbox"/> |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> |

PHYSICAL DESCRIPTION

Number of stories: _____

TYPE OF ROOF

- | | |
|---------------------------------------|-----------------|
| <input type="checkbox"/> Gable | Material: _____ |
| <input type="checkbox"/> Hip | |
| <input type="checkbox"/> Flat | |
| <input type="checkbox"/> Gambrel | |
| <input type="checkbox"/> Shed | |
| <input type="checkbox"/> Other: _____ | |

BUILDING MATERIALS

- Board siding
- Wood shingle
- Stucco
- Brick
- Concrete
- Stone
- Asbestos siding
- Other: _____

Building colors _____

CONDITION OF STRUCTURE

- Excellent
- Good
- Poor

- | | STYLE | |
|---|--|-----------|
| VICTORIAN | <input type="checkbox"/> Pioneer | 1850-1900 |
| | <input type="checkbox"/> False-Front | |
| | <input type="checkbox"/> Gothic Revival | |
| | <input type="checkbox"/> Italianate | |
| | <input type="checkbox"/> Stick-Eastlake | |
| | <input type="checkbox"/> Queen Anne | |
| <input type="checkbox"/> Other: _____ | | |
| TURN-OF-THE-CENTURY | <input type="checkbox"/> Transitional | 1890-1910 |
| | <input type="checkbox"/> Colonial Revival | |
| | <input type="checkbox"/> High-Peaked Gable | |
| | <input type="checkbox"/> Other: _____ | |
| EARLY XX CENTURY | <input type="checkbox"/> 1st Bay Tradition | 1900-1945 |
| | <input type="checkbox"/> Brown Shingle | |
| | <input type="checkbox"/> Craftsman | |
| | <input type="checkbox"/> Mission Revival | |
| | <input type="checkbox"/> Prairie Plain | |
| | <input type="checkbox"/> California Bungalow | |
| | <input type="checkbox"/> Period Revival | |
| <input type="checkbox"/> Specify: _____ | | |
| <input type="checkbox"/> Other: _____ | | |
| COMMERCIAL/INSTITUTIONAL | <input type="checkbox"/> Beaux-Arts | 1900- |
| | <input type="checkbox"/> Classical Downtown | |
| | <input type="checkbox"/> Storefront | |
| | <input type="checkbox"/> Moderne | |
| | <input type="checkbox"/> Manufacturing | |
| | <input type="checkbox"/> Drive-In | |
| | <input type="checkbox"/> Corporate-Public | |
| | <input type="checkbox"/> Brutalism | |
| <input type="checkbox"/> Other: _____ | | |
| MODERN | <input type="checkbox"/> 2nd Bay Tradition | 1930- |
| | <input type="checkbox"/> Suburban | |
| | <input type="checkbox"/> Multi-Unit | |
| | <input type="checkbox"/> 3rd Bay Tradition | |
| <input type="checkbox"/> Other: _____ | | |

1-5 can be further explained on back of questionnaire.

1. ALTERATION
 - Little or none
 - Moderate
 - Considerable
 - Restoration
2. SIGNIFICANT FEATURES
 - Architectural _____
 - Landscaping _____
3. ARCHITECTURAL IMPORTANCE
 - Fine example
 - Architect
 - Curiosity
 - Prior structure
 - Other: _____
4. HISTORICAL IMPORTANCE
 - Event
 - Individual
 - Group
 - Commercial
 - Civic activity
 - Other: _____
5. RANGE OF IMPORTANCE
 - Neighborhood
 - City
 - State
 - National
- OVERALL IMPORTANCE
 - YES
 - Maybe
 - No
 - Talked to resident

Oral History Contact: _____

RECORD ADDITIONAL HISTORICAL AND ARCHITECTURAL INFORMATION ON BACK OR ATTACH SHEET

SURVEYOR _____ DATE _____ /STAFF _____ DATE _____

BERKELEY URBAN CONSERVATION SURVEY

BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION, P.O. Box 7066, Berkeley '94707

Master Plan Area Attachment 1, pt 3

7

BOOK/BLOCK/PARCEL No. 059 2249 02700 FORM No. 24649

ADDRESS 1440 HAWTHORNE TERRACE

ORIGINAL OWNER James C. Sperry

ARCHITECT _____

CONTRACTOR A. Cederborg

DATE 1924 SOURCE permit #17854 21 AUG 1924



NUMBER OF STRUCTURES ON LOT new apartments \$68,107. for each structure and attach.

Fill out additional questionnaire

ZONING _____

More than one box may be checked:

1-5 can be further explained on back of questionnaire.

ORIGINAL USE PRESENT USE

- Vacant
- Single family
- Duplex-fourplex
- Apartments
- Commercial
- Industrial
- Public/institutional
- Other: _____

PHYSICAL DESCRIPTION

Number of stories: _____

TYPE OF ROOF

- Gable Material: _____
- Hip
- Flat
- Gambrel
- Shed
- Other: _____

BUILDING MATERIALS

- Board siding
- Wood shingle
- Stucco
- Brick
- Concrete
- Stone
- Asbestos siding
- Other: _____

Building colors _____

CONDITION OF STRUCTURE

- Excellent
- Good
- Poor

STYLE

- | | | | |
|--------------------------|--------------------------|---------------------|-----------|
| VICTORIAN | <input type="checkbox"/> | Pioneer | 1850-1900 |
| | <input type="checkbox"/> | False-Front | |
| | <input type="checkbox"/> | Gothic Revival | |
| | <input type="checkbox"/> | Italianate | |
| | <input type="checkbox"/> | Stick-Eastlake | |
| | <input type="checkbox"/> | Queen Anne | |
| | <input type="checkbox"/> | Other: _____ | |
| TURN-OF-THE-CENTURY | <input type="checkbox"/> | Transitional | 1890-1910 |
| | <input type="checkbox"/> | Colonial Revival | |
| | <input type="checkbox"/> | High-Peaked Gable | |
| | <input type="checkbox"/> | Other: _____ | |
| EARLY XX CENTURY | <input type="checkbox"/> | 1st Bay Tradition | 1900-1945 |
| | <input type="checkbox"/> | Brown Shingle | |
| | <input type="checkbox"/> | Craftsman | |
| | <input type="checkbox"/> | Mission Revival | |
| | <input type="checkbox"/> | Prairie Plain | |
| | <input type="checkbox"/> | California Bungalow | |
| | <input type="checkbox"/> | Period Revival | |
| | <input type="checkbox"/> | Specify: _____ | |
| | <input type="checkbox"/> | Other: _____ | |
| COMMERCIAL/INSTITUTIONAL | <input type="checkbox"/> | Beaux-Arts | 1900- |
| | <input type="checkbox"/> | Classical Downtown | |
| | <input type="checkbox"/> | Storefront | |
| | <input type="checkbox"/> | Moderne | |
| | <input type="checkbox"/> | Manufacturing | |
| | <input type="checkbox"/> | Drive-In | |
| | <input type="checkbox"/> | Corporate-Public | |
| | <input type="checkbox"/> | Brutalism | |
| | <input type="checkbox"/> | Other: _____ | |
| MODERN | <input type="checkbox"/> | 2nd Bay Tradition | 1930- |
| | <input type="checkbox"/> | Suburban | |
| | <input type="checkbox"/> | Multi-Unit | |
| | <input type="checkbox"/> | 3rd Bay Tradition | |
| | <input type="checkbox"/> | Other: _____ | |

