



Landmarks Preservation Commission Staff Report

APP #: LMSAP2026-0005

October 1, 2026

Structural Alteration Permit for Rose Walk Pedestrian Walkway



Quick Facts	Project Description:
Applicant: City of Berkeley Public Works Engineering Division Property Owner: City of Berkeley Project Address: Rose Walk near 2555 Rose Street Site Size: n/a GP Land Use: Institutional, Low Density Residential (LDR) Zoning: Residential Multi-Unit 1 District (R-1H) CEQA: Exempt pursuant to CEQA Section 15331 for Historical Resource Restoration/Rehabilitation Date Submitted: February 27, 2026 Date Deemed Complete: June 1, 2026 Project Planner: JulieAnn Murphy, Rincon Consultants	The applicant is seeking approval to reconstruct/repair segments of retaining walls and concrete pathway material along Rose Walk between Euclid Avenue and Le Roy Avenue.
	Zoning Permits Requested:
	Structural Alteration Permit pursuant to 3.24.200 to make repairs/alterations to a City of Berkeley Landmark.
	Staff Recommendation:
	Staff recommends that LPC approve LMSAP2026-0005 pursuant to BMC Section 3.24.260 "Permit application-Review standards and criteria" and subject to the attached Findings and Conditions of Approval.

ZONING MAP WITH HISTORIC RESOURCES



Not to scale

Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Institutional	Residential Multi-Unit 1 District (R-1H)	Residential
South	Low Density Residential	Residential Multi-Unit 1 District (R-1H)	Residential
East	Low Density Residential	Residential Multi-Unit 1 District (R-1H)	Residential
West	Low Density Residential	Residential Multi-Unit 1 District (R-1H)	Residential

AERIAL



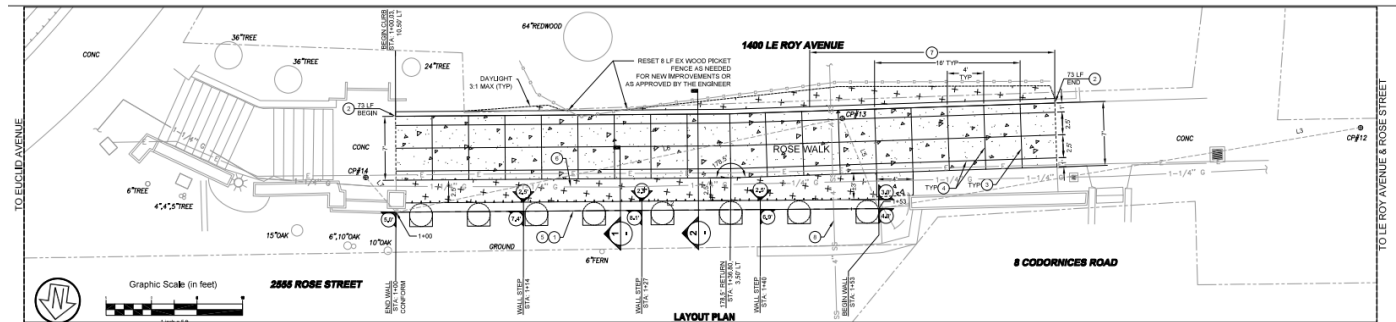
Source: Google Maps; Not to scale

EXISTING CONDITIONS



Rose Walk, facing east; Source: Staff Site Visit,
September 2026

PROPOSED PROJECT PLANS



Plans; Source: Project Plans; Scale 1"=5'

Background

Subject Site

The project site is in a residential neighborhood located in the North Berkeley Hills, within the Hillside Overlay District. It comprises a portion of the Rose Walk, a pedestrian foot path that extends between residences from Euclid Avenue to the west and Rose Street and Le Roy Avenue to the east. The Rose Walk was constructed in 1913. At its west end, the pedestrian walkway includes a double staircase that curves around a concrete bench that serves the adjacent bus stop. The back of the bench rises to a retaining wall that features a decorative, segmented quatrefoil. The foot path continues to a single staircase, bordered by low concrete walls. It continues uphill to another segment, also bordered by low, concrete walls and shrubs. The foot path features rose colored concrete. The retaining walls are not continuous, and the path is bordered only by shrubs in some sections. It is intersected at two sections that continue to pathways that connect to adjacent residences. The midway point of the Rose Walk features a curved area with low concrete walls and low square pillars. The walkway continues eastward and features a concrete retaining wall at its north side. There is a third staircase that is fronted by four low pillars. Low walls flank the walk that continues around the corner to the top of Rose Street.



Rose Walk, facing west; Source: Staff Site Visit, September 2026



Rose Walk, facing east; Source: Staff Site Visit, September 2026

Landmark History

Beginning in 1911, residents of Tamalpais and Shasta Roads advocated for a pedestrian path linking the hillside neighborhood to Euclid Avenue, where the Key System streetcar operated. Many residents of the newly established North Berkeley Hills neighborhood belonged to the Hillside Club, a social organization founded in 1898 by local women that promoted environmentally sensitive design and the preservation of Berkeley's hillsides. Members of the Hillside Club included architects Bernard Maybeck, Almeric Coxhead, and John Galen Howard, developer Frank M. Wilson, and naturalist and proponent of the Arts and Crafts Movement, Charles Keeler. The group encouraged "artistic homes built of materials complementing the natural beauty of Berkeley Hills" (Hillside Club Papers).

The Rose Walk, designed by Bernard Maybeck in the Beaux Arts tradition, was completed in 1913. In the following years, the residential tract along Euclid Avenue and the surrounding streets were nearly completely developed with houses built in the rustic tradition, many clad in brown shingles. On September 17, 1923, however, a fire ignited the North Berkeley Hills and destroyed an estimated 500 buildings, including those adjacent to the Rose Walk (with the exception of 1400 Le Roy Avenue, constructed in approximately 1909). In 1924, the Rose Walk was deeded to the City (Berkeley Gazette 1979).

In the following years, Dr. B. Frank Gray and Florence Dickens Gray purchased the vacant parcels surrounding Rose Walk to build a planned community. They hired architect Henry Higby Gutterson to design all of the houses on Rose Walk – seven house and four studio cottages all designed to be consistent with the tenets of the Hillside Club.

Landmark Designation

The Rose Walk was designated as a City of Berkeley Landmark on December 15, 1975, among the City's first Landmark designations (Berkeley Gazette 1975). The Landmark designation was amended on February 25, 1991, to include the adjacent residences, most of which were designed by Henry Higby Gutterson.

Character-defining features of the Rose Walk, which convey its significance include:

- Location within a residential neighborhood in Berkeley's North Hillside, connecting Euclid Avenue to the hillside above
- Placement as the central feature of the surrounding residential development
- Natural design with harmonious landscaping
- Beaux Arts design features including pillars, concrete retaining walls, pink concrete walkways, circular landing
- Fluted light fixtures

Application Chronology

On February 27, 2026, the applicant submitted the subject Structural Alteration Permit (SAP) application requesting permission to replace existing failing retaining walls along the Rose Walk. The proposed scope of work included approximately 75 linear feet of repair. The proposed new wall would be constructed to match the existing style/texture of the existing retaining walls.

The City of Berkeley Planning Department responded to the applicant on March 27, 2026 indicating that application materials were missing and the application was incomplete. The applicant responded with additional materials, as requested and the application was deemed complete on June 1, 2026.

On or before September 21, 2026, staff mailed and posted advance notice of tonight's public hearing, in accordance with Berkeley Municipal Code (BMC) Section 3.24.430.

Project Description

The proposed project involves replacing retaining walls along Rose Walk that have become deteriorated and show signs of structural damage. Descriptions of the retaining wall along the Rose Walk's northern edge were described as "leaning out and looks as if it needs to be repaired" in the 1991 Landmark nomination update. Since that time, the wall has continued to deteriorate. Additionally, a portion of the concrete walkway is cracked, deteriorated, and lifted from its original position posing a safety hazard.

The proposed scope of work includes the reconstruction of the deteriorated segments of the retaining wall with new cast-in place pile and grade beam and pillars and replacement of existing concrete walkway material with new concrete. Work will replace existing features in-kind.

Existing damaged sections of the retaining wall will be demolished where necessary, while preserving intact walls in place. New sections of retaining walls will be constructed with cast-in-drilled-hole concrete pilings and finished in the same material as the existing retaining walls. Where new wall sections meet existing walls sections, half-inch expansion joints will be included to ensure there is sufficient stress relief and avoid damaging the existing retaining wall proposed to be retained. At proposed new sections of retaining walls, new wall caps will be designed to match existing wall caps, including stepped and chamfered details.

The existing concrete walkway material will be removed where damaged. New concrete pavement will be installed to match existing concrete. The project plans and applicant statement are provided in Attachments 3 and 4.

Issues and Analysis

A. Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties (Standards) defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Below is an analysis of how the proposed project complies with relevant Standards. Responses to all the Standards are included in the Draft Findings in Attachment 1.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed scope of work will allow for the Rose Walk to continue to be used as it was historically, as a pedestrian footpath that extends from Euclid Avenue to Rose Street and Le Roy Avenue. The proposed project is consistent with Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed scope of work will retain the property's existing historic character. Distinctive materials will be preserved. The proposed replacement of retaining walls and walkway material will be undertaken in a manner that retains the existing spaces and spatial relationships that characterize the Rose Walk. Retaining walls and walkways will be replaced in-kind. The proposed scope of work is consistent with Standard 2.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed scope of work is limited to replacing damaged materials in-kind. Distinctive materials, features, and finishes that characterize Rose Walk will be preserved. The proposed scope of work is consistent with Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed scope of work proposes to replace existing deteriorated materials. Due to the extent and type of material damage, repair is not suitable. Proposed replacement is limited to segments that are damaged beyond repair. New retaining walls and walkway material will match the existing in design, color, texture, and materials. Replacement is based on existing physical evidence. The proposed scope of work is consistent with Standard 6.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project is not expected to encounter archaeological resources. The proposed work is subject to the City's existing guidelines and conditions on the treatment of archaeological resources. The proposed scope of work is consistent with Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed scope of work is limited to replacing materials that are deteriorated. All work will be consistent with the existing design and materials. The proposed scope of work will not destroy historic materials, features, and spatial relationships that characterize the property. No additional alterations or additions are proposed. The proposed project is consistent with Standard 9.

B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes staff's findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

BMC Section 3.24.260(C)(1)(a):

For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

The project proposes the in-kind replacement of existing retaining walls and concrete walkway material. Proposed replacement is limited to areas where materials are deteriorated beyond repair. The proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will retain the Rose Walk's character-defining features. As such, the proposed scope of work will not adversely affect the special character or value of the Rose Walk.

Environmental Review

The preservation and restoration of the retaining walls and foot path is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 "Historical Resource Restoration/Rehabilitation."

RECOMMENDATION

In accordance with BMC Section 3.24.200 staff recommends that the Commission:

- Open and close the public hearing on this SAP application.
- Take favorable action on the SAP application and adopt the Draft Findings & Conditions of Approval.

Attachments

1. Findings
2. Conditions of Approval
3. Applicant Statement, received April 30, 2026
4. Project Plans, dated February 27, 2026
5. Notice of Decision, 2500-2527, 2518, 2555 Rose Walk, 40, 50, 60 Codornices Road, 1400 Le Roy Avenue, and Rose Walk, 1991

Works Cited

Berkeley Gazette, "First Official Local Landmarks Designated," December 17, 1975,
<https://www.newspapers.com/image/608811989/?match=1&terms=%22rose%20walk%22&search-id=1e031277-5b15-423f-8ec6-911ceaf13fea&search-rank=1>.

Berkeley Gazette, "Rose Walk: Past Success, Future Decision," February 28, 1979,
<https://www.newspapers.com/image/608967109/?match=8&terms=%22rose%20walk%22&search-id=4f091496-3ec4-4660-865a-d6636f71b18d&search-rank=7>.



Landmarks Preservation Commission Findings

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October 1, 2026

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	Zoning Permits Requested:
	Structural Alteration Permit pursuant to 3.24.200 to make repairs/alterations to a City of Berkeley Landmark.
	Staff Recommendation:
	Staff recommends that LPC approve LMSAP2026-0005 pursuant to BMC Section 3.24.260 "Permit application–Review standards and criteria" and subject to the attached Findings and Conditions of Approval.

CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation” because the project will preserve and restore the existing retaining walls and walkway.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Evidence. The proposed scope of work will allow for the Rose Walk to continue to be used as it was historically, as a pedestrian footpath that extends from Euclid Avenue to Rose Street and Le Roy Avenue. The proposed project is consistent with Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Evidence. The proposed scope of work will retain the property’s existing historic character. Distinctive materials will be preserved. The proposed replacement of retaining walls and walkway material will be undertaken in a manner that retains the existing spaces and spatial relationships that characterize the Rose Walk. Retaining walls and walkways will be replaced in-kind. The proposed scope of work is consistent with Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Evidence. The proposed scope of work will not introduce materials that create a false sense of historical development. Standard 3 is not applicable.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Evidence. The Rose Walk retains its original design. No changes have occurred that have acquired historic significance. Standard 4 is not applicable.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Evidence. The proposed scope of work is limited to replacing damaged materials in-kind. Distinctive materials, features, and finishes that characterize Rose Walk will be preserved. The proposed scope of work is consistent with Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Evidence. The proposed scope of work proposes to replace existing deteriorated materials. Due to the extent and type of material damage, repair is not suitable. Proposed replacement is limited

to segments that are damaged beyond repair. New retaining walls and walkway material will match the existing in design, color, texture, and materials. Replacement is based on existing physical evidence. The proposed scope of work is consistent with Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Evidence. No chemical or physical treatments are proposed as part of this scope of work. Standard 7 is not applicable.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Evidence. The proposed project is not expected to encounter archaeological resources. The proposed work is subject to the City's existing guidelines and conditions on the treatment of archaeological resources. The proposed scope of work is consistent with Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Evidence. The proposed scope of work is limited to replacing materials that are deteriorated. All work will be consistent with the existing design and materials. The proposed scope of work will not destroy historic materials, features, and spatial relationships that characterize the property. No additional alterations or additions are proposed. The proposed project is consistent with Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence. The proposed scope of work does not include new additions or new construction. Standard 10 is not applicable.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

- a. For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The project proposes the in-kind replacement of existing retaining walls and concrete walkway material. Proposed replacement is limited to areas where materials are deteriorated beyond repair. The proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will retain the Rose Walk's character-defining features. As such, the proposed scope of work will not adversely affect the special character or value of the Rose Walk.

- b. For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The site is not in a Historic District.

- c. For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City Landmark and not a Structure of Merit.

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Conditions of Approval
October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Project Approval. This Structural Alteration Permit approval is for Rose Walk, as substantially shown and described on the project plans dated February 27, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on <u>October 1, 2026</u> ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060.B.4	On-Going	Land Use Planning
5.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

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October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
6.	Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning
7.	Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection	City of Berkeley	On-Going	Land Use Planning

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October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: ☐ Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

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3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
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III. During Construction A. Building & Safety Division		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

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IV. During Construction B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning
2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,</u> all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Construction	Land Use Planning

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	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find. B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards. C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations. D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out. E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.			
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IV. During Construction C. During Construction: Public Works		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works

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Conditions of Approval

October 1, 2026

3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

V. Structural Alteration Permit Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Repair and replacement of character-defining features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.	City of Berkeley	On-Going	Land Use Planning
2.	Chemical Treatments. With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
Rose Walk, near 2555 Rose St, Berkeley CA 94708**

Application Statement

PROJECT BACKGROUND:

Engineering Division of the Public Works becomes aware of a dilapidated retaining wall in the Rose Walk Path that's in a condition of disrepair, and further investigation confirmed the need to reconstruct/repair the tipped-over wall to mitigate safety concerns. The wall in its current condition presents a safety risk and proposed improvement will replace, partially, the unsafe portion of the wall, without impacting the rest.

Figure no.1 through 3 depicts various structural defects associated with the wall, along with a brief description of the nature of the defect. Additional photos included in Attachment A provide further details relating to the overall condition on the wall.

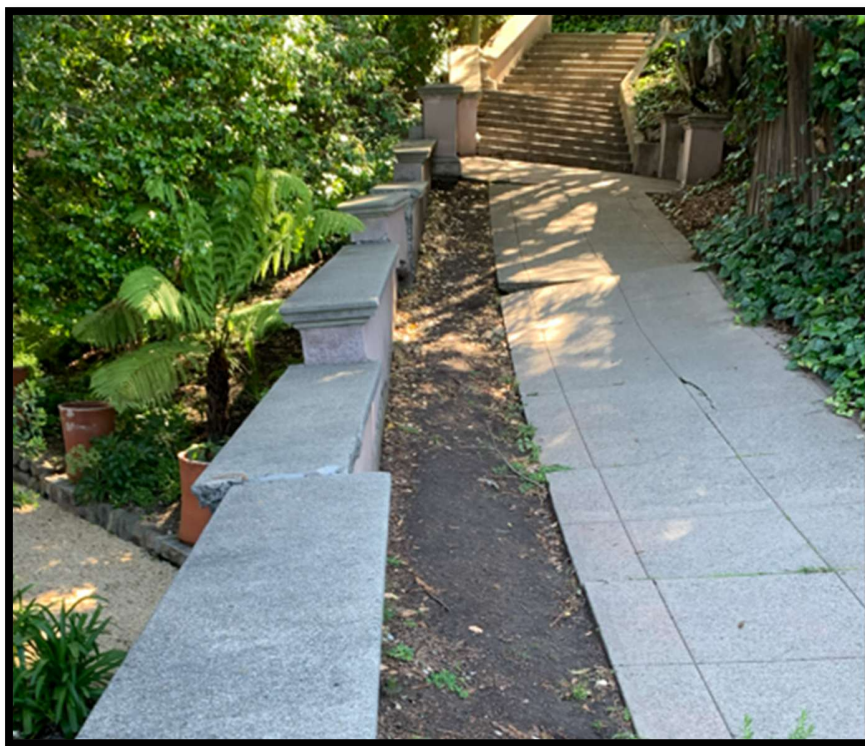


Figure 1: Tilted Wall

Figure 1: Tilted Wall

Looking at the wall along its longitudinal direction, the wall is tilted from its original upright position – any wall in

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
Rose Walk, near 2555 Rose St, Berkeley CA 94708**



Figure 2: Partial Displace Wall:

Multiple spots where segment of walls are breaking away from the structure

Figure 2: Partial Displaced Wall



Figure 3: Major Crack

A couple of major cracks, up to eight inches in size, weaken the structural integrity of the infrastructure.

Figure 3: Major Crack

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
Rose Walk, near 2555 Rose St, Berkeley CA 94708**

PROPOSED IMPROVEMENTS – BENEFITS AND RATIONALS:

The reconstruction/repair work replaces the dilapidated segment of the wall with new cast-in place pile and grade beam, as well as pilasters that resemble existing ones. Proposed improvement will include restoration of existing wall texture and style, to the best of the contractor's ability. Demotion of the existing wall and its footing will be completely removed prior to the construction of the new wall and piles.

Proposed improvement will eliminate the hidden safety concern associated with the existing wall in its current condition. The new wall will provide adequate structural strength to hold up against the lateral load being exerted onto the walls, in addition to the seismic enhancement included in the design, as the new wall will be constructed at a proper depth. Leaving the existing wall in its current condition unattended will likely result the city in a higher financial burden if the repair was to be delayed, as construction costs increase year after year, and unnecessary risk to property damage if the existing wall was to fail, unexpectedly.

Due to the various requirements to preserve its historical values, consideration was factored into the design process to require the contractor to restore the new wall to match its historical property, including but not limited to their textures and style, to the best of the contractor's abilities. Carrying the proposed improvement allows us to eliminate the safety concern of the walls without the loss of their historical value.

APPLICABLE STANDARDS AND REQUIREMENTS:

Where applicable, requirements specified in Chapter 3.24 of the BMC codes, specific sections 3.24.200 to 2.24.250, and 2.24.280, will be strictly adhered to, and various elements specified in the standards in the Secretary of Interior Standards, and actions to be taken as part of the reconstruction are provided below:

Standards for Rehabilitation:

Standards	Applicable/inapplicable, and why
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships	Not applicable as proposed improvement is within City Right-of-Way and improvement does not alter its intended use

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
Rose Walk, near 2555 Rose St, Berkeley CA 94708**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided	The reconstructed retaining wall will match, practically feasible, their existing texture/style
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Not applicable – waiver applies or needed
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.	not applicable – waiver applies or needed
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Best practices will be retained, and new walls will be matching existing walls texture/style
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence	New walls to be constructed will include various elements, including, but not limited to, texture, style, etc., matching to that of the existing walls.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable - waiver applies or needed
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed,	Not applicable – waiver applies or needed

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
Rose Walk, near 2555 Rose St, Berkeley CA 94708**

mitigation measures will be undertaken.	
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Work is limited to segments where structural deficiency is noted, and nothing is included outside of those segments.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Not applicable – waiver applies or needed

Various items listed in the *Landmark Preservation Commission Structural Alteration Permit & Design Review Submittal Requirements checklist* that are not applicable, and subsequently applicants are seeking waivers on:

Structural Altercation Permit and Design Checklist:

Checklist Item(s)	Applicable/inapplicable, and why
1. Application Statement – A written summary of the project	Provided above
2. Tabulation Form	Not applicable - wavier applies or needed
3. Fees	To be submitted
4. Color Photographs	Included in attachments
5. Colors and materials Boards	Not applicable - waiver applies or needed
6. Site Plans	Plan Sheets included – Attachment B
7. Floor Plans	Improvement sites do not pertain to structures that contain floor plans

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
Rose Walk, near 2555 Rose St, Berkeley CA 94708**

8. Roof Plans	Improvement sites do not pertain to structures that contain roof plans
9. Elevations	Plan Sheets included – Attachment B
10. Landscape Plans	Improvement sites do not pertain to structures that contain landscape plans
11. Sections	Plan Sheets include sectional view of the sites and proposed improvements
12. Other information may be required	Not applicable – waiver applies or needed

Mass Diagrams are included in Attachment - C that complies with SB 1212 Site Plan/Mass Diagram requirements.

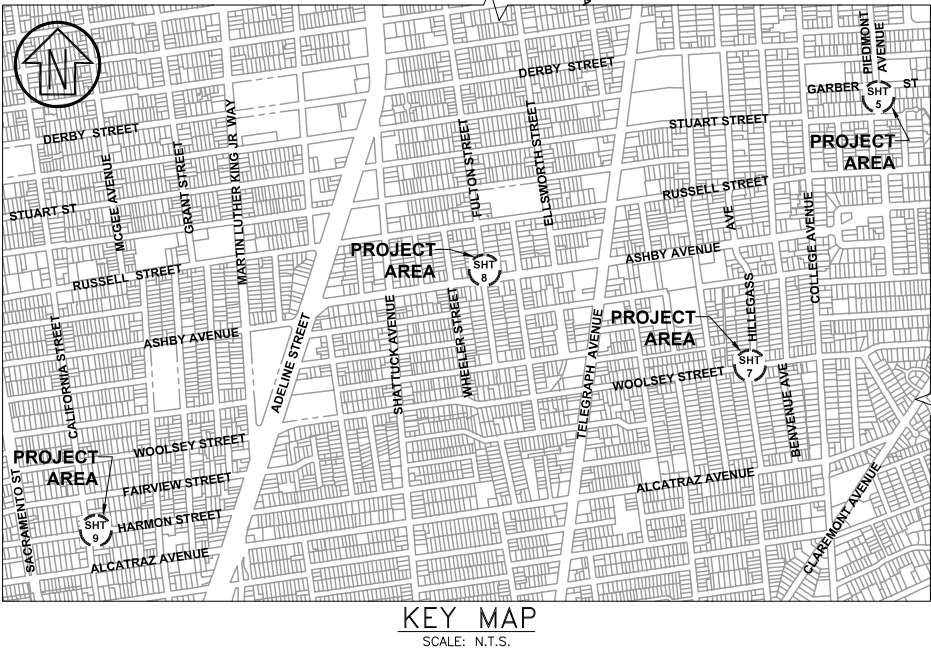
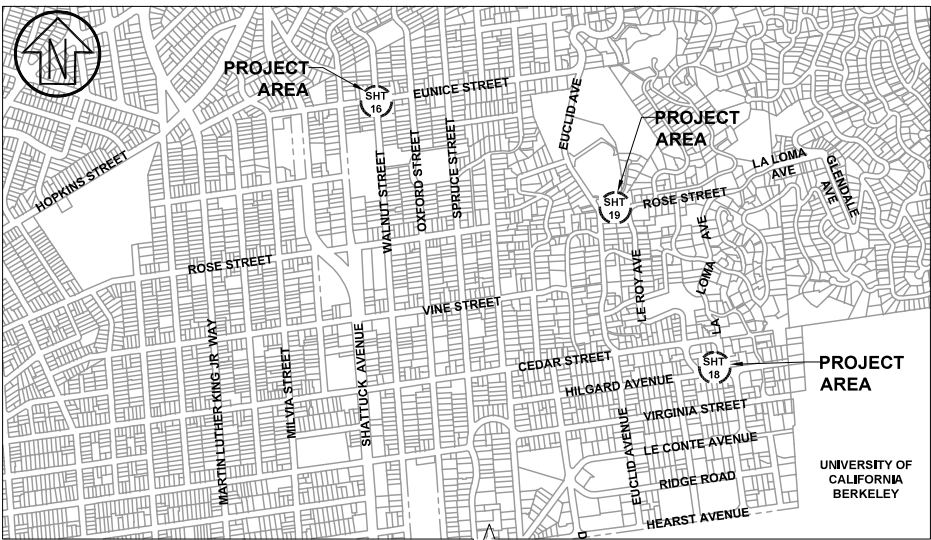
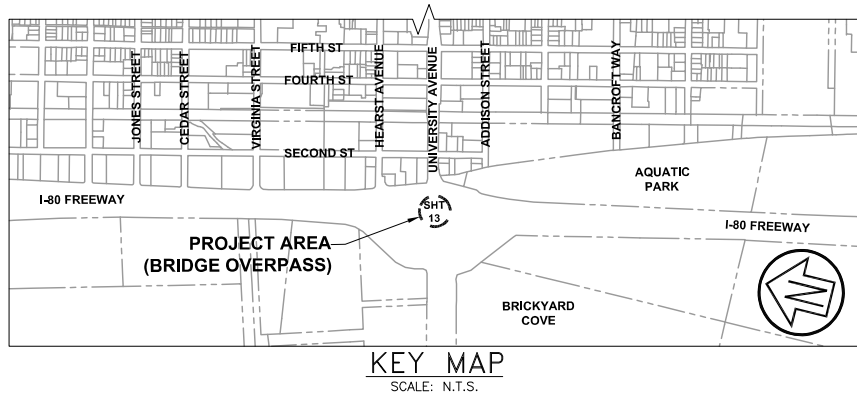
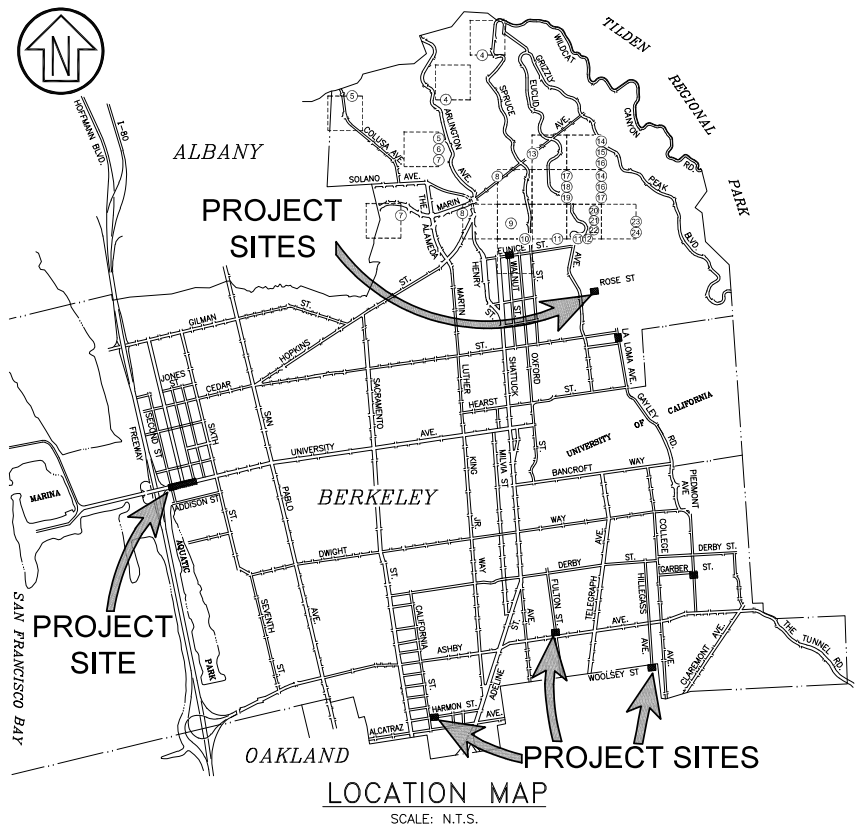
Attachments:

