

UNIVERSITY HOUSE

Cultural Landscape Management Plan



Prepared for the
University of California San Diego

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Revised June 3, 2013
August 22, 2012



PALIMPSEST

A manuscript or piece of writing material on which the original writing has been effaced to make room for later writing but of which traces remain.

Activities or 'writing' on the earth's landscape will re-use and modify the settlement patterns, natural patterns, geology, natural phenomenon, ecosystems, hydrology and other 'landscape inscriptions' created by previous generations of inhabitants. 'Writings' that remain are left as 'fossil' features in the landscape. The concept of palimpsest relies on the present landscape being the key to the past and in turn helping us determine future practices that will sustain our ever fragile and exploited earth.

Reading the Earth as Palimpsest
Claire Jane Taylor, Queen's University, Belfast

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Errata Sheet

After finalization of the CLMP in 2012, the following questions were raised by the La Jolla Historical Society and minor errors were identified in the plan. The revisions documented here were incorporated into the CLMP in June 2013 to correct ambiguous language and/or data, while remaining true to the vision of the plan.

Page 51 – Figure III-4 Existing Conditions Diagram

A label was added to the historic date palm located along the western property boundary. This addition brings this figure into alignment with the other figures that already show this palm labeled as historic.

Page 53 – Figure III-6 Inventory of Existing Trees (Canary Island Date Palm)

Take “X” out of the “Remove” Column. If the tree is over 27 years old, replace “X” in Historic column and put in Notes “Early Chancellors Period”. If younger than 27 years old, other notation needed. Regardless, this tree is to remain.

The tree inventory on page 53 has been modified to show that there are 4 “historic” date palms rather than 1. The CLMP shows early photos where three Canary Island palm trees were planted. While none of the original trees remain, new palms have grown from the seeds near where the parent trees were (these trees are on the **California Invasive Plant Inventory** list <http://www.cal-ipc.org/paf/>). The CLMP allows for these mature palms to grow, but requires the removal of their seeds prior to their ripening so they don’t invade the Scripps Coastal Reserve and other parts of the property. The second row for date palm in the *Inventory of Existing Trees* on page 53 represents the invasive “youth” that must be managed/removed.

Page 53 – Figure III-6 Inventory of Existing Trees (Magnolia)

Take “X” out of “Remove” Column. Replace in “Historic” column and put in Notes “Early Chancellors Period”. This tree is to remain.

The CLMP determined that the one Magnolia (east of the house, south of the driveway) is associated with the Black Period. It is not certain when the other 4 Magnolias were planted. They are not indicated in the 1981 plans from KTU+A. The 1986 plan from KTU+A only shows the west side planting so we don’t know if they were planted then or later. For this reason, we would not modify the *Inventory of Existing Trees* on page 53.

Page 59 – Section 2 Open Glade – Take out “remove the unhealthy, unhistorical Magnolia trees” Edit second bullet point to read, “All Magnolia and Araucaria trees will be maintained”.

While there is no objective to kill off non-historic Magnolias, if at some point in the future they fail of their own accord, they would be removed and not replaced per the guidance of the CLMP. The Arucarias in the glade are historic and would be preserved, but the Arucarias in the perimeter of the site are not historic per the CLMP. To clarify, the text of the CLMP has been modified to reflect that all trees will be maintained. If at some point however non-historic trees reach the end of their useful life, they will not be replaced.

Page 69, Section 4 – Add language that magnolia trees need a lot of water during dry periods and should be watered (hand watered if necessary) on a regular basis.

The CLMP calls for irrigation to promote healthy growth of plant materials and the removal of dead wood and plants only when they are unhealthy or dead. The magnolia trees were suffering as landscape maintenance and watering had been scaled back during the reconstruction at University House. Since the recent site meeting, however, the trees have been deep watered and regular irrigation and maintenance has been resumed. Overwatering must be avoided as the site has serious bluff erosion issues that should not be aggravated. Hand watering, and scheduled irrigation in coordination with soil moisture content and depth of moisture in relation to root depth is already included in text on page 69 of CLMP.

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I. INTRODUCTION

A. Purpose and Intent

In order to protect and preserve the cultural resources of the National Register listed William Harmon Black House / SDM-W-12 Locus A/ CA-SDI 4669, San Diego County, CA¹, a cultural landscape management plan was undertaken in conjunction with the Operations and Management Plan. The cultural landscape management plan addresses the university's requirement for a usable and attractive property while preserving and respecting traditional Kumeyaay tribal values, as reflected in the National Register nomination under Criterion A. In addition, the archaeological site present beneath the existing landscaping, known as SDM-W-12A/SDI-4669, must be preserved without disturbance. The archaeological site is included in the National Register designation under Criterion D. The location has also been designated a Sanctified Cemetery by the Native American Heritage Commission, because human remains have been identified within the area covered by the cultural landscape management plan. Together, the cultural landscape management plan and the architectural management plan provide guidance for future treatments of the historic architecture and its landscape setting, while respecting and representing traditional Native American values and preserving the archaeological site. UCSD engaged cultural landscape specialist Vonn Marie May, and landscape architect, Laura Burnett FASLA of Burnett LAND & WATER, to prepare the plan heretofore known as the University House - Cultural Landscape Management Plan [CLMP].

¹ Black, William, House-SDM-W-12 Locus A (CA-SDI-4669); 4/1/2007, revised 10/2007, amended 05/05/2009. <http://www.nationalregisterofhistoricplaces.com/ca/san+diego/state/html>

The plan includes a site history; documentation of historic conditions; documentation of existing conditions; period(s) of historical precedent; and treatment recommendations for the long-term preservation and stewardship of the property.

B. Methodology

Methodologies created by the National Park Service toward the documentation of ethnographic, vernacular, and designed landscapes have been in place for more than twenty years. To better understand, preserve or rehabilitate a cultural landscape their publications have become the standard for evaluating historic lands. According to the National Park Service's landscape terminology the following definitions apply to the subject property:²

Historic Ethnographic landscape - a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, sacred religious sites, and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

Historic Designed landscape - a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. . . . Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, U.S. D.O.I., Washington, D.C., 1996

I. INTRODUCTION

The CLMP will briefly document the periods in history that have affected the subject property, and will concentrate on function and use, as well as, forward appropriate management recommendations toward the preservation, and rehabilitation of the landscape character to better represent its history.

As per the City of San Diego and the State of California the guiding principles for all present and future work shall conform to The Secretary of the Interior's Standards for Rehabilitation, and, the Guidelines for the Treatment of Cultural Landscapes. Conformance to the standards will result in preservation of the Native American traditional landscape as well as protection of the archaeological site SDM-W-12A and Sanctified Cemetery. This will be accomplished by restricting disturbance of the ground and limiting new landscaping elements that can be introduced.

This CLMP was informed by National Park Service publications:

- A Guide to Cultural Landscape Reports: Contents, Process, and Techniques, Page, Gilbert & Dolan, 1998
 - The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes, Edited by Charles Birnbaum with Christine Capella Peters, 1996
 - National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation
 - National Register Bulletin 30: Guidelines for Documenting and Evaluating Rural Historic Landscapes
 - NPS Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic
 - NPS Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties Landscapes
- Previous studies were consulted during the preparation of the CLMP:
- *Geotechnical Investigation*, Terra Pacific Consultants, Inc., 24 July 2009
 - *National Register of Historic Places Registration Nomination*, William Harmon Black House / SDM-W-12 Locus A CA-SDI 4669, San Diego County, CA, 4/1/2007; revised, 10/2007; amended 5 May 2009
 - *Preliminary Drainage Study*, Nasland Engineering, 22 June 2010
 - *Landscape Architecture Drawings*, Planting, Irrigation and Site Construction, KTU&A, 1980-1986
 - *Site Survey*, Nasland Engineering, 2009
 - *University House Rehabilitation Project Final Environmental Impact Report*, SCH No. 2010051031, University of California San Diego, with assistance of PBS&J, 2011
 - *Arborists studies*, ISA Certified Arborist UCSD, 8 April 2011; Garrity Tree Care, 20 April 2011
 - *Building and Site Condition Assessment (BSCA) and Design Recommendation Report (DRR)*, IS Architecture, 1 October, 2009
 - *NAHC Sanctified Cemetery Designation letter*, 2008
 - Hector, Susan M., *Archaeological Investigations at University House Meeting Center and Chancellor Residence, CA-SDI-4669 (SDM-W-12)*, University of California at San Diego, La Jolla, California. ASM Affiliates, 2007.