1. ALTERATION
 - Little or none
 - Moderate
 - Considerable
 - Restoration
2. SIGNIFICANT FEATURES
 - Architectural _____
 - Landscaping _____
3. ARCHITECTURAL IMPORTANCE
 - Fine example
 - Architect
 - Curiosity
 - Prior structure
 - Other: _____
4. HISTORICAL IMPORTANCE
 - Event
 - Individual
 - Group
 - Commercial
 - Civic activity
 - Other: _____
5. RANGE OF IMPORTANCE
 - Neighborhood
 - City
 - State
 - National
- OVERALL IMPORTANCE
 - YES
 - Maybe
 - No
 - Talked to resident

Oral History Contact: _____

RECORD ADDITIONAL HISTORICAL AND ARCHITECTURAL INFORMATION ON BACK OR ATTACH SHEET

CITY/STATE

DATE

/STAFF

DATE

- 1927 - Jas. C. (Adelia) - Vice-pres. Magnavox Co. - 2425 Hearst
Jas. O. - student - 2425 Hearst
- 1928 - Jas. C. (Adelia O.) - Pres. Magnavox - 1450 Hawthorne Ter. Attachment 1, pt 3
Jas. O. - student
- 1928 - Mrs. Jas. H. Marsh - 1440 Hawthorne Ter.

EXHIBIT H

Activist Sylvia McLaughlin Cares for Berkeley

Since the Late 1950s, North Berkeley Resident Has Been a Dynamo of Environmental Activism and Concern for the Campus and the Community

By Sunny Merik
PUBLIC AFFAIRS

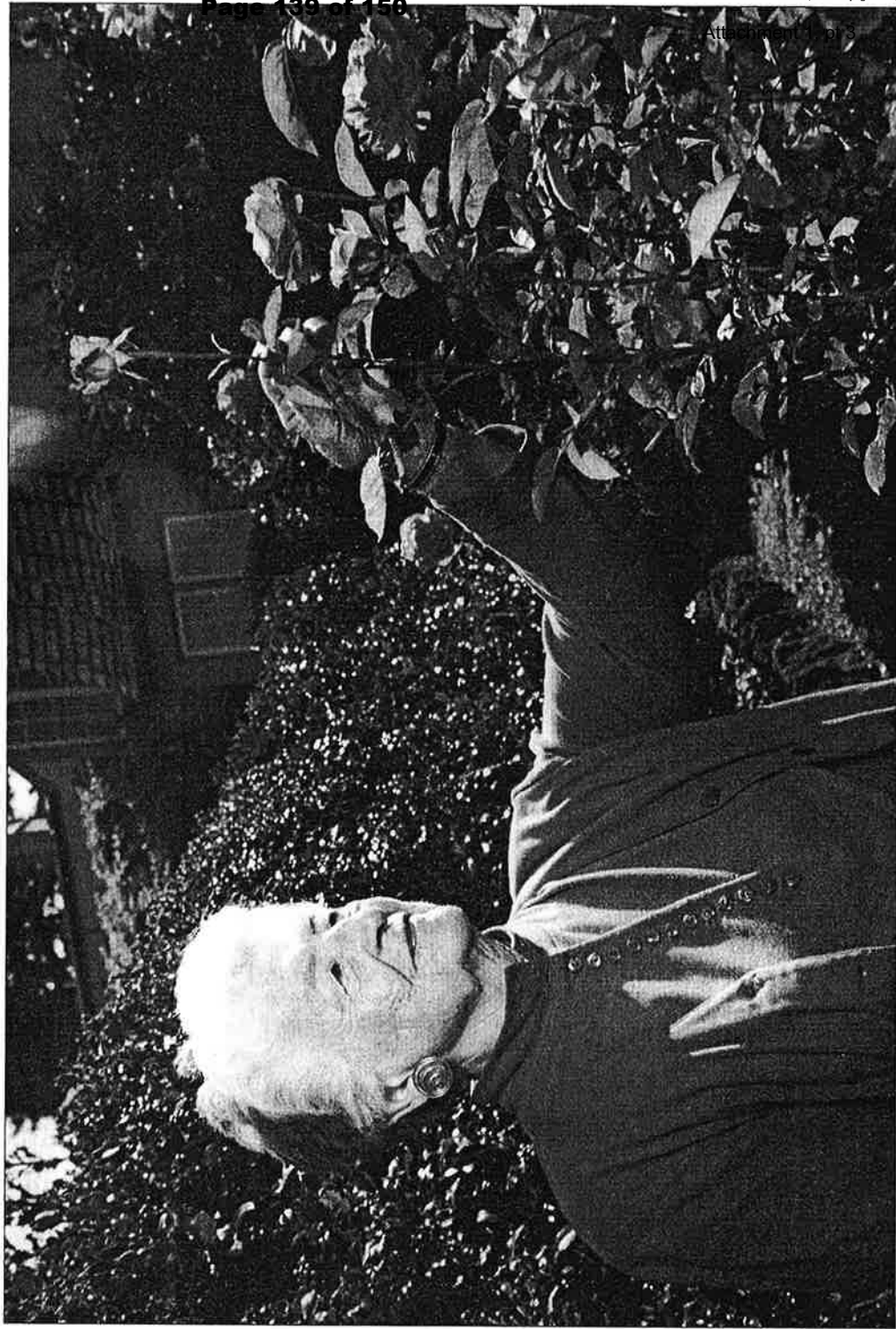
It's 9 a.m. Monday and already Sylvia McLaughlin has been pruning and weeding her garden. She's filled two vases with fresh and fragrant roses, done household chores and started telephoning. By 10, she will have completed a newspaper interview, set up a meeting with a woman seeking data on the environmental movement, and finalized plans to attend a four-day environmental conference in Santa Cruz.

At noon, she'll head for the Berkeley campus, where she lifts weights three times a week in the Cal Fit program. "I do strength training. It's a wonderful program," she says, bright brown eyes framed by a halo of white hair. "The people are all so congenial."

For nearly 40 years McLaughlin has worked with city officials and university administrators to preserve and improve both the natural and architectural beauty of the area. At 81, she is a local institution, her energy and influence legendary.

A Colorado girl who in the late '40s married UC Berkeley geology professor Donald McLaughlin, Sylvia found herself appointed to numerous university and civic committees once her husband, formerly Dean of the College of Engineering, was appointed a UC Regent. The committees led to new friends, new concerns, and the discovery that environmental activism suited her energy and interests.

Sylvia points out that in the late '50s and early '60s, 40 garbage dumps ringed the Bay. "And at night, many of them were burning," she said.