- A. Additional photos
- B. Plan Sheets
- C. Mass Diagrams

CITY OF BERKELEY
ALAMEDA COUNTY, CALIFORNIA

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
AND STRUCTURAL REPAIRS
SPECIFICATION NO. 25-11717-

RoseWalk
Location



SHEET INDEX

1. COVER SHEET
2. ABBREVIATIONS, GENERAL NOTES & LEGEND
3. IMPROVEMENT PLAN - EUNICE STREET AND WALNUT STREET RETAINING WALL
4. IMPROVEMENT PLAN - LA LOMA AVENUE RETAINING WALL
5. IMPROVEMENT PLAN - ROSE WALK RETAINING WALL
6. IMPROVEMENT PLAN - PIEDMONT AVENUE BULB-OUT
7. IMPROVEMENT PLAN - WOOLSEY STREET GREEN INFRASTRUCTURE
8. IMPROVEMENT PLAN - FULTON STREET GREEN INFRASTRUCTURE
9. IMPROVEMENT PLAN - HARMON STREET GREEN INFRASTRUCTURE
10. BID ALTERNATE - IMPROVEMENT PLAN - TUNNEL ROAD SIDEWALK GAP CLOSURE
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12. CONSTRUCTION DETAILS
13. CONSTRUCTION DETAILS
14. CONSTRUCTION DETAILS
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16. UNIVERSITY AVENUE REPAIRS - JOINT DETAILS NO. 1
17. UNIVERSITY AVENUE REPAIRS - JOINT DETAILS NO. 2
18. EUNICE ST AND WALNUT ST REPAIRS - STRUCTURAL LAYOUT
19. EUNICE ST AND WALNUT ST REPAIRS - RETAINING WALL DETAILS NO. 1
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21. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 3
22. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 4
23. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 5
24. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 6
25. ROSE WALK RETAINING WALL REPAIRS - GENERAL LAYOUT
26. ROSE WALK RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 7
27. ROSE WALK RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 8
28. EROSION CONTROL PLAN
29. POLLUTION PREVENTION PLAN

CONTACT INFORMATION

EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD): OSCAR HERRERA
510-287-1005
oscar.herrera@ebmud.com

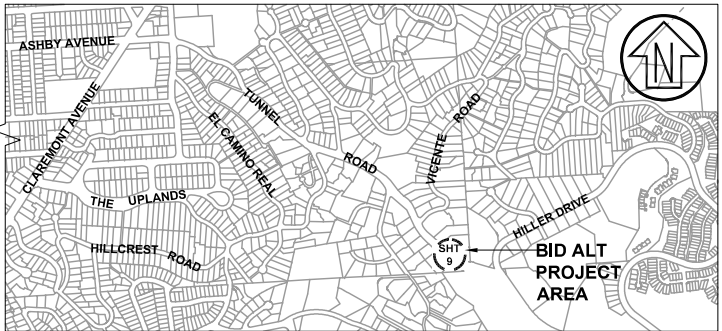
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sc4379@att.com

TERRENCE SALONGA
510-981-6447
tsalonga@cityofberkeley.info



KEY MAP
SCALE: N.T.S.



ENGINEERING | LANDSCAPE ARCHITECTURE
SURVEYING | URBAN PLANNING
2001 ADDISON STREET 415.823.8850
BERKELEY, CA 94704 WWW.CSWST2.COM
©2026

PROJECT MANAGER: DATE
DEPICTION OF MONUMENTS: DATE
SURVEY CHIEF OF PARTY
WATERSHED REVIEW: DATE

APPROVED: DATE
CITY ENGINEER

DESIGN: JD
DRAWN: DC
CHECK: JD
AS BUILT

HORIZ. AS NOTED
VERT. BOOK
DATE 02/27/2026

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
COVER SHEET

PLAN
FILE
T1
SHEET 1 OF 29

Item 7B, Attachment 4 - Project Plans
Landmarks Preservation Commission
October 1, 2026

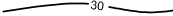
ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
AD	- AREA DRAIN
BC	- BEGINNING OF CURVE
BL	- BASE LINE
C	- BACK OF SIDEWALK
C&W	- CALIFORNIA MANUAL ON UNIFORM
C&W	- TRAFFIC CONTROL DEVICES
CB	- CATCH BASIN
C&G	- CURB AND GUTTER
CC	- CAST IRON
€	- CENTRAL POINT
CP	- CONTROL LINE
DI	- DROP INLET
DEP	- DEPRESSED
DESC	- DESCRIPTION
DWY	- DRIVEWAY
EC	- END OF CURVE
EG	- EXISTING GRADE
EP	- EDGE OF PAVEMENT
EX	- ELEVATION
EX	- EXISTING
FG	- FINISH GRADE
FL	- FLOWLINE
FS	- FINISH SURFACE
FB	- FLATTENED STEEL PIPE
GB	- GRADE BREAK
H&P	- H&P
HOPE	- HIGH DENSITY POLYETHYLENE PIPE
HP	- HIGH POINT
HSS	- HOLLOW STRUCTURAL SECTION
INV	- INVERT
JB	- JUNCTION BOX
JP	- JOINT POLE
L	- LEVELING COURSE
LF	- LINEAR FEET
LP	- LOW POINT
LOW	- LIMIT OF WORK
MH	- MAINTENANCE HOLE
MON	- SURVEY MONUMENT
NG	- NATURAL GROUND
NTS	- NOT TO SCALE
PA	- PLANTER AREA
P	- PULL BOX
PCC	- PORTLAND CEMENT CONCRETE
PC	- POINT OF COMPOUND CURVE
POC	- POINT ON CURVE
PRC	- POINT OF REVERSE CURVE
PVC	- POLY VINYL CHLORIDE PIPE
R&P	- REMOVE AND REPLACE
R&P	- REINFORCED CONCRETE PIPE
RRPM	- RETRO-REFLECTIVE RAISED PAVEMENT MARKER
RW	- RIGHT OF WAY
SS	- SANITARY SEWER
SSD	- SEE STRUCTURAL DRAWINGS
SSMH	- SANITARY SEWER MAINTENANCE HOLE
ST	- STORM DRAIN
SDCO	- STORM DRAIN CLEAN OUT
SDMH	- STORM DRAIN MAINTENANCE HOLE
SF	- SQUARE FEET
SSMH	- STANTINARY SEWER MAINTENANCE HOLE
SW	- SIDEWALK
TC	- TOP OF CURB
TSF	- TRAFFIC SIGNAL
UNO	- UNLESS NOTED OTHERWISE
VIF	- VERIFY IN FIELD

SYMBOLS LEGEND

EXISTING		PROPOSED
	- Ex. Water/Gas Meter	 - BOLLARD
	- Ex. Water/Gas Valve	 - SIGN
	- Ex. Fire Hydrant	 - TREE / TREE TO BE REMOVED (GRIND STUMP TO GRADE, UNO)
	- Ex. Utility Pole	
	- Ex. Utility Pole w/Light	 - STORM DRAIN MAINTENANCE HOLE
	- Ex. Tree	
	- Ex. Miscellaneous Survey Monument	
	- Ex. Survey Well Monument	 - DETAIL NO. SHEET NO.
	- Ex. Benchmark	
	- Ex. Control Point	
	- Ex. Misc. Survey Point	
	- Control Point Set	
	- Ex. Light-Post Mounted	
	- Ex. Power Pole with Guy	
	- Ex. Sanitary Sewer Clean Out	
	- Ex. Sanitary Sewer Maintenance hole	
	- Ex. Storm Drain	
	- Ex. Pullbox	
	- Ex. BOLLARD	
	- Ex. SIGN	

LINETYPES

EXISTING		PROPOSED
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	FENCE	N/A
	GAS LINE	N/A
	ELECTRICAL LINE(S)	N/A
	WATER LINE	N/A
N/A	LIMITS OF CONSTRUCTION	
	PROPERTY / LOT LINE	N/A
	RETAINING WALL	
	SANITARY SEWER	N/A
	STORM DRAIN	
N/A	SUB-DRAIN (PERFORATED)	
	TIES	
	TREE DRIPLINE	N/A

LEGEND



SYMBOL DENOTES RETAINED WALL HEIGHT (DECIMAL FEET). WHERE WALL HEIGHT VARIES, MAX HEIGHT IS INDICATED. UNLESS NOTED ON PLAN, ALL TOP OF WALLS (TW) ARE INTENDED TO BE FLAT, FINISHED SURFACE (FS) CALLOUTS INDICATE THE FINISH SURFACE AT THE TOE OF WALL AND DO NOT ACCOUNT FOR THE GRADE DIFFERENCE BETWEEN FINISH SURFACE AND TOP OF FOOTING.

CONSTRUCTION NOTES:

1. SAWCUT EXISTING PAVEMENT AT LIMIT OF WORK, TYPICAL.
2. PROTECT AND PRESERVE ALL SURVEY MONUMENTS. SEE MONUMENT PRESERVATION NOTE.
3. PROTECT ALL DRAINAGE AND SEWAGE STRUCTURES AND PIPES FROM INFILTRATION OF ALL CONSTRUCTION DEBRIS FOR THE DURATION OF THE WORK.
4. CURB RAMPS SHALL BE LOCATED AS SHOWN WITHIN THESE PLANS AND ADJUSTED IN THE FIELD BY THE ENGINEER, IF NECESSARY.