UCSD UNIVERSITY HOUSE Cultural Landscape Management Plan

The University House CLMP is intended to synthesize information gathered from historical repositories, previous studies, and physical field evaluations, and to contribute to the growing body of knowledge of the site. It also provides recommendations for specific preservation methods and procedures.

- University of California San Diego Geisel Library
- UCSD Facilities Design & Construction [FD&C] database
- San Diego History Center Archives
- La Jolla Historical Society Archives
- City of San Diego Central Library, the California Room

Field investigations and photography were conducted in September and October of 2011. Interviews with UCSD Landscape maintenance staff; Landscape Architects; 'Bill' Black, son of William H. Black; and other contributing parties were conducted as well. Repositories visited were:

Legal Description: Lot 14 of La Jolla Farms, in the City of San Diego, County of San Diego, State of California, according to Map No. 3487, filed in the Office of the County Recorder of San Diego County, August 9, 1956.

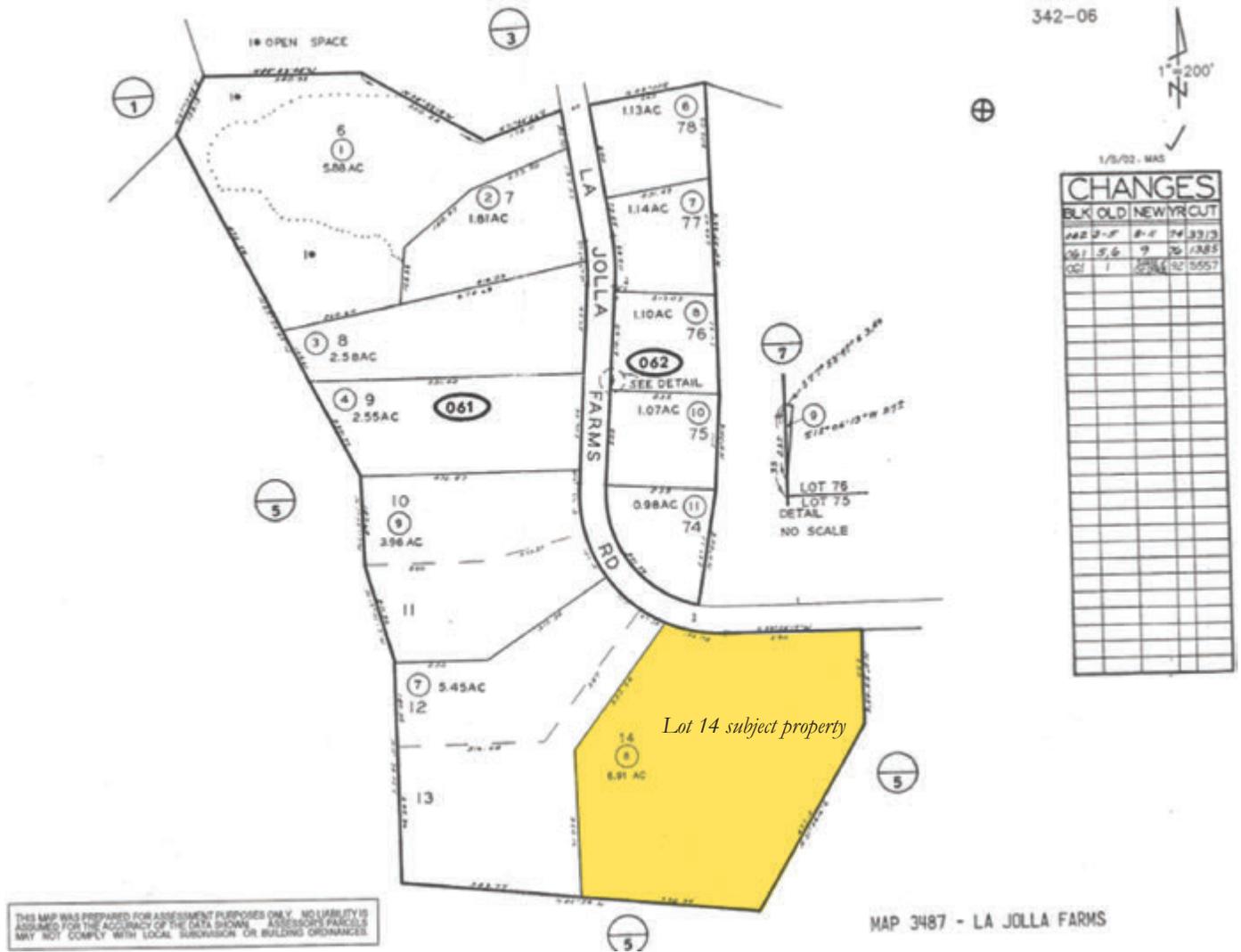


Figure I-1, Parcel Map with annotated Lot 14 subject property

I. INTRODUCTION

C. Environmental Setting

The subject property is in the La Jolla Farms subdivision [Lot 14] in the suburb of La Jolla within the City of San Diego, CA. The 6.91 acre property parcel is characterized by approximately three acres of steep canyon slopes predominantly covered with native maritime succulent scrub, which is considered sensitive habitat due to its rarity.³ The slopes descend into Black's Canyon and further down to Black's Beach. The flatter mesa portion of the Torrey Pines coastal bluffs is approximately four acres and sits at 370 feet above mean sea level. Sedimentary deposits from mesa to shoreline include Linda Vista and Scripps formations, and Ardath Shale.⁴ The site is bounded by La Jolla Farms Road to the north; an open space canyon to the south; and the residential neighborhood of La Jolla Farms to the east and west and the Pacific Ocean beyond. The property is located on the west side of the La Jolla Farms subdivision overlooking open space to the south, which separates the residence and grounds from other homes. Site access is from La Jolla Farms Road.

The William Harmon Black House / SDM-W-12 Locus A CA-SDI 4669, San Diego County, CA was listed of the National Register of Historic Places 2 May 2008, in the subjects of Architecture/Engineering; Information Potential: Architecture; Prehistoric; Pueblo; and Site and under Criteria A, C and D. The nomination was amended 5 May 2009 to include an enhanced narrative on the Kumeyaay occupation and

tribal values.⁵ It is also listed on the California State Register of Historic Places, and the City of San Diego Historic Register.

The William H. Black House / UCSD University House landscape setting came about over thousands of years and was transformed through several cultural layers. Radiocarbon dates from the archaeological site SDM-W-12A indicate Native American presence on the property nearly 10,000 years ago (Hector 2007: 20). Native people managed their cultural landscape through burning, selective clearing, planting and moving, pruning, and other means.⁶ Most native groups see unmanaged native vegetation as a wilderness. A native plant community around a settlement would have been manipulated, structured, and organized to benefit people who lived there. As time passed, the appearance of the Native American village and surrounding landscape changed as the culture evolved and adapted to the environment, trade, and population movements. During the historic period, the property was farmed, removing native plants. Finally, the Black family built their home and landscaped to suit their needs. Documentation of the historic cultural landscape must be viewed within its successive historic contexts.