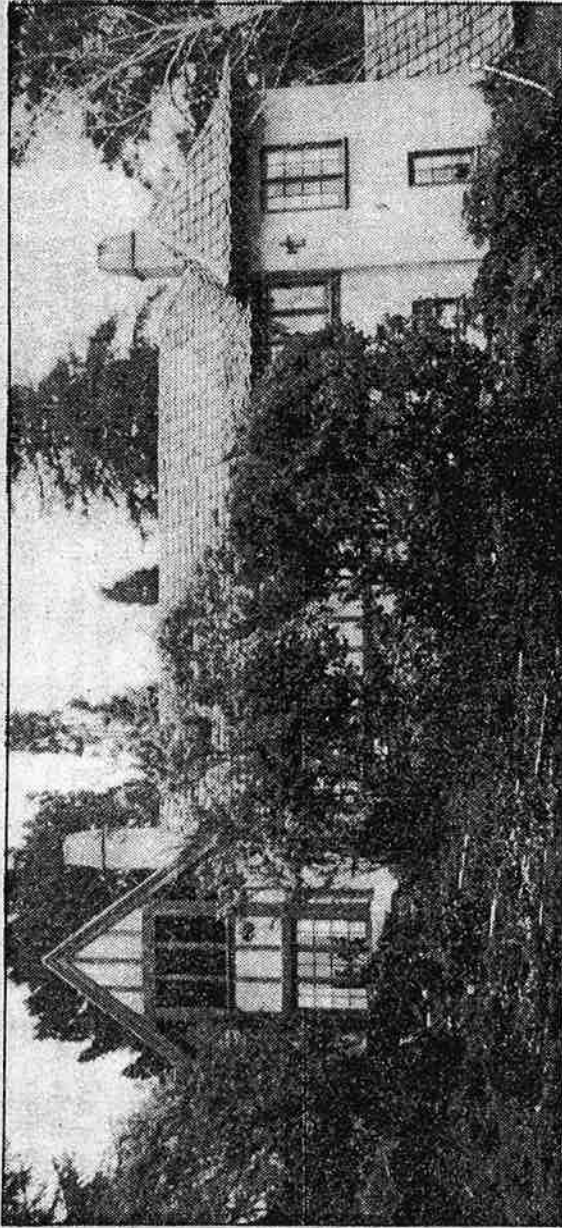


Environmental activist Sylvia McLaughlin takes pride in her North Berkeley rose garden.

tried, working with both the city and the member named Florence Minard worked with model of how careful preservation and

Berkeley's architectural heritage

Architect left mark on neighborhood



A Gutterson-designed house at 1441 Hawthorne Dr. in North Berkeley

BERKELEY — The house pictured here stands on a shrub covered knoll on Hawthorne Terrace, in North Berkeley. It was built for Colonel Edwin Landon in 1924 and designed by architect Henry Hibgy Gutterson.

This was Landon's second home. His original home, endearingly called the "grey gothic" by neighbors, stood to the north. His gardens included an orchard with many different kinds of fruit bearing trees. A long curving driveway, behind the orchard, led to his garage at the back of his house. It is said that he drove an electric car and that he had a turntable in his garage so he wouldn't have to back down the long driveway.

On Sept. 17, 1923, the Berkeley fire destroyed the "grey gothic". Using the orchard as the site of his new home, Colonel Landon hired Henry Gutterson to design this lovely home to take advantage of the garden in the rear. The central section of the house contains the living room with a high "cathedral" ceiling. The south wing

contains the dining room, library and kitchen and the north wing contains the bedrooms. The house has an English country air but a massive tile roof.

Landon sold the piece of property on the north to his friend General McNeill, who also had Gutterson design his home. This home has a steeply sloping slate roof, "English" half-timbering and quatrefoil designs around the entry. It opens onto the garden on the south side.

As history becomes more obscure with the passage of time, this, unfortunately, is all we know of Colonel Landon, General McNeill and the "grey gothic."

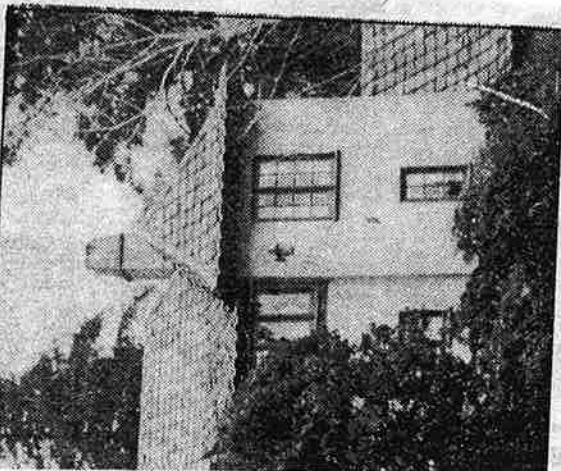
The Berkeley fire destroyed most of the original homes on Hawthorne Terrace and the surrounding areas. A number of well-known Berkeley architects designed the homes that now line the streets in this neighborhood. Henry Hibgy Gutterson was one of these important architects.

Born in 1884, Gutterson graduated from Berkeley High in 1903, entering the University of California that same year. He attended the Ecole des Beaux Arts in Paris from 1906-1909, returning to California in 1910. Before setting up his own practice in San Francisco in 1916, he worked for John Galen Howard on the staff of the Panama Pacific Exposition.

Active in architectural and planning circles throughout his life, Gutterson was co-founder and president of the Berkeley Planning and Housing Association and a member of the Berkeley Planning Commission. He taught briefly at the University of California in 1910-11 and 1920-21. In 1946, he was awarded a citation for his pioneering work on the unification of the profession by

The INDEPENDENT and GAZETTE, Wed., March 21, 1979—3

mark on neighborhood



Dr. in North Berkeley

ining room, library and kitchen and the
ains the bedrooms. The house has an En-
air but a massive tile roof.
ld the piece of property on the north to his
l McNeill, who also had Gutterson design
is home has a steeply sloping slate roof,
f-timbering and quatrefoil designs around
pens onto the garden on the south side.
becomes more obscure wit the passage of
ifortunately, is all we know of Colonel
al McNeill and the "grey gothic."
ley fire destroyed most of the original
thorne Terrace and the surrounding areas.
ell-known Berkeley architects designed the
w line the streets in this neighborhood.
Gutterson was one of these important ar-

the American Institute of Architects.

His work in this particular North Berkeley neighbor-
hood, including the two previously mentioned homes are
numerous. Two homes on the West side of Hawthorne
Terrace, directly opposite the one pictured here, were
built for Clarence Sperry and his sister Marion Marsh in
1924. There are three Gutterson houses in a row on Euclid
Avenue just above the houses on Hawthorne. A bit north
off Euclid, along Rose Walk, are the houses and duplexes
for which he is so well known.

On Codornices Road there are four small Gutterson-
designed cottages and a small house at the end of the
road. A favorite Gutterson house on Bayview Place has a
floral design stenciled on the dark redwood siding. This
house was built in 1927.

The work of Henry Gutterson will be the subject of a
lecture to be given on March 29 at 8 p.m. in Jefferson
School Auditorium as a prelude to the Gutterson House
tour on April 1. For further information call 841-3685 or
848-1259.