GENERAL NOTES:

3. ALL DRAWINGS AND SPECIFICATIONS ARE CONSIDERED PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION MAY BE ISSUED. WORK NOT CONFORMING TO THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
2. UTILITIES AS SHOWN CONFORM TO AVAILABLE RECORD DATA. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY REFERENCE ALL SUBSURFACE UTILITIES PRIOR TO COMMENCING WORK AND TO VERIFY LOCATION AND DEPTHS BY POT-HOLING OF ALL UTILITIES WITH APPROPRIATE AGENCIES, AND TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT, FOR INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF ALL SURFACE WATER POLLUTION PREVENTION MEASURES THROUGHOUT THE FULL EXTENT OF THE PROJECT. SURFACE WATER IS CLASSIFIED AS ANY BODY OF WATER ABOVE GROUND.
5. OVERHEAD UTILITY SERVICE ARE SHOWN APPROXIMATELY ON THE PLANS. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED OVERHEAD CLEARANCES.
6. ALL MAINTENANCE HOLES, CLEANOUTS AND WATER VALVES SHALL BE ADJUSTED TO GRADE WITHIN 48 HOURS OF PAVING. ALL PAVING SHALL BE COMPLETED WITHIN 24 HOURS OF RAISING THE UTILITY TO GRADE.
7. REVOCABLE ITEM - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL UTILITY BOXES TO THE GRADE OF THE FINISHED SIDEWALK OR GUTTER PRIOR TO THE POUR, INCLUDING COORDINATING WITH ALL UTILITY PROVIDERS AND/OR CLEANING AND CLEARING OF CONCRETE MORTAR FROM ALL UTILITY BOXES IN THE AREA SO THEY ARE FULLY ACCESSIBLE UPON COMPLETION OF THE SIDEWALK INSTALLATION.
8. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEASURE AND MARK EXISTING STRIPING, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS PRIOR TO AND DURING THE STREET WORK. LAYOUT MARKINGS SHALL BE LAID OUT IN ADVANCE OF FINAL STRIPING. ALL LAYOUT MARKINGS SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER. THE CONTRACTOR SHALL PROVIDE A ONE WEEK TIME PERIOD FOR REVIEW OF LAYOUT MARKINGS. STRIPING CHANGES SHALL BE APPROVED BY THE CITY ENGINEER.
9. PAVEMENT MARKINGS DISTURBED, DAMAGED IN ANY FORM, OR TO ANY DEGREE WHILE THE CONTRACTOR HAS CUSTODY OF THE SITE SHALL BE REPLACED IN THEIR ENTIRETY AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL CONTACT CITY ARBORIST AT LEAST 48 HOURS IN ADVANCE OF PERFORMING WORK UNDER THE DRIP LINE OF EXISTING TREES AND WHEN EXCAVATIONS IS PLANNED WITHIN THE ROOT SYSTEM OF THE TREE. THE CITY ARBORIST WILL REVIEW EACH LOCATION ON A CASE-BY-CASE BASIS TO CONFIRM THE ALLOWABLE EXTENT OF ROOT AND BRANCH PRUNING REQUIRED. CONTRACTOR SHALL ADHERE TO CITY SPECIFICATIONS AND RECOMMENDATIONS FOR TREE PRESERVATION.
11. TREE PROTECTION - PROVIDE FOR WRAPPING TREES, KEEPING EXPOSED ROOTS MOIST, AND USE OF AIR TOOLS FOR EXCAVATING. MEET WITH CITY ARBORIST BEFORE ANY WORK IS DONE.
12. ALL TREE REMOVALS ARE CONTINGENT UPON REVIEW AND RECOMMENDATION BY CITY'S PROJECT ARBORIST.

PRESERVATION OF SURVEY MONUMENTS

ALL CITY OF BERKELEY MONUMENTS LOCATED WITHIN THE PROJECT AREA MUST BE REFERENCED, PRIOR TO WORK COMMENCING, BY A LICENSED LAND SURVEYOR AS REQUIRED BY SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. CORNER RECORDS OF THIS WORK MUST BE SUBMITTED FOR FILING TO BOTH THE COUNTY SURVEYOR OF ALAMEDA COUNTY, AND THE CITY OF BERKELEY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, SURVEY SECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF EXISTING SURVEY MONUMENTS, BENCHMARKS, REFERENCE MARKS AND STAKES. SHOULD ANY SURVEY MONUMENTS, BENCHMARKS, REFERENCE POINTS, OR STAKES BE DAMAGED OR DESTROYED DURING THE PERFORMANCE OF THIS WORK, THE CONTRACTOR SHALL REPLACE SAID ITEMS PER CITY STANDARDS IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND CONTACT A CITY OF BERKELEY, SURVEY SECTION, CHIEF OF PARTY FOR FINAL INSPECTION AND ACCEPTANCE OF THE WORK.

SURVEY CONTROL POINTS

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
CITY MONUMENTS				
B2922	2137474.041	6061004.156	519.41	FND MON 2"BDWP
B1302	2137560.329	6060809.517	508.45	FND MON PIN CNC
EXISTING CONTROL USED				
6	2137530.969	6061058.015	525.74	CP FND NLW EBMUD CURB
16	2137492.796	6061059.713	524.33	CP FND MNS
CONTROL SET				
1	2140650.163	6056162.623	292.44	CP MN GTR
2	2140447.024	6056200.641	286.93	CP MN
3	2140543.035	6056211.210	291.78	CP MN SW
4	2137555.249	6061034.446	527.66	CP SPK
5	2137361.432	6061153.608	530.37	CP MN CURB
7	2137546.702	6060836.636	512.22	CP SPK
8	2137518.984	6060899.120	516.48	CP MN
10	2148816.451	6053328.897	514.33	CP MN SW
11	2148795.240	6053300.234	502.24	CP MN TCB
12	2148809.997	6053414.348	523.83	CP MN SW
13	2148815.904	6053470.935	526.27	CP MN SW
14	2148828.718	6053522.058	535.07	CP MN SW
15	2148850.689	6053500.634	523.74	CP SPK
18	2138035.656	6055045.146	207.38	CP MN
19	2138251.726	6055060.446	209.34	CP MN
20	2136495.914	6049049.716	75.26	CP MN SW
21	2136469.880	6048887.132	73.19	CP MN
22	2138860.136	6052536.083	162.91	CP MN CNC
23	2138981.210	6052524.622	163.22	CP MN CNC
24	2147340.877	6054433.955	494.83	CP MN
25	2147332.909	6054395.543	486.22	CP SPK

NOTE:

1. CONTROL POINTS 4, 5, 6, 10, 11, 15, 16, 19 & 23 ARE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.

SURVEY NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL CITY MONUMENTS. SEE PRESERVATION OF SURVEY MONUMENT NOTES.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD 83) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5
4. VERTICAL DATUM WAS ESTABLISHED BY TRANSLATING TERRESTRIAL SURVEY CONTROL POINTS TO GPS CONTROL POINTS ON CALIFORNIA STATE PLANE COORDINATE SYSTEM, THEN GIVEN AN ELEVATION BUMP OF -5.89 FEET TO BE PUT ON TO BERKELEY DATUM

LA LOMA AVENUE SURVEY (ONLY)

1. VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1988 (NAVD88) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5
2. MOUNT POINT P224 (SIBLEY VOLC) WAS USED AND SURVEY POINTS WERE ROTATED HORIZONTALLY AND BUMPED VERTICALLY ACCORDINGLY IN ADDITION TO A 5.89' LOWERING IN ELEVATION TO GET ON BERKELEY'S DATUM SYSTEM

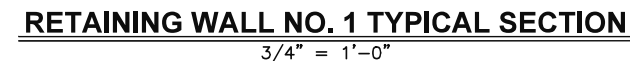
MONITORING FOR EVALUATION OF CONSTRUCTION ACTIVITY IMPACT ON ADJACENT PROPERTIES FOR NEW RETAINING WALLS

1. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR (LS) REFERENCE ALL EXISTING STRUCTURES/FOUNDATIONS WITHIN A 50' RADIUS OF THE LIMITS OF WORL. (50'-RADIUS FROM EXTENTS OF CONSTRUCTION AT LA LOMA AVENUE, WALNUT STREET, AND ROSE WALK).
2. LS SHALL INSTALL FIXED AND SECURE MARKERS ON THE EXISTING FOUNDATIONS OF NEIGHBORING PROPERTIES.
3. LS SHALL TAKE DATED AND TIMED PHOTOS OF EXISTING CONDITIONS AT THE FOUNDATIONS OF NEIGHBORING PROPERTIES.
4. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS PRIOR TO THE START OF CONSTRUCTION.
5. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS ON A WEEKLY BASIS TO COMPARE WITH EXISTING CONDITIONS.
6. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS AT THE END OF CONSTRUCTION.
7. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS ONE MONTH, 3 MONTHS, 6 MONTHS, AND ONE YEAR AFTER END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE ALL FINDINGS TO THE CITY ENGINEER AT THE END OF EACH 3D SURVEY.

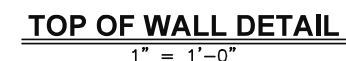


CSW ST2	ENGINEERING LANDSCAPE ARCHITECTURE	PROJECT MANAGER: _____ DATE _____	DEPICTION OF MONUMENTS: _____ DATE _____	SUBMITTED: _____ DATE _____	DESIGN _____ JD _____	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS	T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT ABBREVIATIONS, GENERAL NOTES, & LEGEND	PLAN _____
	SURVEYING URBAN PLANNING	_____ DATE _____	_____ DATE _____	_____ DATE _____	HORIZ. _____			FILE _____
	2001 ADDISON STREET 415.883.9850	0 1 2 3	SURVEY CHIEF OF PARTY _____ DATE _____	REGISTERED _____	DRAWN _____ DC _____			T2 SHEET 2 OF 29
	BERKELEY, CA 94704 WWW.CSWST2.COM	FOR REDUCED PLANS - ORIGINAL SCALE IS IN INCHES	WATERSHED REVIEW: _____ DATE _____	EXP. _____	CHECK _____ JD _____			
	©2026			CITY ENGINEER _____	AS BUILT _____	DATE 02/27/2026		