Periods of historic precedent germane to this site are: Native American; the Spanish Exploration and Colonization Period 1542 through 1820s; the Mexican Republic Era 1820s to 1848; the American Period from 1848 to 1940, which includes the early development of San Diego and in particular the village of La Jolla;

³ UCSD University House Rehabilitation Project, FEIR, Appendix A-Biological Resources, 2011

⁴ National Register of Historic Places Registration Nomination, William Harmon Black

House / SDM-W-12 Locus A CA-SDI 4669, San Diego County, CA, 4/1/2007; revised, 10/2007; amended 5/5/2009: Section 7.

⁵ Website: <http://nrhp.focus.nps.gov>

⁶ Anderson, M. Kat, *Tending the Wild: Native American Knowledge and the Management of California's Natural Resources*. University of California Press, Berkeley, 2005.

I. INTRODUCTION

World War II 1941-1945; the William H. Black Period from 1948-1967; and finally the presence of the University of California San Diego University House 1967-present. For purposes of evaluating the existing

landscape the dates of 1948 through 1967 will cover the William Harmon Black era; 1967 through 1986 has been chosen as the last designed landscape phase implemented, some of which is still extant.



Figure I-3, USGS La Jolla Quad, 1902

II. SITE HISTORY

A. Native American

The National Register designation for the University House property under Criterion A is for a traditional cultural landscape extending from the beginning of Native American history to the present time, indicating cultural continuity. The significance of the coast and ocean is continuing for modern Native Americans. The Kumeyaay world-view includes the ocean, and the La Jolla area has been their home since the beginning of time, according to traditional beliefs. The designation does not memorialize something that is no longer there; it is still a living thing. To that extent, it is the current setting of the parcel, including the existing lawn, trees, and perimeter plant materials, that was identified as a traditional cultural landscape in the National Register designation. It's not that those materials were identified as significant elements, rather their presence did not decrease or condition the designation. Development and modern landscape materials have not destroyed the traditional Native American values present on the property.

The Native American village and cemetery (archaeological site SDM-W-12A, as referenced in CLMP



Figure II-1, Earliest aerial, circa 1928, presumed aero-navigational mast present

Section I-A. Purpose and Intent), encompasses the current University House property. The property has been designated as a Sanctified Cemetery by the Native American Heritage Commission (NAHC). Human remains are present not only as intact burials; fragmented remains are present throughout the area.¹ The archaeological resource represents nearly 10,000 years of continuous occupation of the coastal bluff by the Kumeyaay people. The midden (soil that has been altered by human activity) present on the University House property contains a variety of artifacts and features that are significant under National Register Criterion D.

¹ Hector, Susan M., *Archaeological Investigations at University House Meeting Center and Chancellor Residence, CA-SDI-4669 (SDM-W-12)*, University of California at San Diego, La Jolla, California. ASM Affiliates, 2007

II. SITE HISTORY

The Native American occupation associated with the archaeological site was originally much larger, but development has impacted the areas outside the university property. In fact, most of the La Jolla coastal bluffs are covered with the remains of Native American occupation, some of which can still be observed as archaeological midden exposed on the surface or buried under modern fill.

The following aerial photo, circa 1928, is the only primary photographic evidence known to exist for the subject property. It illustrates signs of annual crop cultivation zones on the undeveloped mesa. During this time (1929), Malcolm Rogers of the San Diego Museum of Man began archaeological investigations at SDM-W-12A and found human remains and extensive archaeological resources on the property (Hector 2007: 31-36). These collections are at the San Diego Museum of Man.

B. Spanish Exploration and Colonization

As early as 1542 when Juan Rodriquez Cabrillo sailed into what is now the San Diego Bay, and the birthplace of ‘so-called’ civilization on the West Coast was born. Several years later Sebastián Vizcaíno who arrived in 1602 is credited with giving San Diego’s its name.² Spanish sailors used the landmark of the Torrey Pines bluffs for navigation, naming it ‘Punta de los Arboles’—Point of Trees.³

The Spanish documented the aboriginal territory of the Kumeyaay to reach well upstream of the San Luis Rey River Valley, south into Baja California Norte, Mexico, and from the ocean to the desert. This area is recognized by the State of California and the U.S. government to have been continuously occupied by the Kumeyaay through approximately 1800⁴, with particular concentrations within the San Dieguito River corridor and Torrey Pines Mesa.^{5 6}

The methodical colonization of Neuva España in Alta California began with the Sacred Expedition of 1769, which included Gaspar de Portolà and the Soldados de Cuera [Leather Jackets], who escorted Father Junipero Serra, and his entourage, north to set up a series of mission churches. The structure of colonization came in three movements—the presidios [military]; the mission churches [Christianization and acculturation of the natives]; and the pueblos [villages or towns]. These three separate methods functioned interdependently. Ultimately twenty-one missions along the coast of Alta California would be built from San Diego to Sonoma between 1769-1823 with their attendant assistencias [outlying chapels] nearby.⁷ Father Serra [1713-1784] founded the first nine missions and was laid to rest beneath the altar at San Carlos Borromeo de Carmelo Mission.

4 *NR Registration Nomination: Section 7*

5 Shipek, F C., *An example of intensive plant husbandry: the Kumeyaay of Southern California*, pages 159-170 in D. R. Harris and G. C. Hilman, editors. *Foraging and Farming: The Evolution of Plant Exploitation*. Unwin-Hyman Publishers, London, 1989.

6 *California AJR 60*

7 Braun, Corey Jon with MSLR Mission team, *The Cultural Landscape Preservation Proposal Charette for Mission San Luis Rey: Introduction to the Colonizing of Alta California*, ASLA Historic Preservation Open Committee, San Diego, 1990

2 Pourade, Richard F., *The Explorers, Vol. 1*, Union-Tribune Publishing Company, 1960

3 Schaelchlin, Patricia A., *La Jolla: The Story of a Community 1887-1987*, Friends of La Jolla Library 1988

C. Mexican Republic Period 1820s-1840s

With the independence of Mexico and Spain's retreat, the rise of the Mexican Rancho period flourished concurrent with a cattle boom of the early 19th century. However, the Indians were now subject to the Mexican government and military loyalists who were granted rancho lands. Between the Spanish and Mexican Periods local Indians were displaced from traditional homes and landscapes as populations were moved to the missions and ranchos. Their traditional lands were then identified as the private property of ranchers and they were prevented from returning to their homes. In *Strangers in a Stolen Land*, 1987, the author writes, "The effect of the Mexican period, from roughly 1830-1846, on American Indians in San Diego is difficult to assess, although it appears that many of the ranch owners were cruel, insensitive masters who regarded Indians as feudal slaves."⁸ During the Mexican Period [1830-1848] pueblos or villages were established in close proximity to the abandoned missions and presidios, although the material remains of the Spanish Period fell into disrepair. Spain passed the Act of Secularization in 1833, which signaled their official departure, although a decade earlier Mexico had begun its rule and by the early 1830s were distributing former mission lands, which inadvertently, became the fourth and final movement. The Guadalupe Hidalgo Treaty of 1848 between Mexico and the United States forever secured the American Period in Western history.⁹

⁸ Carrico, Richard L., *Strangers in a Stolen Land: American Indians in San Diego, 1850-1880*

⁹ Pourade, Richard F., *The Silver Dons*, San Diego Union-Tribune Publishing, 1963

D. La Jolla Development

According to the La Jolla Historical Survey, 2004, completed for the City of San Diego Historical Resources Board, the early history of La Jolla may be divided into "five distinct historical phases that are marked by distinct building styles and community focus." The Survey's Historical Overview lists these as:

- Summer and Vacation Rental Era (1887-1894)
- Education and Cultural Development Era (1895-1918)
- Village Development Era (1919-1929)
- Community Development Era (1930-1945)
- Post-War Expansion Era (1946-1962)

According to the Survey, La Jolla Park, the first subdivision, was recorded on March 22, 1887 by Frank T. Botsford and George W. Heald under the auspices of the Pacific Coast Land Bureau from which the community evolved.