**Text and photo by Susan Dinkelspiel Stern for the
Berkeley Architectural Heritage Association**

Born in 1884, Gutterson graduated from Berkeley
High in 1903, entering the University of California that
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Berkeley's architectural heritage

Rose Walk: past success, future decision

BERKELEY — Pictured here are the four duplexes that boarder Rose Walk to the north. In the background, Codornices Road, dotted with cottages, winds behind the reservoir. Codornices Reservoir is seen, in this 1924 drawing, as a hillside lake, before it was covered by asphalt and a few boxed trees in the 1960s. The houses to the south were not yet planned.

Rose Walk was built in 1913 with contributions from the neighborhood and was designed by Bernard Maybeck. The walk linked Euclid Avenue and public transportation with the streets to the east: Tamalpais Avenue, Shasta Avenue and upper Rose Street.

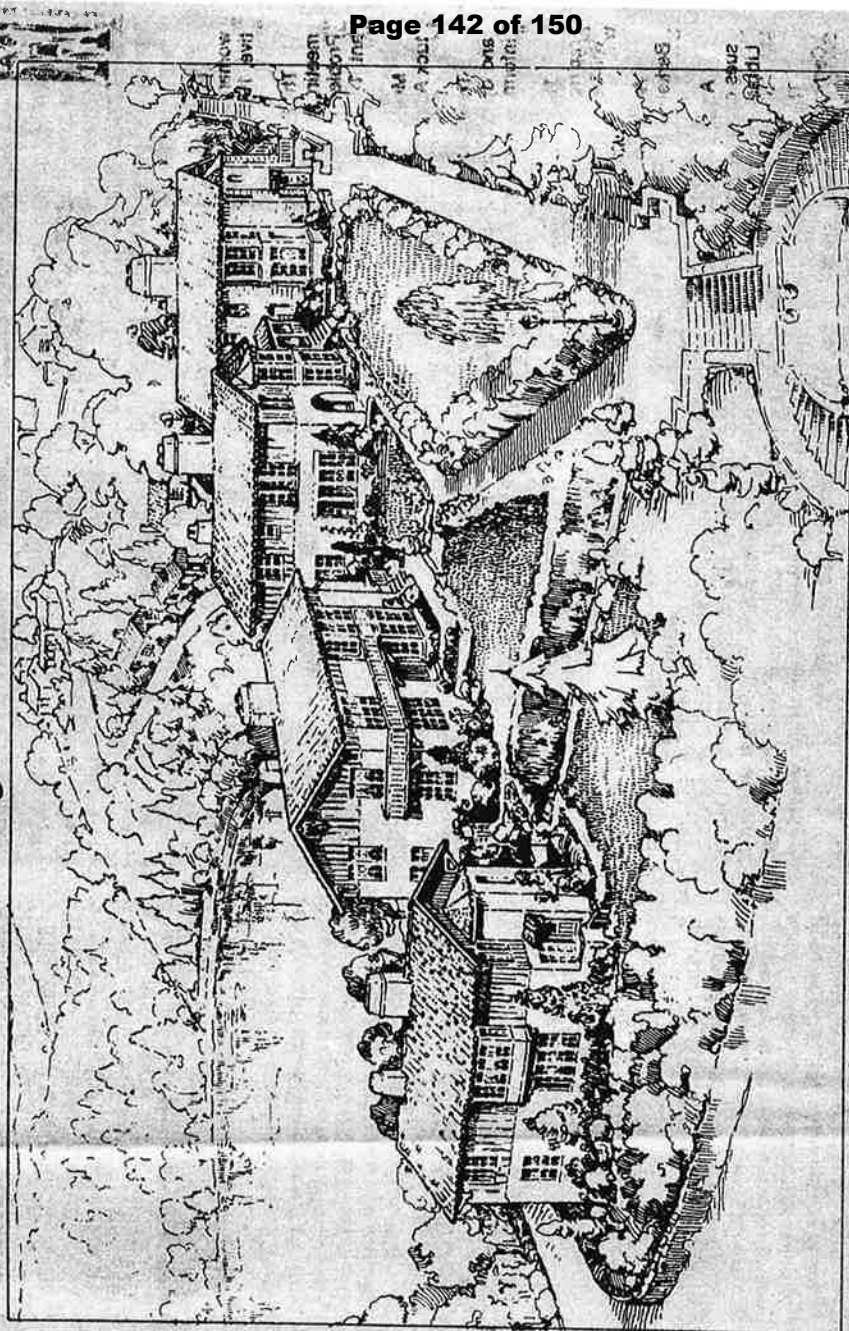
The property adjacent to Rose Walk was part of the Codornices Reservoir watershed. When water was brought into Berkeley from the Sierra, and the watershed was no longer needed the water district sold the property to Dr. and Mrs. Frank Grey.

The Greys hired Henry Highby Gutterson to help them develop their property. The Greys and Gutterson were both members of the First Church of Christ Scientist, which Maybeck had designed in 1910, and Gutterson was also a great friend of Maybeck's.

The Greys built Codornices Road and laid out the lots. They had Gutterson design a small cottage on Codornices Road after the fire in 1923, and as this drawing shows, plan the four duplexes that now line Rose Walk, in 1924.

It is important to understand why this subdivision became such an integral part of the environment in which it was built, because we are faced continually with the problem of wanting to enhance or preserve our environment rather than destroy it. The proposed Claremont Canyon subdivision and the ruling this week that the Neighborhood Preservation Ordinance is illegal makes it imperative that we look at past successes, such as the Rose Walk complex, in order to make decisions for the future.

This development is a success first because of the original owners of the property, the Greys. They had the foresight to hire an architect who was philosophically in tune with Maybeck, Keeler and the goals of the Hillside Club. Secondly, the Greys planned to live on the property; this was going to be their home, too. Thirdly, they did not build all at one time, but as their means permitted. The first cottage was built in 1923 and the last house was not completed until 1935. Lastly, the present owner shares the responsibility of maintaining Rose Walk as



Four duplexes along Rose Walk, built in the 1920s

originally conceived.