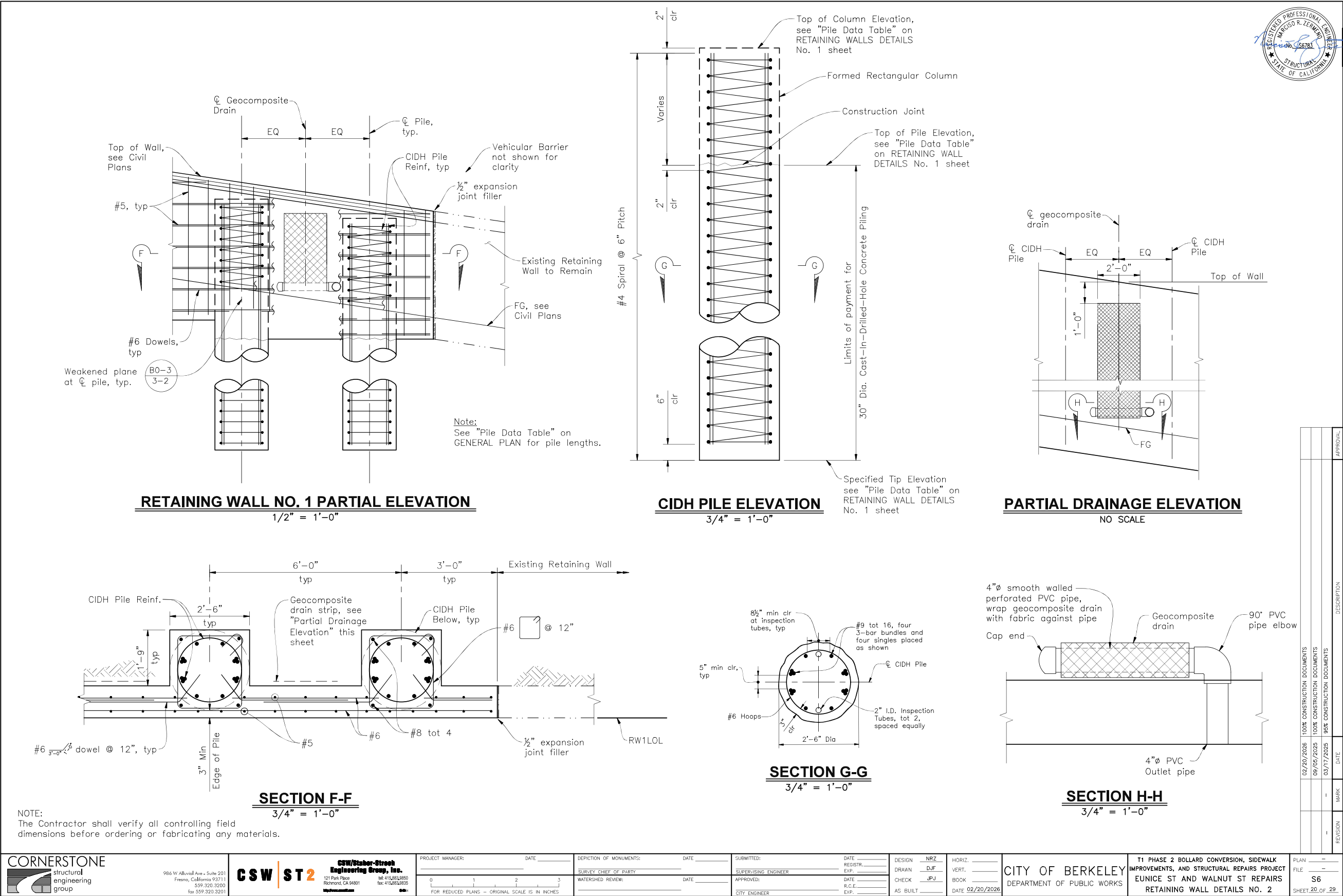


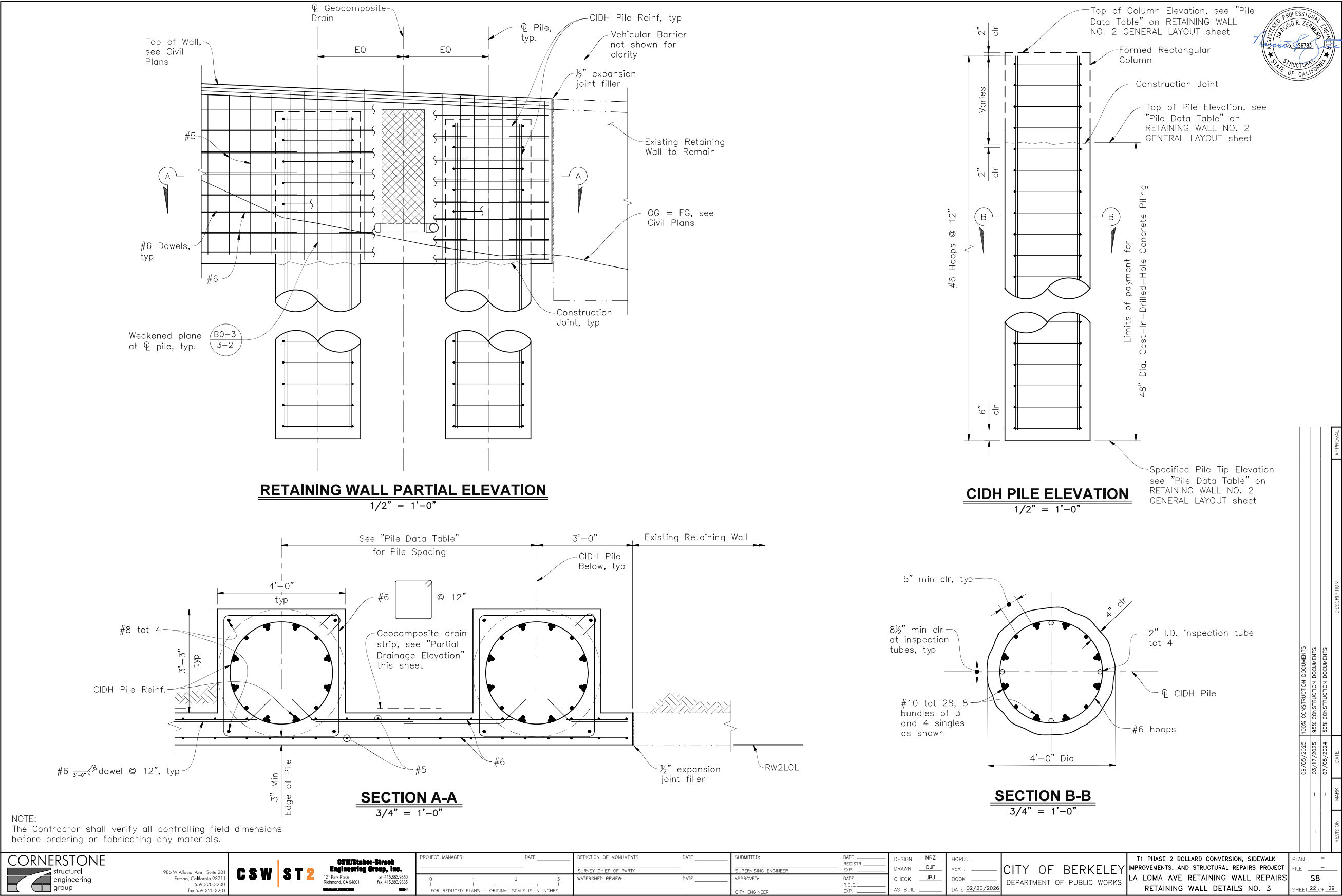


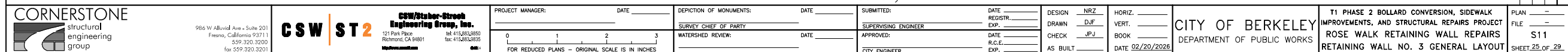
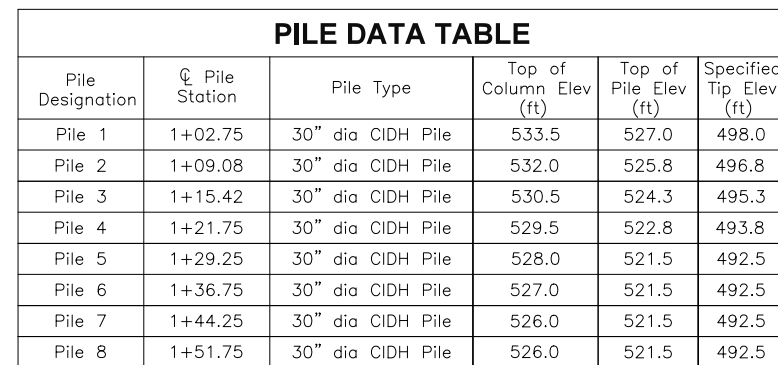
CONCRETE SPALL REPAIR ON TOP OF RETAINING WALL

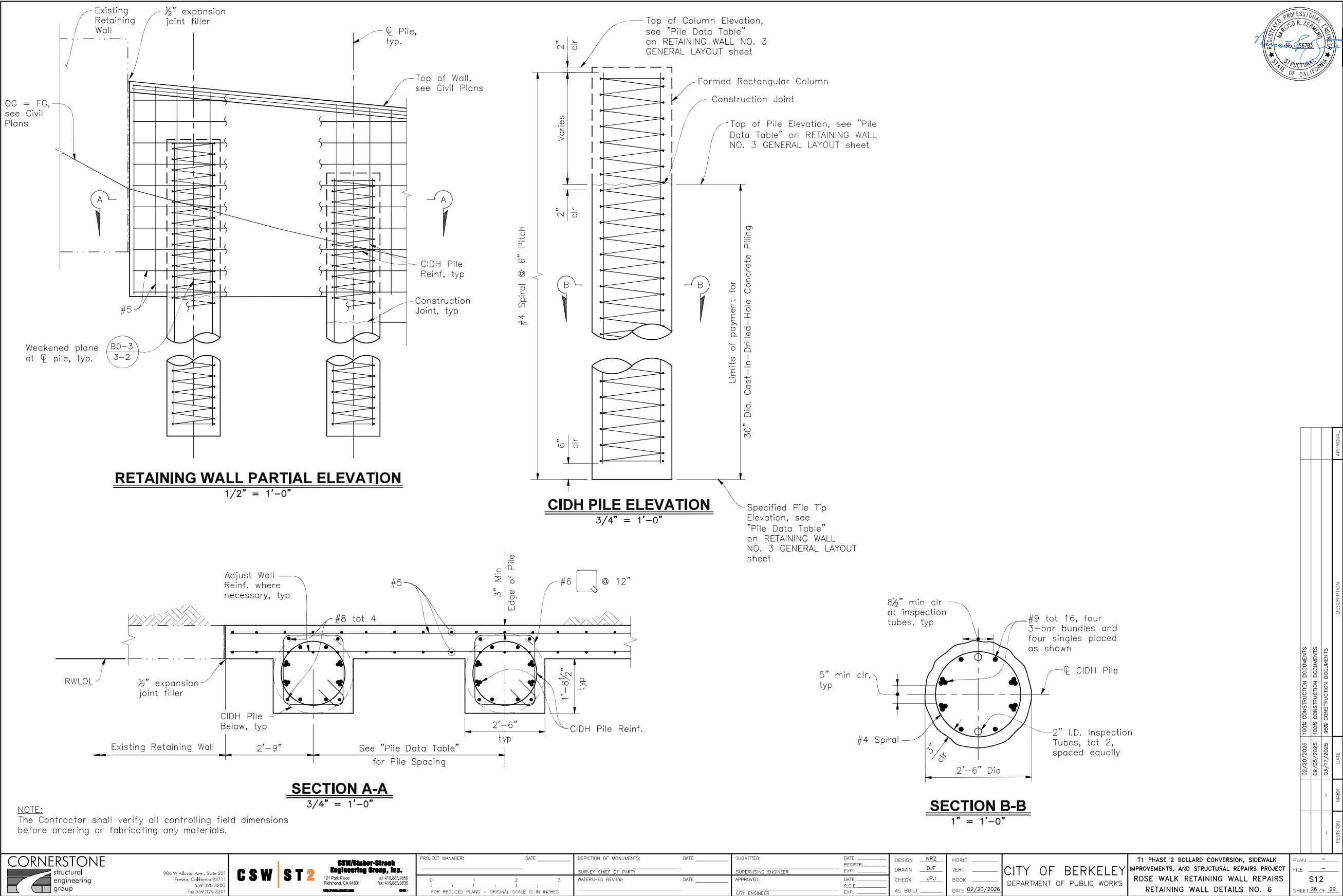


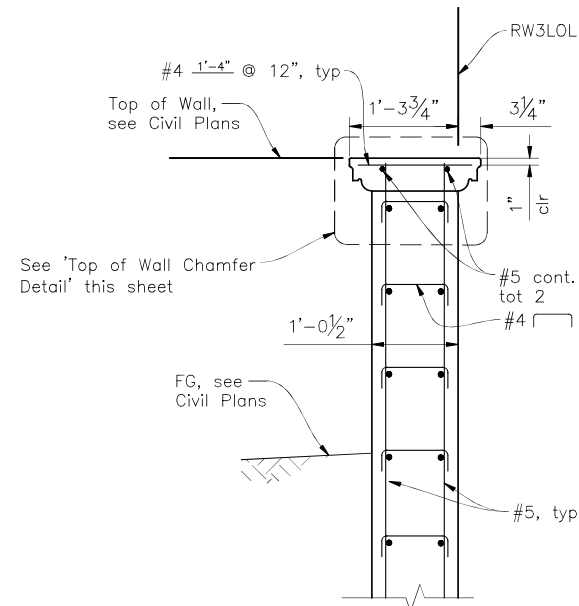
PLAN —
FILE —
S5
SHEET 19 OF 29









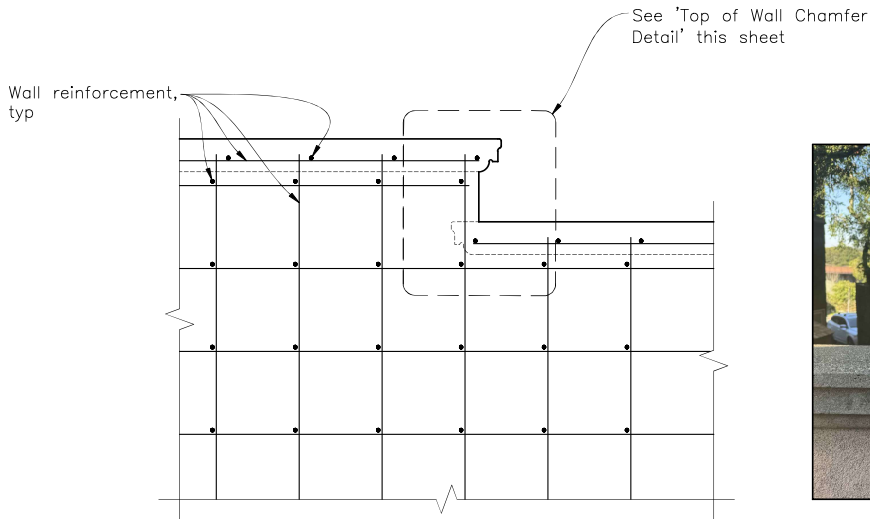


TOP OF ROSE WALK WALL DETAIL

TOP OF ROSE WALK WALL EXAMPLE

TOP OF ROSE WALK WALL DETAIL

1" = 1'-0"



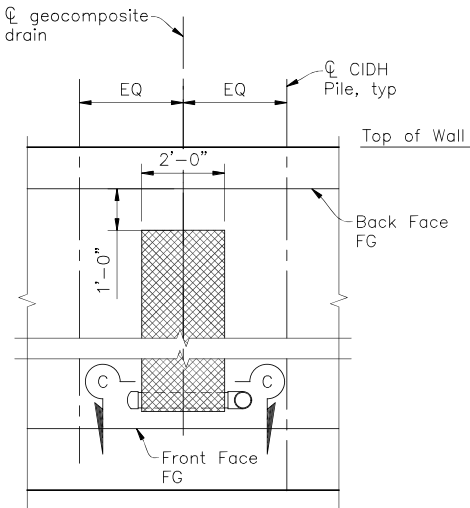
TOP OF ROSE WALK STEPPED WALL DETAIL

TOP OF ROSE WALK STEPPED WALL EXAMPLE

STEPPED WALL DETAIL

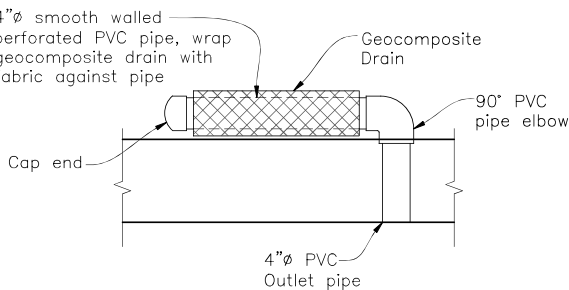
1" = 1'-0"

NOTE:
The Contractor shall verify all controlling field dimensions
before ordering or fabricating any materials.