The U.S. Government had deeded Pueblo Lots to the City of San Diego in March of 1851, a year after California statehood (later re-confirmed and re-recorded as late as 1916). Much of the land was purchased by California-based real estate speculators. La Jolla Park was recorded in 1887 as Pueblo Lot #1282 and portions of Pueblo Lots #1283 and #1284, consisting of some 400 acres. The subdivision boundaries were: the shoreline north from approximately Marine Street to State Street (now Torrey Pines Road), east to Girard Avenue, and all land north of the present day La Jolla Country Club and Golf Course. The Botsford-Heald plan was the first to configure lots, streets, and parks from raw land.

II. SITE HISTORY

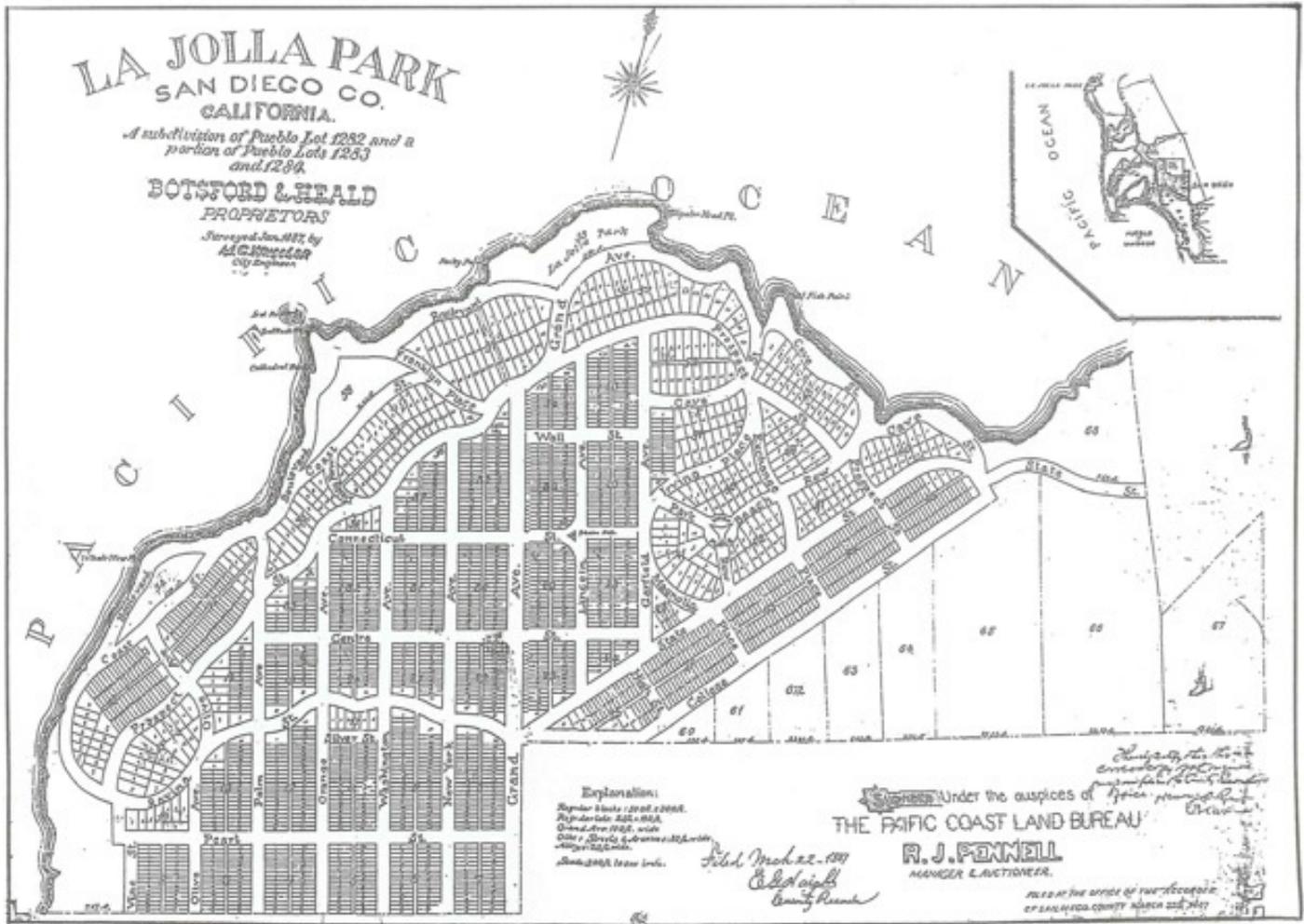


Figure II-2, La Jolla Park Subdivision Map, 1887

Build out was slow at first, but constant. La Jolla Park became an architectural collection of Victoriana transitioning into sub-types of the Arts and Crafts era and several revival styles. Exotic non-native horticultural was popularized during the Victorian-era. Tree planting consisted of Monterey Cypress, *Cupressus macrocarpa*; and Canary Island Palms, *Phoenix canariensis*; *Eucalyptus spp.*, and many non-native shrubs, vines, and ground covers. After the 1915 Panama-California Exposition in San Diego, dubbed the 'Garden Fair', exotics ruled the day. Some lawn ground cover was introduced for people of means, but usually occurred where there was a dependable water source and hired gardeners at hand.

From the very beginning, La Jolla was heavily promoted as a resort community. Nan Cuthbert in her article 'La Jolla Legacy,' in the Spring 1980 issue of *The Journal of San Diego History*, quotes the San Diego Union of April 26, 1887: "La Jolla Park is the finest seaside resort on the American Continent, having all that heart can wish to amuse one's-self." Within the wider context of regional history, the first subdivision occurred at the height of the boom sparked by San Diego's connection to the national railroad system in 1885. In fact, the entire city was being promoted as a destination for eastern travelers to La Jolla, noting its direct connection by stage line to the California

Southern Railway, and including a lesson in the pronunciation of the name: “La Jolla [pronounced Lah Hoeyah] Park . . . a favorite resort.”

In all accounts, three key figures emerge as prime movers during the first two phases of La Jolla’s development, Summer and Vacation Rental Era [1887-1894]; Education and Cultural Development Era [1895-1918]. Those that led La Jolla’s cultural development were, Anna Held [1849-1941]; Wheeler J. Bailey [d. 1935]; and, of course, the grand dame of philanthropy, Ellen Browning Scripps [1836-1932].

Anna Held arrived in America from Germany in 1869 as an educator, who first trained ‘kindergartners’ in the U.S. By 1876, she was serving as governess to the children of General and Mrs. Palmer of Colorado Springs. In 1891, she was governess of the children of U.S. Grant, Jr., in Westchester County, New York, and in San Diego. In October 1894 she bought a parcel lot near the Cove in La Jolla and began building the first cottage of what would become the venerable Green Dragon Colony. Over the years she played host to a number of prominent figures from the worlds of the theater and music. She sold the Green Dragon in 1912, and then lived on Torrey Pines Road and elsewhere in the county for a time before moving to England.¹⁰

A prominent San Diego businessman, Wheeler J. Bailey came to the south coast in 1888. Soon after 1890, he came to La Jolla and in 1907 built Hilero, an early masterpiece by master architect Irving J. Gill on Princess Street overlooking the Pacific Ocean. He

was active in the cultural community of La Jolla and entertained the performing and visual artists of the time. The Wheeler J. Bailey Library at the Bishop’s School honors him for his contributions to the school. Wheeler J. Bailey founded the W.J. Bailey Company, then located at 708 W. G Street, San Diego, specializing in building materials. He died in March 1935 after a brief illness.¹¹

Ellen Browning Scripps was a tremendously important family member of the nationally renowned Scripps Newspaper Barons. Her brother Edward Wyllis Scripps managed the chain of papers, including the San Diego Sun. Miss Scripps focused passionately on her philanthropic activities. Edward maintained a town home in Pacific Beach and a country estate at Miramar Ranch. Miss Scripps built her first La Jolla home on Prospect in 1897 naming it South Moulton Villa after her birthplace in London and then had it rebuilt in 1915-1916 by master architect Irving J. Gill, after a devastating arson fire.