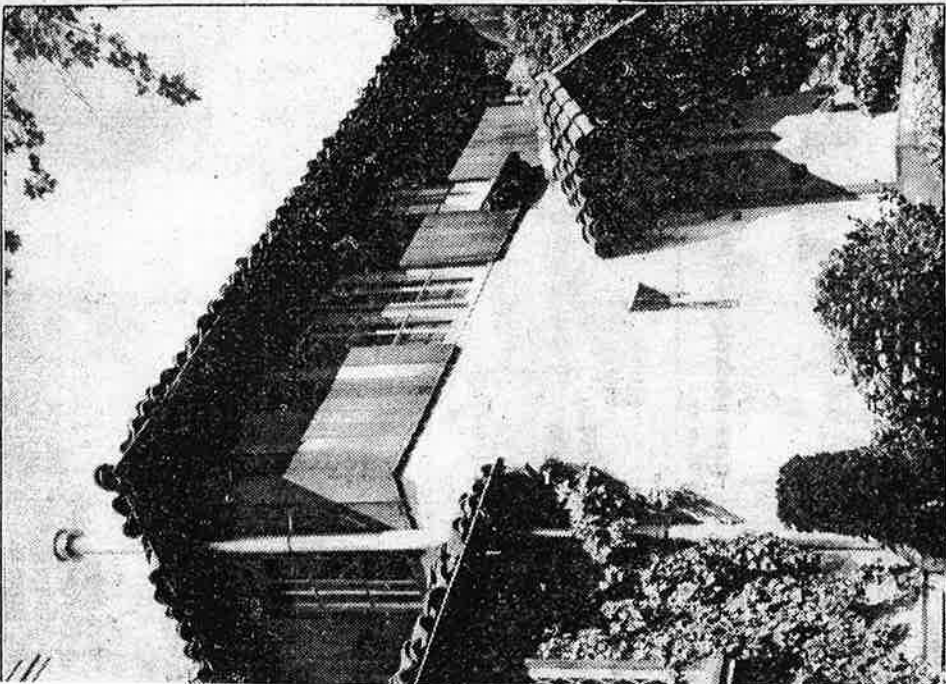
The whole development of the Codornices watershed land is internationally recognized as one of the most artistically and imaginatively planned communities in the country. In 1924 Rose Walk was deemed to the city, and in 1976 it was designated a landmark.

The Berkeley Architectural Heritage Association's annual house tour will feature homes by Henry Highby Gutterson.

Text by Susan Dinkelspiel Stern for the Berkeley Architectural Heritage Association. Drawing courtesy of Dale Tillery.

architectural heritage

hitect fought to keep Hills homes 'charming'



uids House, at Cedar and Euclid streets

BERKELEY — The home pictured here was built for the Foulds family in 1928 and stands on the corner of Cedar and Euclid streets. It was designed by architect Henry Higby Gutterson who was a proponent of the philosophical objectives of the Hillside Club. The Berkeley Architectural Heritage Association's annual house tour April 1 will feature homes by Gutterson.

The Hillside Club, founded in 1898, had as its goal the protection of Berkeley Hills from "unsuitable and disfiguring houses". The struggle to arrive at this goal was a continuing battle. Charles Keeler, in the August, 1922 issue of *Building Review*, made a plea for "... employing well trained architects to design the inexpensive and modest homes (which would result in) cities of surprising charm".

Gutterson, as a prolific domestic architect, contributed to the "charm" for which Berkeley's residential neighborhoods are known.

In addition to the Foulds House, Gutterson also designed the cottages on Rose Walk for Mrs. Frank Grey. Both the Foulds House and the Rose Walk cottages feature the same elements of his personal style: lightly stained stucco, prominent wood accents, small paned

windows and heavy tiled roofs. This is a subtle combination of styles with a Mission Revival flavor.

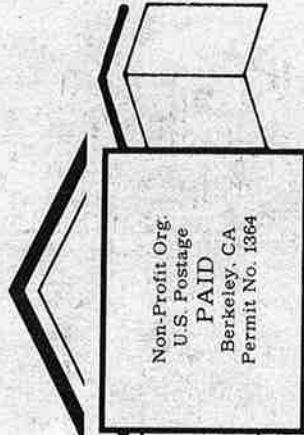
There are several more Gutterson houses in this North Berkeley neighborhood and many in the Claremont area. The home he designed for himself is on Garber Street. They are all unpretentious and Berkeley homes designed to serve retreats from a busy world.

Gutterson lived most of his life in Berkeley, graduating from Berkeley High in 1903 and the University of California. He attended the Ecole des Beaux Arts in Paris and worked for John Galen Howard before setting up his own practice in San Francisco in 1916.

He was active in civic architectural and planning circles and was a member of the Berkeley Planning Commission and co-founder and president of the Berkeley Planning and Housing Association.

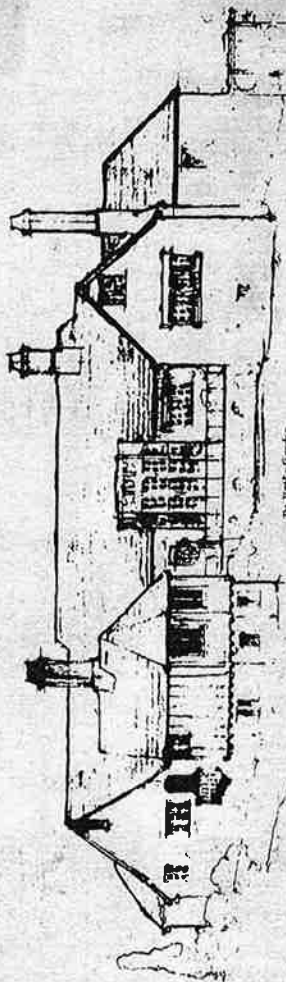
Text by Susan Dinkelspiel for the Berkeley Architectural Heritage Association and Photograph by Elizabeth Crews.

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HENRY HIGBY GUTTERSON

Henry Gutterson played a major role in providing homes for the "growing influx of home seekers". A large number of them are in Berkeley where he lived most of his life.

Born in Minnesota in 1884, he graduated from Berkeley High in 1903, then entered the University of California that same year. He attended l'Ecole des Beaux Arts in Paris from 1906-1909, returning to California in 1910 after a brief stay in New York where he worked for Grosvenor Atterbury. Before setting up his own San Francisco practice, in 1916, he worked for John Galen Howard, on the design staff of the Panama Pacific Exposition, and for the City of Oakland architectural staff.

Henry Gutterson continued to be active in architectural and planning circles throughout his life. He was co-founder and president of the Berkeley Planning and Housing Association, a member of the Berkeley Planning Commission, and served on the advisory committee for the San Francisco Civic Center from 1928-1930. Gutterson was president of the Sierra Nevada Chapter of the AIA from 1927-1930 and one of the founders and first directors of the State Association of California Architects and the San Francisco Federal Savings and Loan Association. He taught briefly at the University of California in 1910-11 and 1920-21. In 1946 Gutterson was awarded a citation for his pioneering work on the unification of the profession by the AIA. During his career he was associated with Bernard Maybeck, Willis Polk, Louis Christian Mulgardt, John J. Donavan, Harris Allen, William Corlett Sr. and Ernst Born.

Primarily a prolific domestic architect, Gutterson also designed churches, sanitariums and schools. For the Sierra Club he designed shelter huts that the Club has erected along trails in the high Sierra, and for the Bohemian Club he built recreational facilities near Monte Rio. He designed several Christian Science Churches and Vedanta Society meeting halls. The Salem Lutheran Home in Oakland and the Benevolent Society in San Francisco are two of his larger endeavors.

The largest concentration of Gutterson's residential work can be found in St. Francis Woods in San Francisco. Mason McDuffie, developers of the Claremont and Thousand Oaks neighborhoods in Berkeley a few years earlier, hired John Galen Howard and the Olmstead Bros. of Massachusetts to design a garden community on the west side of Twin Peaks

in 1912. Louis Christian Mulgardt designed the model home and Henry Gutterson became supervising architect in 1916, a post he held until his death in 1954. He designed over 30 homes in the Woods; one of them is the prize-winning House of Hart Weaver.