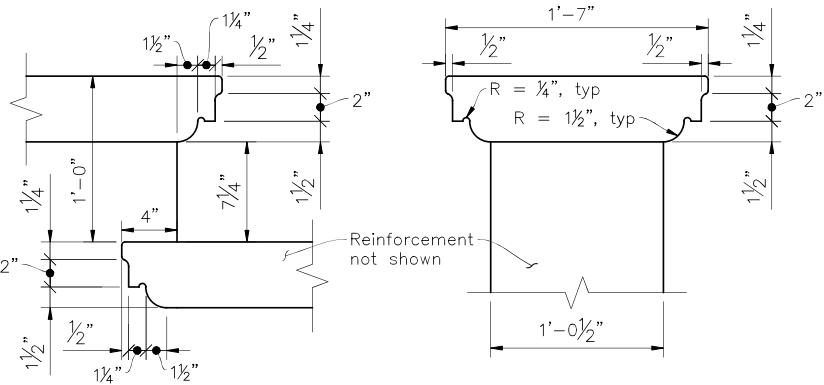
PARTIAL DRAINAGE ELEVATION

NO SCALE



SECTION C-C

1" = 1'-0"

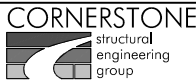


TOP OF ROSE WALK STEPPED CHAMFER DETAIL

TOP OF ROSE WALK CHAMFER DETAIL

TOP OF WALL CHAMFER DETAIL

2" = 1'-0"



966 W Alluvial Ave - Suite 201
Fresno, California 93711
559.320.3200
fax 559.320.3201



CSW/Stuber-Strook
Engineering Group, Inc.
121 Park Place
Richmond, CA 94801
tel: 415.283.8850
fax: 415.283.8835

PROJECT MANAGER: _____ DATE _____
DEPICTION OF MONUMENTS: _____ DATE _____
SURVEY CHIEF OF PARTY: _____
WATERSHED REVIEW: _____ DATE _____
FOR REDUCED PLANS - ORIGINAL SCALE IS IN INCHES

SUBMITTED: _____ DATE _____
REGISTERED: _____
SUPERVISING ENGINEER: _____
APPROVED: _____ DATE _____
CITY ENGINEER: _____

DESIGN: NRZ
DRAWN: DJF
CHECK: JPF
AS BUILT: _____
DATE: 02/20/2026

HORIZ. _____
VERT. _____
BOOK _____
DATE: 02/20/2026

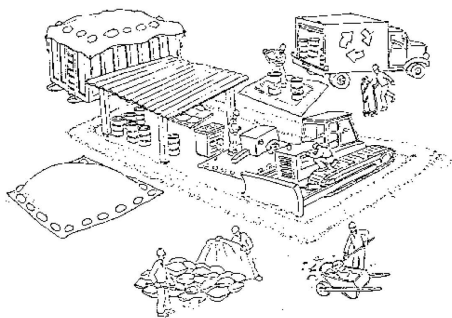
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
ROSE WALK RETAINING WALL REPAIRS
RETAINING WALL DETAILS NO. 7

PLAN _____
FILE _____
S13
SHEET 27 OF 29

REVISION	MARK	DATE	DESCRIPTION
1		02/20/2026	100% CONSTRUCTION DOCUMENTS
2		09/05/2025	100% CONSTRUCTION DOCUMENTS
3		03/17/2025	95% CONSTRUCTION DOCUMENTS

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting

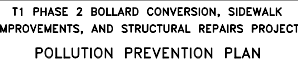
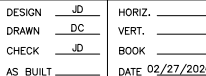
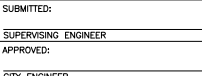
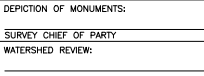
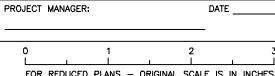
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



1-888-BAYWISE

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For more detailed information:
Get a copy of the "Field Manual" — (510) 622-2465 or
www.abag.ca.gov/bayarea/slep/reports/construction.html



CITY OF BERKELEY
Ordinance 4694-N.S.
LANDMARK APPLICATION

new draft
form

1. Street address 2501-2555 Rose Walk
40-60 Codornices (1400 LeRoy) zip code 94708
County Alameda City Berkeley
2. Assessors Parcel Number: Block # _____ Lot# _____
Dimensions: _____ x _____ irregular ☒
Cross street Euclid/LeRoy Location Map:
3. Is property on any survey? Neighborhood _____
State Inventory ☒ National Register _____
4. Application for Landmark includes:
a. Building(s) 11 gardens ☒ other features Public Walk Way, Rose Walk is a City Landmark
b. Landscape or open space ☒ Natural _____ Designed ☒ Other _____
c. Historic site _____
d. District _____
e. Other Planned residential development (1400 LeRoy is a contributing structure)
5. A. Historic Name of property _____
b. Commonly known name Area is known as Rose Walk/Codornices
6. Date of construction 1924-1936 a. Factual ☒ b. Approximate _____
source of information City Records
7. Architect Henry Highy Gutterson Builder _____
8. Style Period Revival/rustic
9. Original owner Dr. and Mrs. Frank Gray Original use residential
10. Present owner Various, see attached list Address various
Private ☒ Public ☒ Institutional _____ Business _____
Present occupant various
11. Present use: current zoning status? Res adjacent property zoning? Res
Residential: ☒ single family ☒ Duplex ☒ multiple _____
Commercial: _____ office _____ store _____ industrial _____ hotel _____
Institutional: _____ School _____ Church _____ hospital _____ park _____
12. Present condition of property: excellent
Exterior: excellent ☒ good _____ fair _____ poor _____
Interior: excellent ☒ good _____ fair _____ poor _____
Grounds: excellent ☒ good _____ fair _____ poor _____

13. Description

Place contact print
here

See physical description p. 3 - 6

14. History

see history pages 7 - 10

15. Significance

see page 11

Historical value: National ☒ State ☒ County ☒ City ☒ Neighborhood ☒

Architectural value: National ☒ State ☒ County ☒ City ☒ Neighborhood ☒

16. Is the property endangered? yes ☒ no ☒ explain, if yes _____

17. Photograph(s) or copies of photographs

Contemporary ☒ date April 1990 Historic ☒ date c 1924

Photographer Susan Stern Corry Photographer drawing by H. H. Gutteroon

repository Zoning Department repository Bancroft Library

18. Bibliography

Published sources yes, see attached Public Records yes
page 12

Interviews _____ Other _____

19. Recorder: Name Susan Stern Corry date Jan. 22, 1991

Address 860 Keeler Ave. telephone 524-0318

Do you represent an organization? yes Name Landmarks Preservation
Address 2108 Milvia, Berkeley telephone 644-6570 comm.

PHYSICAL DESCRIPTION

Summary

The public pedestrian walkway and 14 residential buildings are located in a residential neighborhood in the North Berkeley Hills on a gently sloping hillside which overlooks Berryman reservoir and the wooded Codornices Park to the north. To the south, west and east the residential neighborhood is fully built and is mostly contemporary with the residential buildings of Rose Walk. (see attached maps)

Detailed Physical Description

1. The Pedestrian Walkway: Rose Walk, 1913, Bernard Maybeck

Rose Walk is the public pedestrian walkway, an extension of Rose Street, connecting the 1400 block of Euclid Avenue and LeRoy Avenue, to the east, at the point where LeRoy ends and Rose Street begins again after having been disrupted for two blocks by an area used for the Berryman reservoir water works.

Starting on the west, at Euclid Avenue, a double staircase curves around a concrete public bench (which is at the bus stop on Euclid and is flanked by two rose trees) and two part retaining wall whose upper section, in its center, contains an open segmented railing of Classical Beaux Arts design featuring outward curving segments centered by a small stepped rise. The curving staircases end their rise behind the upper railing where a level "rest" joins a single staircase, approximately 8' wide, centered above the double staircases, bench and railings below. This single staircase is bordered by low concrete walls and culminates at another level area which is bordered again by low concrete walls and shrubs and is slightly wider than the staircase providing a transition from the formality of the stairs to the rose colored sidewalk which now gently continues up the hill bordered now only by low shrubs rather than formal concrete walls. A fluted light standard with large round bulb stands directly opposite the top of the stair. The concrete walls are all rose colored and are capped in natural grey concrete.

The walk now is bisected by one path on the north and two on the south which lead to residential buildings and is bordered by bushes and small trees and rose bushes. Approximately 100 feet along this section the "walk" opens to an asymmetrically curved area with low concrete walls and low square "pillars". Again the walls are rose colored concrete capped in natural grey concrete. The half circular area on the north side is approximately twice the size of the one on the south side and is bisected in the center by a path. However, the two half circles are on axis with one another and like the walls below are rose colored with grey concrete caps. The walk continues, just to the right, a bit more steeply, approximately another 100 feet, with a concrete solid railing along the north side (This wall is leaning out and looks as if it needs to be repaired) overlooking a sloping wooded area with a large redwood tree, the ground covered with periwinkle, and culminates at a steep staircase. The transition between the path and the staircase is again made, as below, by a widening in the walk which is bordered by railings and four low "pillars" placed to make a squarely defined space. This last staircase bends slightly as it rises up to LeRoy Avenue and Rose Street. At the top the low walls continue around the corner on either side, but on the North extend approximately 25 feet stepping up every five feet, rising like steps, while on the South only about 5 feet.

The entire walk and stair cases is approximately 250 feet long. The Euclid staircase is 40 feet wide, the walk about 7 feet wide and the single staircases approximately 8 or 9 feet wide. The curved area in the center is about 28 feet wide. (see enclosed plans)

2. The Residential Buildings: Henry Higby Gutterson, 1924-1936

There are two single family houses on the south side of the walk, one above the other at the top of the Euclid stairs. On the north side, opposite these two houses, are four two story duplexes. At the top of the LeRoy stairs on the northeast side is an other house which is entered from Rose Street. A house on the southeast side, whose address is on LeRoy, is visible from the Walk but was not designed as part of this planned development. Below the walk, at the bottom of the redwood grove is a garage with a residential unit above and partially behind the upper house on the northeast are three small cottages. All these residences except the house on LeRoy (southeast corner of district) were designed by architect Henry Higby Gutterson to compliment the already existing Rose Walk Improvement, designed by Bernard Maybeck, described above.

The four duplexes on the North side of the walk (designed in 1924) are two story rectangular buildings approximately the same size, (see drawing attached) with gabled overhanging tile roofs punctuated with a heavy stucco chimney. The tile used for the roofs is flat on the top rather than the more common 1/2" round and was used by Gutterson on several of his houses in this neighborhood as well as the Second Church of Christ Science. (Walter Steilberg is said to have designed this tile. It was produced by Gladding McBean Co. of Lincoln, California which is still in business. Walter Steilberg, Julia Morgan, Alfred Henry Jacobs, Gutterson and John Balantine used this tile on several homes built after the fire, but it is not common.) Each one of the buildings is set apart from its neighbor by about 10 feet and each is oriented differently. And while they share common materials and color and six or three light casement windows, each one varies from the other in such a manner that the views of these buildings from the public path is filled with a continuing "variations upon a theme". The exterior of the duplexes are combinations of rosy unpainted stucco on wood frame, pale pinkish window trim and unpainted vertical boards, rounded on the ends, or large sized shingles. Carved heavy brackets accentuate the eaves. To the north off Codornices Road, the duplexes contain parking garages and area for garbage pick up thus leaving the pedestrian and public Rose Walk pathway visually free of these potentially unsightly encumbrances.