Miss Scripps’ many charitable contributions, in conjunction with her brother E. W. Scripps, included support for what became the Scripps Institution of Oceanography, one of the first contributions to the cultural and academic growth of the community after the turn of the century, 19th to 20th. The adjoining road, known as the ‘Biological Grade’ led up to the Torrey Pines Mesa.

10 Broms, Robert, May, Vonn Marie, *HRB Historical Designation, The Walt Mason House*, La Jolla, CA, 2007

11 Schaelchlin, Patricia A., *La Jolla: The Story of a Community 1887-1987*, Friends of La Jolla Library 1988

II. SITE HISTORY

The Scripps family, in particular Miss Scripps, had a keen interest in parks, open space preserves, and naturally occurring plants and trees. Along with city father George White Marston, another avid parks advocate, she led the way in creating a preserve for the endemic tree species, the Torrey pine, *Pinus torreyana*, found only in San Diego County and Santa Rosa Island [one of the southern California Channel Islands]. The tree genus was named for the noted botanist Dr. John Torrey, suggested as homage by surveyor and botanist, Dr. Charles Christopher Parry.

Miss Scripps went on to build a series of public amenities in the community: the La Jolla Recreation Center; The La Jolla Women's Club; Bishop's School, originally for young girls; St. James Episcopal Church; and the Children's Pool, all encircling her residence. Miss Scripps passed away on 3 August 1932, bringing closure to an essential epoch of La Jolla history.

E. Torrey Pines Mesa Development

When as the Sacred Expedition of 1769 led by Father Serra passed through the Sorrento Valley the high bluffs to the west revealed the pines near the mouth of the San Dieguito River. They were known then as the 'Soledad Pines' [Solitary Pines]. The Torrey Pines Mesa remained fallow until the early 20th century. Although, during the rancho period cattle and sheep grazed indiscriminately throughout the area and some of the trees were cut down for building material.¹²

Persuaded by George Marston, Ellen Browning Scripps, botanists David Cleveland and Belie Angler, the City Council in 1899 passed an ordinance to set aside 364 acres of pueblo lands as a public park at the most northern end of the Torrey Pines Mesa. Unfortunately, the ordinance was silent on protecting the trees.

After the turn of the century, the lands surrounding the park were in danger of being commercially sold. Between 1908 and 1911, philanthropist Ellen Browning Scripps acquired two additional pueblo lots and willed them to the people of San Diego. This added to the park the area known as North Grove and the San Dieguito River estuary.

Representing the San Diego Society of Natural History and the San Diego Floral Association, Guy Fleming and Ralph Sumner visited the park in 1916 to conduct botanical studies. Their report of damage caused by picnickers and campers resulted in public support for the preservation of the area. The movement, of course, was spearheaded by Miss Scripps.

12 Website: www.torreypine.org/

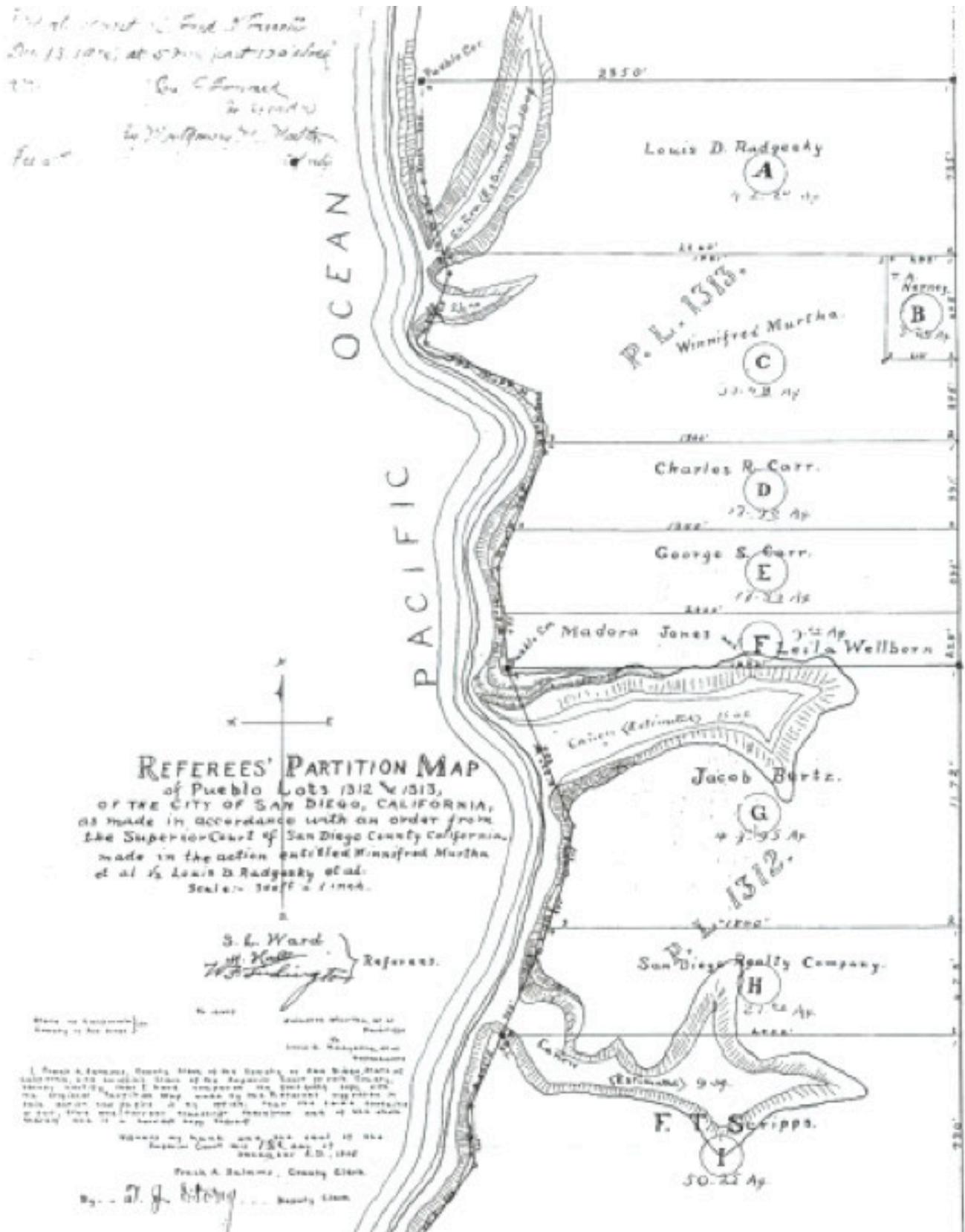


Figure II-3, Pueblo Lots, 1905. By the 1930s F. T. Scripps would own Lots D through I [Lots E & F would later be owned by Wm. Black] Several other Scripps family members would essentially own most of the westside of the Torrey Pines Mesa

II. SITE HISTORY

In 1921, Miss Scripps and the City Park Commission appointed Guy Fleming as the first custodian of the park. A naturalist and landscape designer, he later went on to become the District Superintendent for the State Park System in Southern California. In 1922, Miss Scripps retained Los Angeles based master landscape architect, Ralph Cornell, to provide a long-term preservation plan for the park. His three-part plan called for restrictions against changing the original landscape or introducing plants or features not indigenous to the area and over-cultivating the Torrey pine to the exclusion of open spaces.¹³ That same year Miss Scripps retained master architects Richard S. Requa & Herbert L. Jackson to build a lodge applying modern methods in the use of adobe bricks. The park went from a City park to a State Park and is now the Torrey Pines State Reserve.