His first homes in Berkeley date from 1914, a brown shingle on Berryman and a stucco and wood chalet on Tunnel Road, built for Charles Mallory Dutton. There are several Guttersons in the area north of Cedar Street built after the fire in 1923, and many homes in the Claremont and Thousand Oaks areas.

One of Gutterson's Berkeley masterpieces is the Romanesque 2nd Church of Christ Science on Spruce Street built in 1926. The materials, simple and direct, are unpainted concrete and plaster, tile roofs and natural wood trim around leaded windows. These create a gracious and restrained building with a subtle elegance. Scaled to fit in a two and three story residential neighborhood, the horizontal wings of the building, which contain offices and the Sunday School, disguise the great height of the Church.

Although Gutterson adeptly designed in several of the prevailing popular styles of his time, including the English half-timbered and the English cottage, the Italian villa, the Swiss chalet and the mission revival, his strongest statements are of a more individualistic nature and yet combine elements present in all these styles. The row of four houses on upper Garber Street, which includes his own house at 2922 Garber, are a fine example of his personal style. Each home has its own character, but they share the "Gutterson" look of being partially stucco with strong wood accents and classical revival detailing.

Perhaps the Rose Walk cottages are the landmark of Gutterson's career, as they are also a landmark of Berkeley. With these cottages he augments his personal style by using heavily tiled roofs and strong English chimneys. Built over a long period of time for Mrs. Frank Grey, and carefully designed for the ultimate in privacy, these cottages are an example of excellence in planning.

Like Julia Morgan and others of his generation, Henry Gutterson made little attempt to create new architectural images. His broad popularity arose from his concern for pleasing his clients and his genuine sensitivity to their needs. His work always maintained a classical control over proportion and massing. The gentle nature of his buildings, which are subdued, quiet, and unassuming, has been his legacy. Gutterson's homes today blend into the gardens that surround them. Often hidden amongst now mature trees and shrubs, they are the homes that one passes with the feeling that they are retreats from the otherwise hectic world.

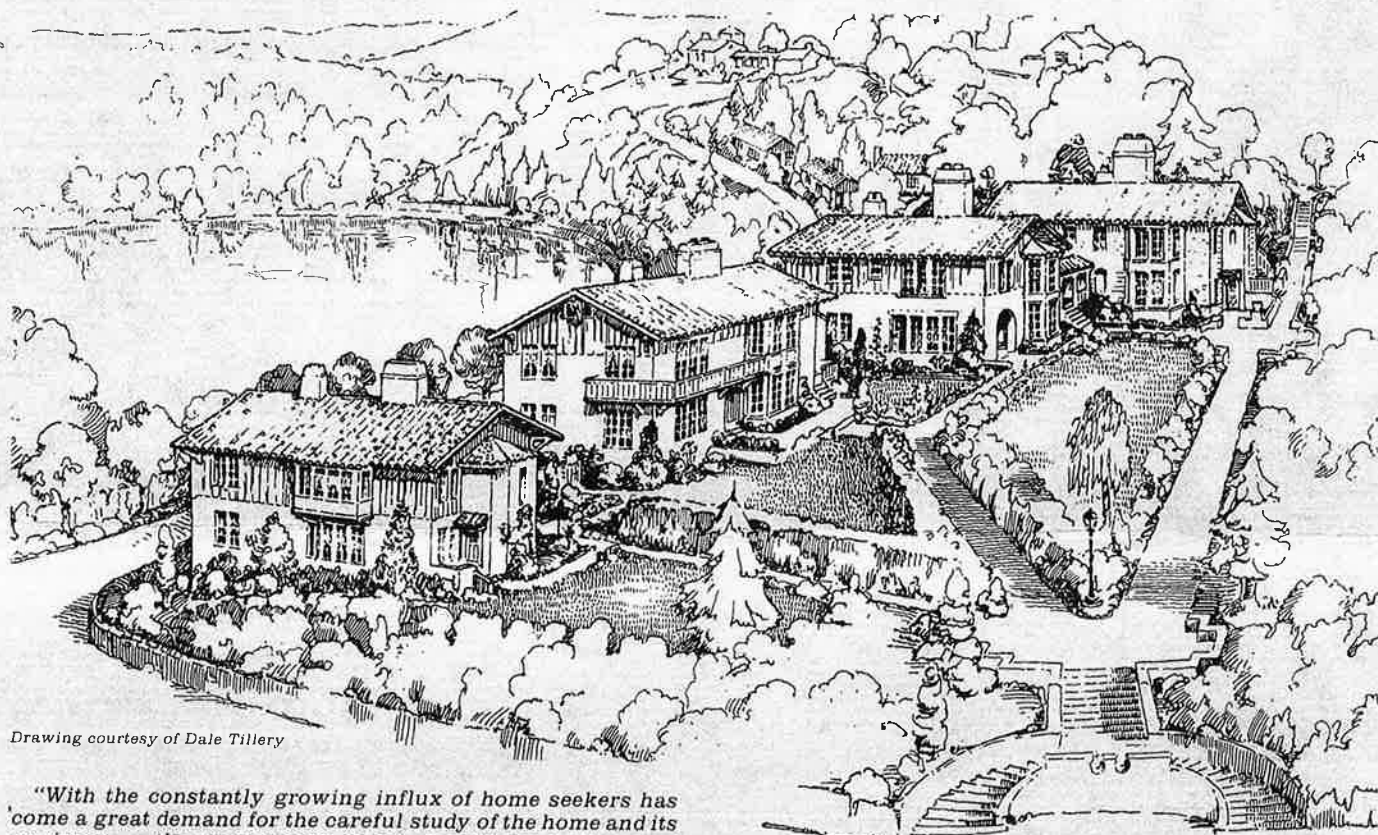
—Susan Dinkelspiel Stern

HENRY HIGBY GUTTERSON

Residential Work in Berkeley

Sunday, April 1st from 1:00 to 5:00 pm

Donation - \$6.50 per person



Drawing courtesy of Dale Tillery

"With the constantly growing influx of home seekers has come a great demand for the careful study of the home and its environs . . . the great spaces of sea, mountains, valleys and deserts have all contributed to a freedom from the restricting conventionalities of the older communities and helped toward a spontaneity and individuality of expression that is most delightfully refreshing." Henry Higby Gutterson