2501-5 Rose Walk ("D"), the lower duplex, is oriented with its long side facing east/west and open gable facing north/south. The three light casement windows are groups in two's and three's. The lower floor has the rough textured rosey stucco siding while the upper floor is sheathed with the wide unpainted wood boards. A two story bay, which contains the entrance, is centrally located on the south side facing the walk. This bay is all stucco with only one window. There was a major fire in this duplex in the 1960's, but its exterior appears as it was drawn by Gutterson in the birds eye drawing. (exhibit A attached)

2507-11 Rose Walk ("C"), the second duplex, has its long side facing north/south and the gable end facing east/west. Here the entrance is in the center of the building and the building is stucco except for the area just under the eaves. A balcony runs along part of the second story around the south/west sides, its railing is wide unpainted rustic wood. There is a second entrance on the east side of this building. The north slope of the gabled roof has been changed to composition shingle, but the tiles have been retained on the south side facing the Walk

2517-19 Rose Walk ("B"), the third duplex, is oriented like the first duplex (with gable end facing the walk) and its siding is treated in the same manner. However, a two story bay on the

south side facing the walk contains three sets (in each section of the bay) of double casement windows on both floors. An arched doorway, on the west leads to the entrance. There is a wing on the east side with another entrance.

2523-27 Rose Walk ("A"), the fourth duplex, ("A" & "B" were the first two duplexes built) is again oriented like the first and third duplex, but is entirely sheathed in unpainted rustic wood siding with both shingles and boards being used. A two story window bay with casement windows faces south. The entrance is on the south side tucked under an overhanging section of an other bay.

2500 Rose Walk, the lower house on the south side, is a split level, one and two story house. The one story section is closest to the walk with a gable roof punctuated, in its center, with a heavy chimney, which rises flushed with this north facing wall. The eaves are shallow with essentially no overhang and the exterior, including the chimney, is all rough textured rosey brown colored stucco, which is a darker color than the stucco used for the duplexes. The windows are three light casement. 2518 Rose Walk, the second house on the south side is covered with stucco on the lower half and wood on the upper half of the exterior one story walls. Both these houses were built with the intention of being sold off. On both of these houses the more common 1/2 round tile have been used.

The property includes four more buildings which are part of the development, but are not approached off of Rose Walk. To the North of Rose Walk is Codornices Road. As was mentioned before, the garages for the duplexes are on Codornices Road. Above a double garage structure is a residential unit, 2527 Rose Walk, clad in brown shingles, with casement windows and a little balcony. This building is fairly visible from the walk to the west of the redwood grove.

#40 Codornices Road (1924) is the next building to the east and the first building of this complex, #50 Codornices Road is up a driveway between #40 and #60 Codornices Road. These three cottages share a similar rustic quality with unpainted board and batten siding and brick or stone chimneys. The retaining walls along here are made of used pieces of concrete sidewalk most likely the remains of the 1923 Berkeley Fire.

The house at the top of the walk, 2555 Rose Walk (1936), is entered off Rose Street but with its garages approached from the driveway between #40 and #60 Codornices Road. The house is fairly well hidden behind trees and a fence, a small diamond pained window, painted a rosey pink, provides a glimpse of the tile roofed, stucco and wood sided house.

Landscaping

In a "Conversation with Florence Dickens Gray" the landscaping of the first two duplexes which were completed, 2523-2525 "A and 2515-19 "B", was designed by Theodosia Todd a student of landscape architecture who had won the competition for the design of Faculty Glade. Willa Cloy's Carmack designed the gardens of 2507-11 "C" and 2501-05 "D". Helen van Pelt designed the garden of 2518 and a 6 foot strip on the southside of the walk which had been deeded to the city. Geraldine Knight Scot landscaped the patio of 2555 Rose Walk. Andrew Gotzenberg designed the garden on the west side of 2555 Rose Walk. Ari Inouye redesigned the garden of 2518 Rose Walk (notes taken in conversation with Mrs. Gray, January 12, 1971, shorter version signed by Florence D. Gray, dated January 12, 1972, Manuscripts Collection, Bancroft Library)

1400 LeRoy is a large brown shingled house on the south/east side of the walk. It was not part

of the planned development (see history) of Rose Walk. It was built before the 1923 Berkeley Fire around 1909, and appears from the 1911-1928 Sanborn Map to have escaped the Berkeley Fire. However, because it is a large visual element to half of the southside of the Walk it must be included as part of this landmark application. Its color, plantings, type of fence and any additions could have a positive or negative effect upon the visual integrity of Rose Walk. The house is currently painted dark brown and the fence is made of rustic unpainted wood stakes which are compatible to the walk. The garden is rather bare, but a large redwood tree on the walk is an important element which visually blocks the view of this house and the street above.

The residential development surrounding Rose Walk and the Walk itself, appears to be in excellent condition (except for one retaining wall, NE side) The Walk and residential buildings remain basically unchanged from when they were built, except for small changes which have occurred during maintenance, and appear to be in excellent condition

HISTORY

The property to the North of Rose Walk, including Codornices Road and the properties along it, were originally part of the Berryman reservoir watershed. According to a 1960 *Berkeley Gazette* article by Jim Dempsey the first reservoir was built in 1877 by H. B. Berryman and Felix Chappellet. The waterworks changed hands several times: 1882 to Moses Hopkins, 1884 to Alameda Water Co., 1900 to Contra Costa Water Co., 1907 to the Peoples Water Co., 1917 to East Bay Water Co. which became the Present East Bay Municipal Water District. In 1908 the Hillside Club negotiated a 15 year lease with the People's Water Co. to create a park. In 1909 the Cragmont Improvement Club "obtained the construction of a trestle across the canyon and the extension of the Euclid Avenue streetcar line from Rose Street to Eunice and north into the Cragmont district." (A history of Codornices Park and its Rose Garden, Los Amigos de Codornices, undated, but published around 1987.)

The properties on the south side of Rose Walk were part of the Judson Wheeler Tract which extended from Cedar Street, between Euclid and LeRoy, north to the reservoir and watershed. According to the 1911 Sanborn map there were two residential buildings on the south side of the walk at Euclid and LeRoy (1400 LeRoy is still standing, while the one at Euclid burned in the 1923 fire.) There was only open space, part of the watershed on the north side of the walk, until the residences, described above, were built beginning in 1924.

About 1911 "...the residents of the adjacent hill area, living on Tamalpais and Shasta Roads, Rose Street, Greenwood Terrace and the streets above...realized the convenience such a path would afford them; were encouraged by the offer of Bernard Maybeck, the eminent architect, to design it and provide the working drawings; and by public subscription raised the funds to construct it on what was then private property. In 1924, the walk, together with the land it occupies, were deeded to the City of Berkeley." (Letter to Mr. Potter Van Court, President, Civic Art Commission, Berkeley, California, October 1, 1959 by "we, the undersigned")

Residential development in the North Berkeley Hills began close to the University in the 1890's beginning with the subdivision of Daley's Scenic Park in 1889. The area, however, remained sparsely populated until after 1900 when Berkeley's population increased from 13,000 in 1900 to 42,000 in 1910.

The type of home built by this influx of new Berkeley residents in the North Berkeley hills was predominantly in the rustic style advocated by the Hillside Club. "In the area immediately North of the Campus this rustic style had taken root and flowered", noted Grey Brechin, architectural historian, in 1976, and it was the direct result of a "deliberate campaign" by members of the Hillside Club "to preserve the landscape by retaining the existing trees and using natural materials in home building". The efforts of this group of Northside neighbors, whose ranks included the architects Bernard Maybeck, Almeric Coxhead and John Galen Howard, developer Frank M. Wilson, as well as poet, naturalist and diligent proponent of the American Arts and Crafts Movement, Charles Keeler, founded the Hillside Club in 1898 to "encourage artistic homes built of materials complementing the natural beauty of the Berkeley Hills".

The Hillside Club published Charles Keeler's The Simple Home in 1904 which details the philosophy and design concepts which are reflected in the residential work of these architects as well as AC Schweinfurth, Julia Morgan and William Knowles, Lillian Bridgeman, George Plowman and John Hudson Thomas and Henry Gutterson. Members of the Hillside Club

advocated that homes should appear to have grown out of the hillside and to be a part of it". Through the efforts of the Hillside Club, who hoped to influence the creation of a new kind of city which was in harmony with the beauty of the land, "the North side of the Berkeley Campus became the prime example of enlightened environmental planning," said Grey Brechin "where city and country blended harmoniously."

Around 1909 the developers of the Cragmont Subdivision, to the north, built a streetcar trestle across Codornices canyon, which had separated the southern part of Euclid with the northern part of Euclid, thereby expanding streetcar service into the newly subdivided Cragmont district.

In 1913 Rose Walk had been completed linking the public transportation on Euclid with the residential streets to the east.

By 1923 the residential district between the University and Berryman Reservoir, along Euclid Avenue and the surrounding streets was almost entirely fully built with homes in the distinctive rustic architectural idiom. The neighborhood school was built of unpainted redwood and clad in brown shingles at the insistence of the Hillside Club and the Hillside Club, which had been designed by Maybeck in 1906, was the Club's preeminent example of their building with nature philosophy. Even John Galen Howard's two academic buildings adjacent to this residential neighborhood, Northgate Hall, which housed the first school of architecture west of the Rockies, and his Naval Architecture Building, just up the hill, are sheathed in brown shingles, complementing and enhancing the Northside neighborhood. The presence of the University was a key element in this process, for it drew intellectuals, artists, writers and businessmen to Berkeley, who found the tenets of the Hillside Club compatible with their own dreams.

But on the hot, dry, windy afternoon of September 17, 1923 a raging fire swept out of the North Berkeley Hills and totally destroyed an estimated 500 buildings. The fire was not only a personal tragedy for its victims, but a significant cultural and architectural loss for Berkeley and the Bay Area. John Galen Howard, University of California Architect, 1901-24, and founder of its School of Architecture, lost his own house on Ridge Road as well as three others he designed. Bernard Maybeck also lost his house as well as 19 other buildings he designed, and houses designed by John Hudson Thomas, Julia Morgan and Ernest and Almeric Coxhead, and James Placheck are also known to have been destroyed.

The area which now includes Codornices Road and the property south of Rose Walk, was "conveyed by East Bay Water Company to B. Frank Gray by deed dated May 10, 1924" (County Recorder of Alameda County V. 736 p. 67) (Portions of Codornices Road were deeded to the City of Berkeley in V. 2375 p. 371 and V. 4017 P. 108.) (A lot was deeded to Ernest Coxhead in 1930, V. 2405 P. 405)

Dr. B. Frank Gray and his wife Florence Dickens Gray were "determine to develop this acreage as a single unit so as to provide a 'planned community'...substantial undertakings were required in dividing the land, arranging for access and providing essential utilities for the households to be built in the area. Further, consistent with their overall plan, Dr. and Mrs. Gray had the entire area landscaped and employed Henry Higby Gutterson, Architect...to design all the houses on Rose Walk (seven in number) together with four studio cottage on Codornices Road....In this fashion, Dr. and Mrs. Gray insured the development of the land as a harmonious whole which was

essential to the operation of the "planned community" which they contemplated (Statement by Gary J. Torre, November 1959, collection of the Bancroft Library).

Henry Higby Gutterson, the architect of the houses along Rose Walk was a fellow member of the First Church of Christ Science (Dwight Way at Bowditch, Bernard Maybeck 1910, National and City Landmark) as well as a prominent Berkeley and San Francisco architect who attended the University of California in the first graduating class (1906) of the Architecture Department founded by John Galen Howard in 1904. He then attended L'ecole des Beaux Arts in Paris, 1906-1909, studying in the atelier of Victor Laloux, which was the same one which Howard had been associated with. He returned to Berkeley in 1910 after working briefly with Grosvenor Atterbury who happened to be working on a design for the suburban community of Forest Hills Gardens, Queens, New York which had been laid out by the Olmstead Bros. "Forest Hills Gardens marked an important improvement in the standard of community planning and the design of buildings in groups". (A Concise History of American Architecture, Leland M. Roth page 226)

Before setting up his own architectural office in San Francisco, in 1914, Gutterson worked in the office of John Galen Howard and the City of Oakland architectural staff. He was active in architectural and planning circles throughout his life. He was co-founder and president of the Berkeley Planning and Housing Association, member of the Berkeley Planning Commission and served on the advisory committee for the San Francisco Civic Center. He was president of the Sierra Nevada Chapter of the AIA (1927-1930) and one of the founders and first directors of the State Association of California Architects. In 1948 Gutterson was awarded a citation for his pioneering work on the unification of the architectural profession by the AIA. He taught briefly at the University of California: 1910-11 and 1920-21.

Gutterson was primarily a prolific domestic architect designing hundreds of homes throughout the state with the largest concentration in San Francisco and Berkeley, although he also designed several churches, schools, sanitarium and a few commercial buildings. His work was regularly published in professional magazines and it is because of these publications that most of his work has been documented because his office records were destroyed after his death.