The Biological Grade and the newly established Torrey Pines City Park had the first and only coast road used for stagecoaches and later for vehicular transportation. Travel between the two was tenuous at best, for that matter throughout La Jolla. The automobile was emerging as a common mode of travel among San Diegans by the early 1920s, but road design was not keeping pace. Increasingly the landscape needed to be progressively accommodating for this new mode of transportation. The automobile had gained such prominence as a growing fixture in the lives of Californians that by 1923 the state of California had registered its one-millionth motor vehicle.¹⁴

Further north, native son Colonel Ed Fletcher was developing a new layout for the village of Del Mar

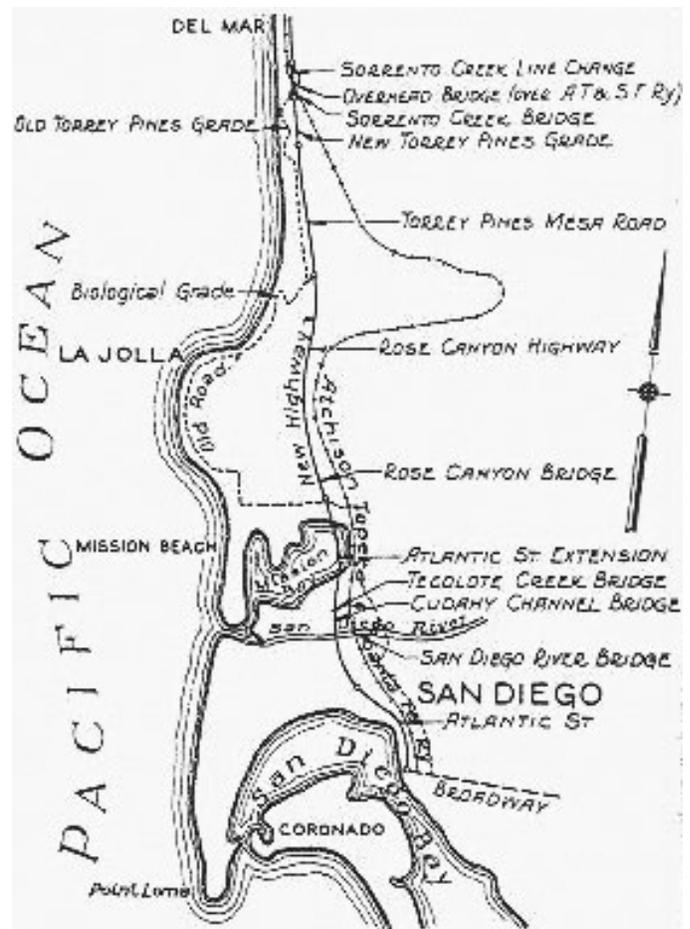


Figure II-4, U.S. Route 101, the Biological Grade, and the 'old Fletcher/Scripps road', 1934

as the agent for the South Coast Land Company. He consulted with E. W. Scripps to join with him in constructing a roadway from San Diego to Del Mar. Up until then there was an inland stage route that generally followed the alignment of the Santa Fe Railway. The two were in agreement regarding the need to upgrade and/or build a new roadway alignment. The section from La Jolla to Del Mar was graded from the beach along the winding cliffs up to the Torrey Pines Mesa. It followed the long stretch north to the San Dieguito River mouth then up to Del Mar, which required a bridge crossing.¹⁵ However, within

13 Shulman, Judy, TPDS Docent, Website: www.torrey-pine.org/

14 The Road Ahead: *The Automobile Club of Southern California 1900-2000*

15 Pourade, Richard F., *Gold in the Sun*, San Diego Union-Tribune Publishing, 1965



Figure II-5, U.S. Route 101, circa late 1920s, Torrey Pines Lodge in background, Source: Caltrans

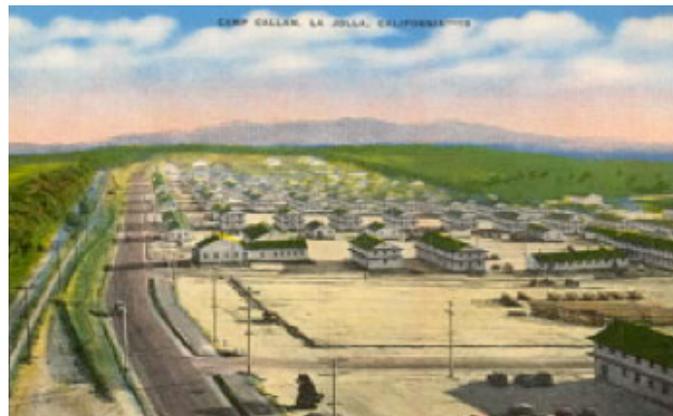


Figure II-6, US Highway 101, circa late 1920s, Southbound from Del Mar, Source: Caltrans

II. SITE HISTORY

a few short years the Fletcher/Scripps road would be replaced by a federally funded highway even further west than their local inland road.

By 1926 the federal government recognized the need for a north/south coastal highway in California, Oregon and Washington. U.S. Route 101, from the Mexican Border to Olympia, Washington was commissioned as one of the first U.S. highways. U.S. Route 101 is perhaps the most historic highway in California, because it followed the route of Spanish explorer Gaspar de Portolà during the 1769 Sacred Expedition. In 1904, supported by the Automobile Club of Southern California and noted historian and editor of the Los Angeles Times, Charles Fletcher Lummis, the road was enlarged and enhanced to emphasize this history, which was promoted as El Camino Real, the King's Highway. This historic road connected the 21 venerable missions of California in an early attempt at American 'pleasure-driving' tourism. Lummis wrote, "No other state has such a rosary of architectural pearls of history, beaded along a string of 500 miles of such scenery".¹⁶



F. World War II

Following a protracted nationwide economic Depression of the 1930s, growth and development essentially flat-lined in La Jolla and San Diego at large. All too soon the United States found itself fully engaged in a second World War. The West Coast carried the brunt of 'America's War' in the Pacific Theater. Many training, manufacturing, and coastal defense facilities were built almost overnight, and military personnel of all ranks flowed into California.

In anticipation of war, Camp Callan was built in November of 1940 as a Coast Artillery Corps training center for new inductees. Formerly the land upon which Camp Callan was constructed was privately owned and used by tenant farmers for annual crops. Located on Torrey Pines Mesa, on the west side of U.S. Route 101, from Genesee Avenue to North Torrey Pines Road, Camp Callan's main entrance was near today's The Lodge at Torrey Pines Inn. Open for business in January of 1941, it was named for Major General Robert Callan [1874-1936], a veteran of the Spanish American War and World War I. By

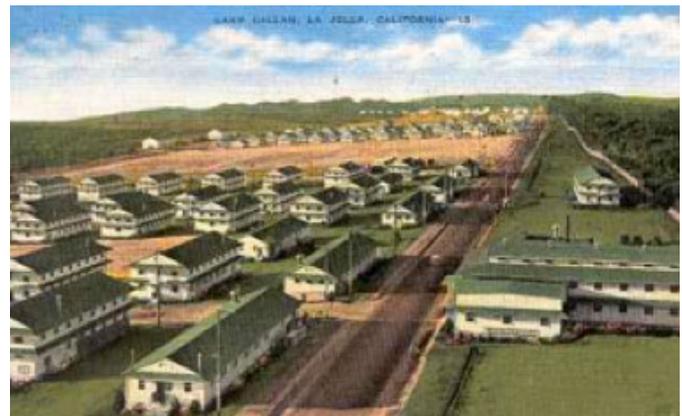


Figure II-8 & 9, Postcards of Camp Callan, circa 1943

16 The Road Ahead: The Automobile Club of Southern California 1900-2000

1942 the post had over 297 buildings, which covered 23 blocks and 5 post exchanges, 3 theaters and 5 chapels. About 15,000 men went through Camp Callan's 13-week training cycle with a strong emphasis on modern coast artillery and anti-aircraft defense weapons. Structures and infrastructure at the south end of the Camp did not extend to the subject property, however, closer to the ocean was an emplacement that covered approximately 25 acres near the subject property owned by the Scripps family, which is today a natural coastal bluff preserve.