THE BUILDING REVIEW, Aug. 1921

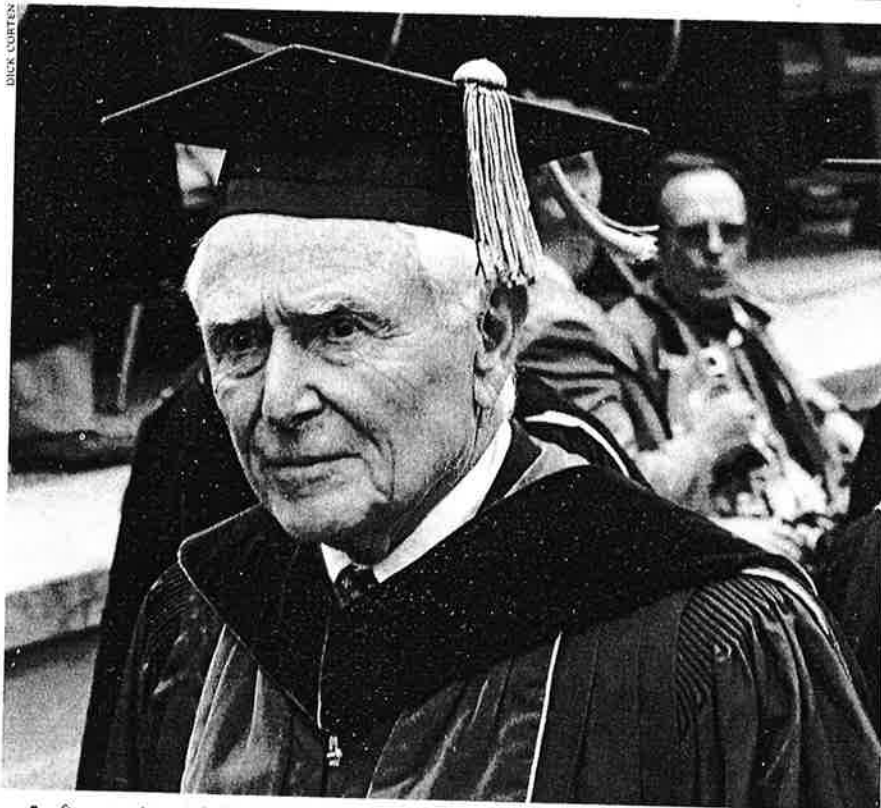
An illustrated lecture will be given by Susan Dinkelspiel Stern at Jefferson School Auditorium on Thursday, March 29th, at 8:00 pm. Admission is \$1.50 per person at the door or \$1.00 if purchased with your ticket.

Tickets are limited. Please make reservations before March 23rd by mailing form below with check made payable to B.A.H.A. and a stamped, self-addressed envelope.

For information, call 841-3685 or 848-1259

HENRY HIGBY GUTTERSON
HOUSE TOUR

DUCK KORTEN



After meeting with Donald H. McLaughlin, a University official recalled, "you always left a believer—if not in his point of view, at least in Donald McLaughlin." A man whose twinkling eyes and ramrod-straight bearing commanded both affection and respect, McLaughlin died at his home in Berkeley on the last day of 1984—93 years after his birth in San Francisco and following a rich and rewarding series of careers that found him at home not only in the classrooms of Harvard and Berkeley but also in the shafts of gold mines and in the corridors of power of several major corporations.

McLaughlin was a runner-up for the University Medal when he graduated from the Berkeley campus in 1914. Following the advice of family friend Phoebe Apperson Hearst, he did graduate work at Harvard, earning the master's in 1915 and the doctorate in 1917. After serving in the Army until 1919, he became chief geologist for the Cerro de Pasco Copper Corporation and remained with that South

American company until 1925.

McLaughlin then returned to Harvard as its youngest professor and later was chairman of the Department of Geology and Geography and of the Division of Geological Sciences. In 1941, Robert Gordon Sproul persuaded him to return to Berkeley, where he served one year as professor of mining engineering and as dean of the College of Mining; in 1942-43, he was the first dean of the College of Engineering at Berkeley.

In addition to his academic duties from 1926 to 1941, McLaughlin was a consulting geologist for Homestake Mining Company, the country's largest gold mining concern. Colleagues at Homestake have credited him with "rediscovering" the company's mine in South Dakota after mining engineers had declared the facility panned out. (About three million ounces of gold were extracted after McLaughlin's rediscovery.)

He was elected a director of Homestake in 1943 and subsequently served as the com-

pany's president, chief executive officer, and chairman of the board. From 1970 until his retirement in 1981 he was honorary chairman of the board and chairman of the executive committee.

The largest gold find of the 20th century in California—a 1980 discovery by Homestake at the juncture of Napa, Lake, and Yolo counties—was named the McLaughlin Deposit in his honor. The open-pit mine is expected to produce its first gold this spring and is estimated to contain some three million ounces.

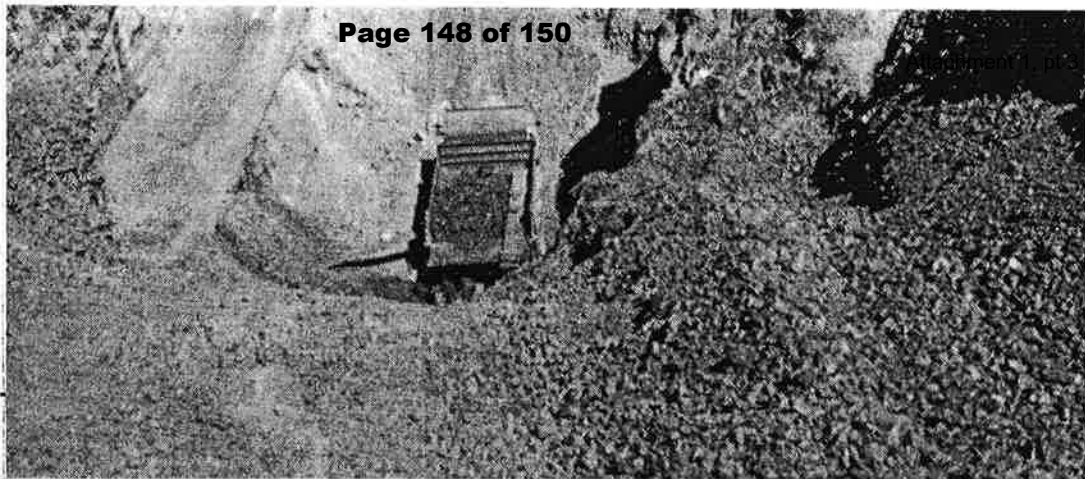
McLaughlin's association with the University included his membership on the Board of Regents from 1951 to 1967 (he was chairman of the board from 1958 to 1960). His tenure reached from the Loyalty Oath controversy to the Free Speech Movement, both of which he opposed. In the 1960s, when he was in his 70s, McLaughlin sought out and listened patiently to student protesters—and then forcefully presented an opposite point of view.

In addition to his many civic, social, and educational activities, McLaughlin held 10 corporate directorships and served on the U.S. Atomic Energy Commission and on the U.S. Geological Survey. His many awards from the University include Centennial Year Honors from both the Berkeley and the Santa Cruz campuses (in 1968) and his selection as the Alumni Association's Alumnus of the Year for 1977.

McLaughlin's critical view of campus architecture since John Galen Howard was legendary. He once observed: "Since I wasn't an architect, I couldn't speak with any authority. All I could do was to say harsh things. I think my worst crack was that I thought the campus rule was, 'A building doesn't have to be cheap, it simply must look cheap!'"