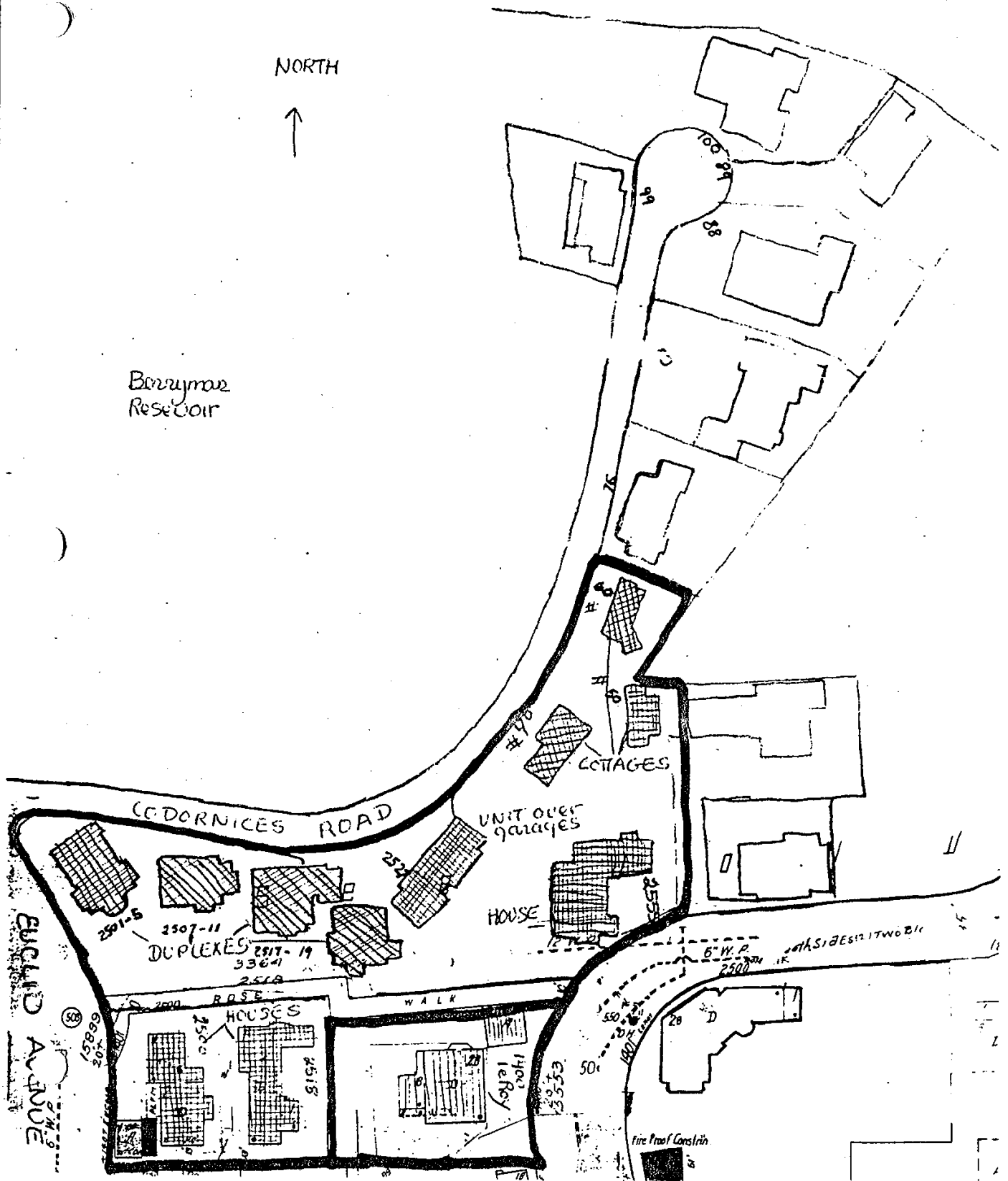
Among his non-residential Berkeley buildings are the Berkeley Community Theater and Science Building on the Berkeley High School Campus in association with William Corlett, Sr., The Civic Center Fountain and Park, Jefferson School (City Landmark) Second Church of Christ Science on Spruce Street, Sunday School of the First Church of Christ Science, Vedanta Society on Bowditch, Christian Science Student Center on Durant.

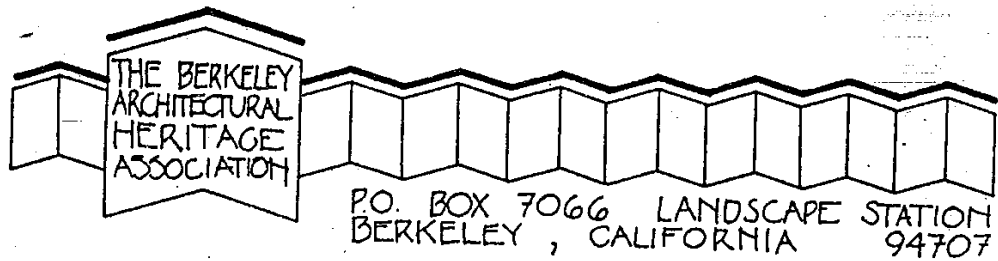
Gutterson designed over 60 homes in Berkeley, but in the immediate neighborhood of Rose Walk Gutterson designed twelve homes within a five block area after the Berkeley Fire of 1923: 1322 Bay View Place (1927), 1311 Bay view Place (1923), 90 Codornices Road (1923), 1600 Euclid Avenue (1928), 1496 Euclid Avenue (c1925), 1460 Euclid Avenue (1925), 1476 Euclid Avenue (1925), 1460 Euclid Avenue (1924), 1440 Hawthorne Terrace (1924/25), 1450 Hawthorne Terrace (1924/45), 1441 Hawthorne Terrace (1925) 1439 Hawthorne Terrace (1925). In addition he designed the seven residences and three cottages for Dr. and Mrs. Frank Gray along Rose Walk and Codornices Road. Since all of these homes were built after the Berkeley fire the use of fireproof materials is evident in his use of tile or slate roofs, stucco or a minimum of wood siding. However, the materials still conform to the "building with nature" tenets of the Hillside Club; earth tones and rusticated stucco are used and the homes are oriented toward lush gardens and Bay views. As with all of Gutterson's

designs a strong personal sense of proportion, scale and massing is evident in each of these homes and is the distinctive identifying element of his designs.

The Rose Walk residences are distinctive to the surrounding residential neighborhood because they are a development of ten residential buildings for an individual client rather than individual single family homes for separate clients. As a planned residential development, providing approximately sixteen living units, this multi-unit complex is unique because it contains units which vary in size, floor plan and design and orientation. The Rose Walk complex is unlike most other multi-unit complexes which usually contain equal sized units designed exactly the same.

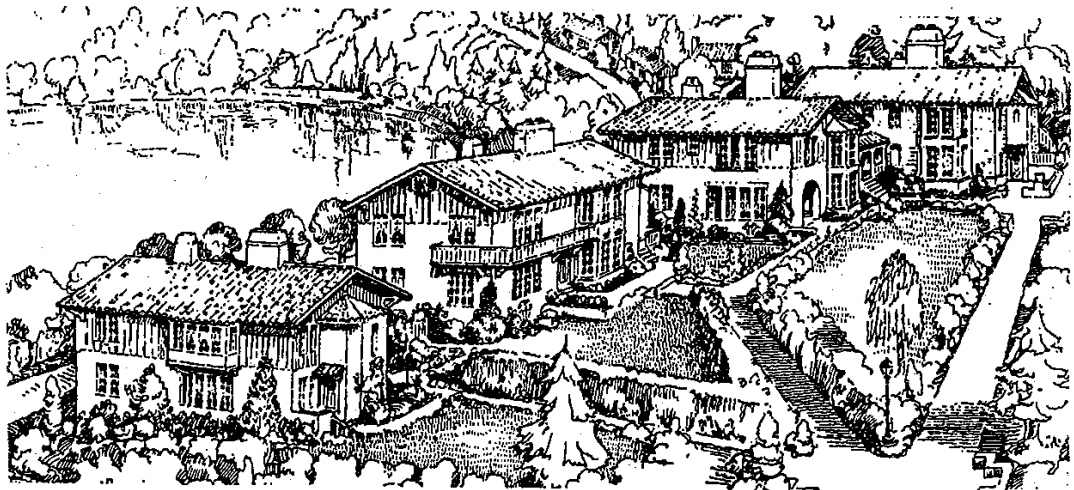
In 1990 the four duplexes and one cottage were donated to the University of California. (Press release attached)





HENRY HIGBY GUTTERSON

Residential Work in Berkeley



"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

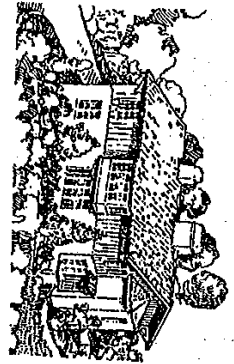
THE BUILDING REVIEW, Aug. 1921

October 1, 2026

2555 ROSE WALK (1935)

Dale Tillery, Owner

Some time around 1923, Dr. and Mrs. Frank Grey bought the property bordering Berryman Reservoir. They hired Henry Guttererson, a friend and fellow member of the 1st Church of Christ Science, to help them develop their land.



In 1923 the Greys built themselves the little cottage at 40 Codornices Road. By 1924, plans for the four duplexes were completed. As their means permitted, they built, over the next twelve years, the houses, duplexes and cottages that are recognized by planners today as one of the most artistic urban developments in the country.

This is also an interesting area in terms of Guttererson's work. On Codornices Road the rough-hewn board and batten redwood cottages are reminiscent of the California vernacular summer homes tucked into the redwood forests around the Russian River. The larger duplexes are Swiss Chalet in overall effect and yet are a combination of the vernacular, with Swiss-styled carved beams under the eaves, some stucco on the lower portions and tile roofs. The two houses on the south (of Rose Walk) have a more restrained and formal nature that is Mediterranean in feeling.

2555 Rose Walk is the last house which was built by the Greys. The entrance is hidden from the street and public walk by a high fence. The brick patio and small garden filled with flowering trees and shrubs is a delightful surprise.

Although a few period details remain on the exterior (notice the classically detailed window frames around the diamond-paned windows facing the patio), the interior of this 1935 home has a classical simplicity which foretells the modernism of the 1950's. Gone are the period references and the eclectic vocabulary of Guttererson's earlier work. The changing times are reflected in this home.

Set high above the duplexes, this house has a grand view of the bay from the living room, dining room and master bedroom.

The fire of September 17, 1923, destroyed most of the homes in this North Berkeley neighborhood. The two houses described here were among several houses that Henry Guttererson designed shortly after this fire.

As you walk around this immediate area, take note of the other houses that he designed: 1490, 1476 and 1600 Euclid, and 1440, 1450 and 1441 Hawthorne Terrace. A little further away are 1322 Bay View Place and 2597 Hilgard. The houses along Rose Walk did not replace homes destroyed in the fire, but were designed during the same period. This is the largest concentration of Guttererson's work in Berkeley.

1460 EUCLID AVENUE (1924)

Jack and Marianne Bouwkamp, Owners

In 1922 the Amos Huggins family moved from Kelsey Street into a brown shingle on Euclid Avenue. A year later the Berkeley fire destroyed this home. The Huggins' hired a friend, Henry Guttererson, to design their new home.

This house stands on part of the foundation of the old home. Its shape is reminiscent of the older brown shingle, being boxier and less open to the garden than most of his other homes. Yet the garden was an important part of the environment here, and it is said that a lovely garden, designed by Willa Cloyes Carmack, existed on the lot to the south of the driveway.

Notice that diamond-shaped leaded windows are used throughout the house. Guttererson used these same windows as accents in many of his other homes, but this is the only one in which they are used throughout the house. In the living room, window seats set in large window bays look out to the view.

The Huggins' enlisted interior designer Arthur Bacon to design the rugs, curtains and dining room furniture for the home. He used persimmon as the decorative accent.

A little alcove off the dining room, up a few steps, is an interesting feature, and was used for games and after-dinner radio listening.



City of Berkeley

Landmarks Preservation Commission
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704
Telecommunications Device for the Deaf (415) 644-6915

(415) 644-6570



C I T Y O F B E R K E L E Y N O T I C E O F D E C I S I O N

FOR MEETING OF: February 25, 1991

PROPERTY ADDRESS: 2500,2501-2527,2518,2555 Rose Walk, 40,50,60 Codornices Road; 1400 Le Roy Avenue; and Rose Walk

Also Known As: _____

OWNERS OF PROPERTY: Dale Tillery
2555 Rose Walk Berkeley, CA 94708

Germano Corazzo
2555 Rose Walk Berkeley, CA 94708

John Smith
9 Kingwood Drive Petaluma, CA 94952

Sherrill & Beverly McDonald
1400 Le Roy Avenue Berkeley CA 94708

APPLICANT: Landmarks Preservation Commission
2180 Milvia Street Berkeley, CA 94704

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to APPROVE the application to designate 2500,2501-2527,2518,2555 Rose Walk; 40,50,60 Codornices Road; 1400 Le Roy Avenue and Rose Walk a City of Berkeley landmark as an amendment of the original designation of the Walk only, because the houses on Rose Walk and at 40,50, and 60 Codornices Road designed by Henry Higby Gutterson and the contributing structure at 1400 Le Roy Avenue are an integral part of the harmonious design of the planned development of which Rose Walk, designed by Bernard Maybeck, is the central feature; the design, scale, massing, placement, color, and materials of the buildings, landscaping, and the Walk, in relationship to each other, stand out as a varied, but fully integrated design, sensitive to the hillside/park-like setting.