In 1944, near the war's end the anti-aircraft training program was moved to Ft. Bliss, Texas, and Camp Callan was declared surplus by November 1945. The artillery-training base, though serving the U.S. during a significant period in American history, took its toll on the natural and cultural resources of the land on the Torrey Pines Mesa. Almost immediately most of the buildings were purchased by the City of San Diego and sold for salvage. Transformed today, the site contains a variety of developments including: the Torrey Pines Golf Course, several private businesses and research facilities, Torrey Pines Gliderport, the Salk Institute for Biological Studies, and a section of the University of California



Figure II-7, *Camp Callan Map over current aerial, west of U.S Route 101, from La Jolla Shores Drive to Genesee Avenue, circa 1943*

at San Diego. A few foundational remnants remain in the area to the west of the university campus.¹⁷

17 Berhow, Mark, *Coastal Defense Study Group, Camp Callan*, <http://www.cdsg.org/>

II. SITE HISTORY

A languid post-war period overtook San Diego as it tried to reconfigure itself away from a war mission to one of housing military families that preferred to stay in California. Suburbs like Clairemont and Linda Vista sprang up in an attempt to accommodate the newcomers who wanted to call San Diego their home. U.S. Census figures document San Diego's population in 1940 at 289,348 and by 1950 the population grew to 556,806, essentially doubling. Temporary classrooms filled every elementary school campus responding to the first wave of Baby Boomers.

G. William H. & Ruth F. Black House; Black Gold Stables; La Jolla Farms Sub- division

Known as "Bill" to his friends, William H. Black was born in Paris, Texas, in 1898 but spent the better part of his childhood in Louisiana. He entered the oil business in the mid 1910s, and as a partner in the Black-Marshall Oil Company soon accumulated a fortune in the oilfields of Kansas, Texas, New Mexico, and Oklahoma.

Black moved to San Diego in the early 1920s and took advantage of the post-1915 Panama California Exposition housing boom to pursue real estate development. However, the crash of 1929 brought the country to its knees, and Black too experienced a major reversal of fortune. He left San Diego in 1929 to engage in a variety of business ventures throughout the southern parts of the country. His business travels took him back to familiar ground – New Orleans, Oklahoma City, Wichita, and Santa Fe. It was during this time that he met Ruth Faulkner, who was born in Guthrie, Oklahoma, 7 November 1902. They were married in 1933 in Arkansas City, Kansas. Three years later they would have their only child, son William F. Black.

In 1937 Black returned to San Diego with his family and purchased a home in La Jolla on Cave Street, but resided there only on a temporary basis. The Blacks made New Mexico their permanent residence during the late 1930s and into the 1940s. There, the couple owned and operated a cattle ranch, and built a 1920s-era 'Southwestern' style adobe home in Santa Fe surrounded by a high desert native landscape set-

ting. When in San Diego William Black would visit with his good friend Fred T. Scripps on his hunting preserve in the general area of the subject property now known as the Scripps Biological Cliffs.

Black had his eye on a home site somewhere on the Torrey Pines Mesa. But it wasn't until Fred Scripps died that the opportunity arose. In 1948 Black purchased approximately 250 acres of prime real estate from Fred Tudor Scripps' [1850-1936] estate, able to secure it with cash. He was later quoted in a La Jolla Journal article as saying, "I have been looking all over for a better place to live, and it can't be found." There, he first developed a substantial thoroughbred horse breeding facility, for both racing and stud service, and named it the 'Black Gold Stables'.¹⁸

Initial development of the stables and training complex began in 1948. The complex occupied the eastern edge of the parcel along U.S. Route 101, or North Torrey Pines Road, and was designed in the old Mexican Ramada style of construction. Buildings were constructed primarily of adobe with red tile floors and roofs. The complex included a 22-stall horse barn, a trainer's house, a large feed barn, a half-mile training track complete with starting gates, and



Figure II-10, Black Gold Stables aerial, circa 1952; Wm. Black House [lower left]; and remnants of Camp Callan [right]

a polo field. Construction of the La Jolla Farms Clubhouse, a Spanish Revival building with red tile roof, began in 1949 and the Blacks acquired racing horses shortly thereafter. In the spring of 1949, the development of the La Jolla Farms property was featured in an article in the La Jolla Journal [although a map was never filed in the County Recorder's Office at the time].

¹⁸ La Jolla Journal, *Wm. H. Black Plans Tract Development*, 5 May 1949

II. SITE HISTORY

Contemporaneous to the horse farm were plans for the Black's retirement home on the same parcel, as close to the ocean bluffs as possible. The Blacks decided to subdivide their La Jolla Farms holdings into four or five residential sites along the bluffs. They did not intend to make the lots available to the public, but instead to offer them exclusively to friends and acquaintances with the provision that the homes must be valued at no less than \$100,000. The Blacks reserved a choice lot for themselves located at the southwestern corner of the planned subdivision. At the edge of the mesa along the southern coastal bluffs, this lot became a dramatic model site.

As accustomed to the Santa Fe, New Mexico area as they were, the Blacks apparently wanted to export its character to La Jolla, and that they did. Master architect William Lumpkins, also from the Santa Fe area, was a demonstrated purveyor of the style. The Blacks' residence in Santa Fe, in the Pueblo Revival style, served as inspiration for the design of their La Jolla Farms home. The planning and subsequent construction commenced. In typical Lumpkins' fashion, he named the residence in his architectural drawings, "Hacienda Nuevo Mejico por Sr. y Sra. William