One building on campus he smiled upon was the old Engineering Building, which in 1966 was renamed in his honor. And, in December 1984, just before his death, Professor Emeritus McLaughlin was informed by Dean Karl Pister of the College of Engineering that the Donald H. McLaughlin Chair in Mineral Engineering would be established in the College. Homestake Mining pledged initial funds of \$150,000 to secure the honor, and has since announced plans to match 50 percent of the next \$100,000 raised for the chair.

Donald McLaughlin is survived by his second wife, Sylvia, of Berkeley; by four children, Donald H. Jr., of Cape Cod; Charles C. of Washington, D.C.; and Jean Shaterian and George C., of Berkeley; and by six grandchildren and three great-grandchildren.



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recently, the Pine Creek mine of the U. S. Vanadium Company is one of the three top tungsten producers in the United States, mining and concentrating a large tonnage, daily, of low-grade disseminated scheelite ore. Their ore also yields an important amount of molybdenum in the form of the sulphide, molybdenite, which is associated with the scheelite. An interesting development in the tungsten picture was the discovery that the mineral scheelite fluoresces under the influence of ultra-violet light. Portable lamps were manufactured which greatly facilitated prospecting, and resulted in the locating and opening up of numerous deposits in several districts in California as well as in

DONALD H. McLaughlin '14, Dean of the College of Engineering at California until 1943, is a mining geologist and engineer with experience garnered in South America and the United States, plus a professorship at Harvard. He is at present first Vice-President of the Cerro de Pasco Copper Corporation and President of the Homestake Mining Company, South Dakota.



others of the western states. Many of these, of course, were small, but the sum-total has been an important addition to the war supply.

Over the years, California has had several periods of activity in mining both chromite and manganese. The former began in 1869-1874 in Del Norte and San Luis Obispo counties, and the latter at the Ladd Mine, San Joaquin County, as early as 1867. Because of the high cost of transporting these ores to the consumers in the principal steel-mill districts of the eastern United States, it has not been profitable to mine our Californian chrome and manganese ores in competition with low-cost foreign importations except under the high prices of war time due to curtailment of imports as a result of ocean shipping difficulties. However, there is a possibility for the future utilization of these and other ferro-alloying metals in California along with our iron ore resources in the electric furnace with power from hydroelectric plants.

The particular stumbling block which has prevented the production of blast-furnace pig-iron commercially in California has been the lack of a nearby cheap supply of coking coal. Some twenty-seven years ago in one of the annual statistical reports of the State Mining Bureau, the present writer stated that he looked for the utilization of California's iron ores in the day, if and when, hydroelectric power could be obtained at a low figure comparable to that prevalent in Norway where such ores are smelted in the electric furnace. It looks as if that day is at hand, or

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May 1945 Cal Monthly

Friday, November 23, 2007

IN THE NEWS

APPEAL-DEMOCRAT A7

Skunk spray? It's one option with tree-sitters

By Michelle Lechin
Local Staff Writer

BERKELEY - University of California officials have won the legal right to oust a band of tree-sitters who've taken up residence in an oak grove standing in the way of a planned sports center.

But how do you uproot a tree-sitter in Berkeley, one of America's most politically correct cities?

"Extremely difficult," acknowledges campus spokesman Dan Mogulof.

As the protest nears its one-year anniversary, plenty of people have suggestions: Fire hoses, skunk spray and tranquilizer darts are among the thorny ideas Internet posters have planted.

So far, the university has moved cautiously.

The university wants to remove dozens of the picturesque trees, called evergreen coast live oaks, to build a \$125 million training facility for its Golden Bears athletic teams.

There have been scuffles between police and tree-sitters; and campus officials have put up chain-link fences around the grove. University lawyers have told a judge they are considering pruning lower branches - to make it harder to ferry supplies up to the protesters.

Both sides say they don't want a treetop confrontation.

"It's not an easy thing to do, to climb up into a tree, first of all," said Doug Buckwald, member of a group that supports tree-sitters but doesn't join them. "If you're climbing up into a tree to try to wrestle with somebody and drag them down, you are taking on a high level of risk."

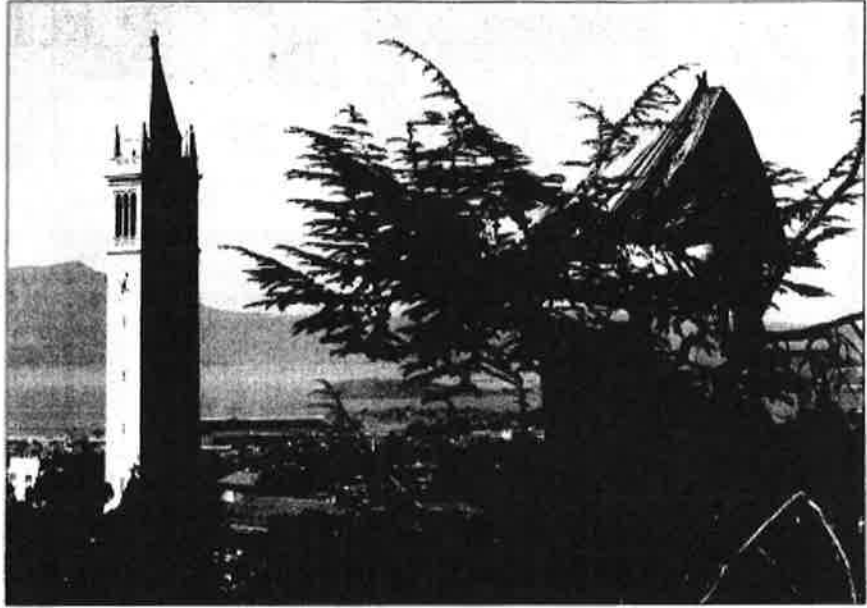
A judge ruled last month that school officials would be within their rights to oust the protesters. Mogulof declined to comment on what tactics campus police might use but said they are "not currently contemplating a forcible removal."

"Any decisions we make are going to be guided by an overriding desire to minimize the chance of harm coming to our officers or the people in the trees," Mogulof said.

The protest began last Dec. 2. It's unclear exactly how many tree-sitters there are, or whether they are students or outsiders. Many rotate in and out at night and wear masks, and they usually give false names.

Although some just spend a few hours in a tree to show solidarity, others seem to hang out for days or weeks, helped by supporters who hoist food, water and reading materials to them in buckets and haul out trash, excrement and other waste.

Notable milestones have included an appearance by conservationist Sylvia McLaughlin,



A tree house inhabited by protesters is seen near Berkeley's Sather Tower, left. In October, Berkeley officials won the legal right to oust a

band of tree-sitters who've taken up residence in an oak grove standing in the way of a new sports center. But the tree-sitters won't budge.

91, who briefly sat on a tree platform in January. There have been two nude photo shoots, and two sitters have fallen, breaking bones.

The next big development in the case could be a ruling, expected soon, on lawsuits filed by the City of Berkeley and others

challenging the building plans. They argue the athletic center would be environmentally and seismically unsound, which campus officials deny.

The judge hearing those lawsuits previously issued an injunction banning construction while the case is pending.

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