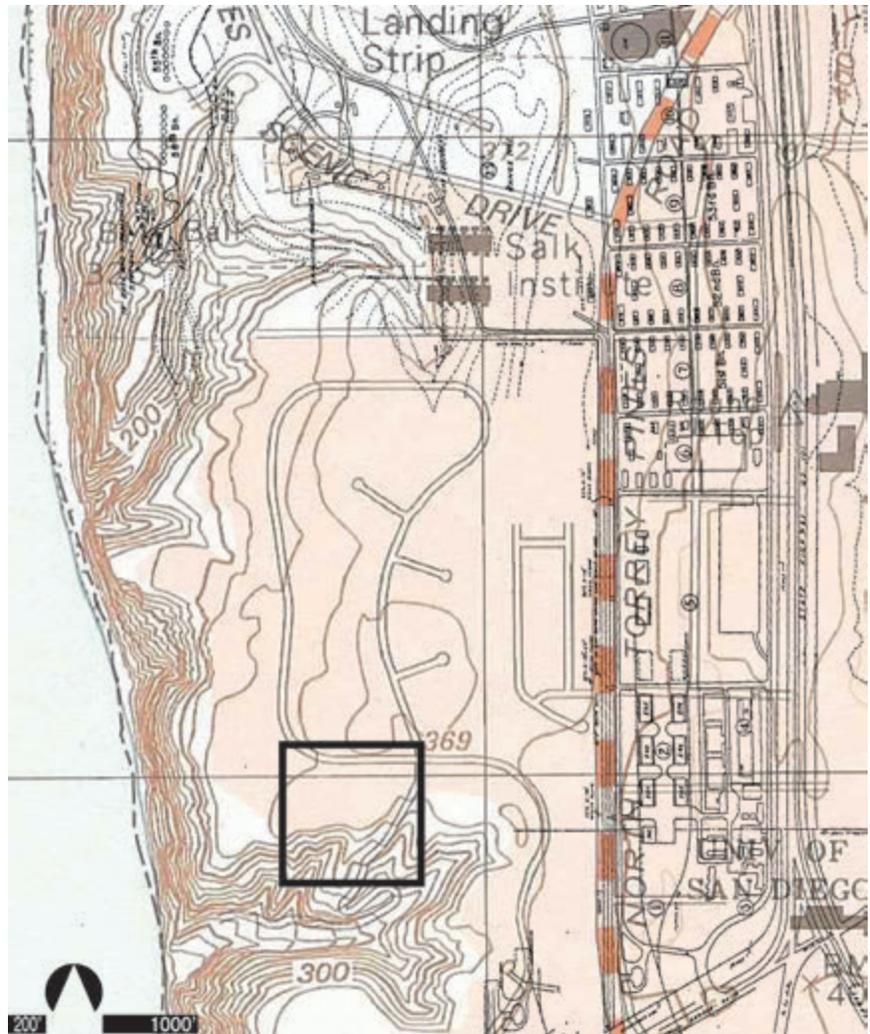


Figure II-11, Overlay of southern end of Camp Callan on current USGS, with annotated Black House

Black,” emulating Spanish naming conventions. Rancho Santa Fe contractor/builder Howard Stein Winter began construction of the sprawling adobe manor in 1950. It was completed on 25 September 1951 [#12760, Book 4730, Page 471].

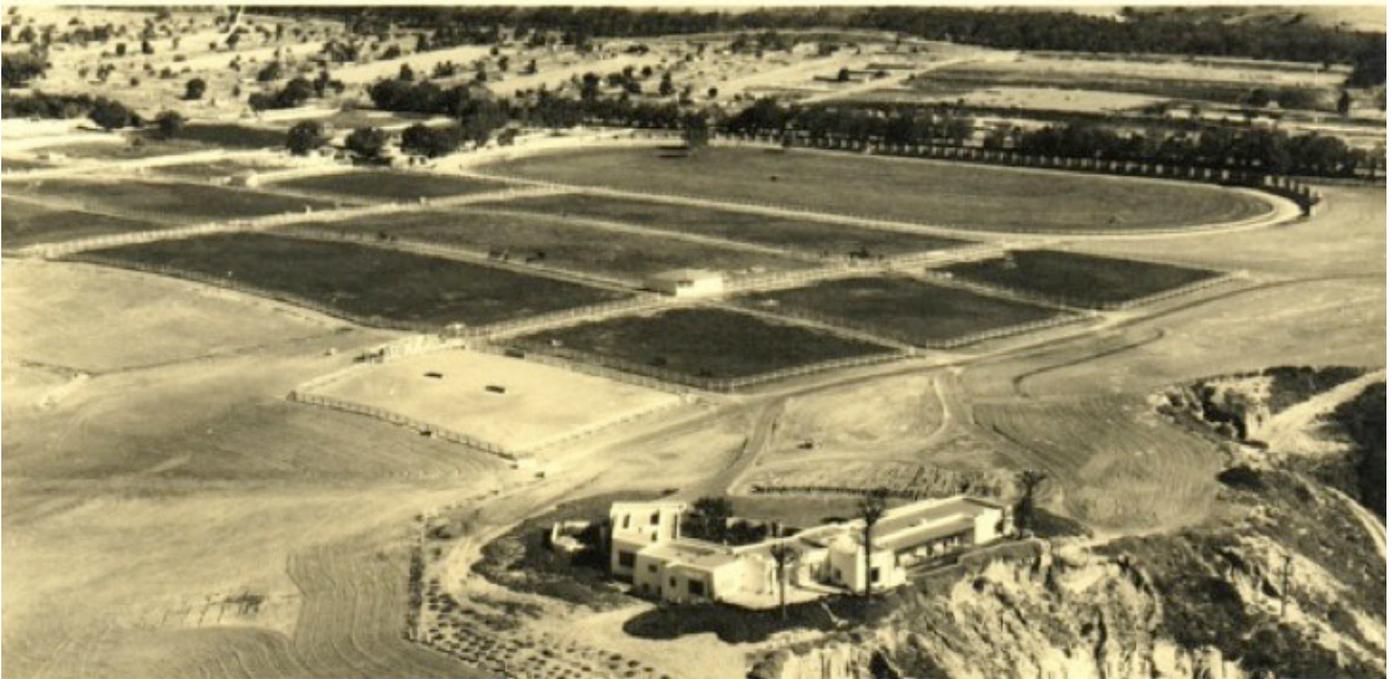


Figure II-12, *Black Gold Stables and William H. & Ruth F. Black House, circa mid 1950s*

As shown in Figure II-13 the entire site was fine graded to provide a flat pad for the footplate of the single-story house. A sculptured knoll was crafted at the eastern end of the structure [adjacent to son Bill Black's room]. A loop driveway with a main entrance and secondary exit was laid in which was aligned with the old 'West Road' prior to La Jolla Farms Road. The loop accessed a central courtyard and large garage on the north end of the house. During the grading for the courtyard what was believed to be human remains were discovered. William Black contacted the Museum of Man in Balboa Park after which a representative was dispatched to conduct an evaluation. Son Bill Black during a site walk and interview remembered the representative carefully exhumed the fragments and took them back to the Museum of Man.¹⁹

The courtyard was designed in a radial pattern of flagstone pavers and walks that led to each section of the house. In the center is an octagonal tile medallion with an American Indian motif pattern. To the north, and on axis to the radial paving, is a raised adobe edged planter that held a mature multi-trunk olive tree. An additional mature olive was planted in an on grade adjacent planter in close proximity. It is believed that there was a third olive planted outside the courtyard in a planter bed close to the main gated entry. Two smaller planter beds situated outside the main courtyard were framed by lower garden walls; one held Ruth's rose garden and the other was planted with desert-like planting, e.g., *Opuntia* [Nopal or prickly pear] and *Agave*. Ample paved area was provided for construction staging and visitor parking.

19 Black, William F., son of William H. & Ruth F. Black, site walk and interview, 8 August 2011

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Figure II-13, Aerial of completed residence, 1951

Ruth Black became responsible, willingly, for the grounds surrounding their new home. She was an amateur landscape designer with unusual intuitive talent. Ruth would always consult with the experts and respectfully follow their advice, e.g., her newfound love for the endemic Torrey pine led her to Torrey Pines Park specialists who advised her on planting procedures. She introduced three [now just two] Torreys along the northern perimeter of La Jolla Farms Road, another to flank the entry road, and several along the southern bluffs of the property. Some were

felled in a storm and others were removed subsequently to protect life and property during future storms. For the walled entry courtyard she was able to obtain three fully mature multi-trunk olive trees *Olea europaea*, from an old olive grove in Del Mar owned by the Blacks. She also planted olives along the eastern perimeter of La Jolla Farms Road and along the southern boundary in an attempt to both screen and delineate the property. Ruth planted mature Canary Island palms, *Phoenix canariensis*, nearest the south elevation of the house, to accent the landscape as well



Figure II-14, Original courtyard

as the architecture. Some volunteers from those plantings remain.

Two now majestic Star pines, *Araucaria heterophylla*, were planted together at the northern approach to the garage. Ruth planted Aleppo pines, *Pinus halepensis*, across the property on the south side of the exit road. A lone magnolia was set east of her son's room down the knoll. Interestingly, Ruth's tree palette was predominantly conifers, and with the olives, all were evergreens. In an aerial of the property during their residency, it appears there was an attempt at an orchard

of sorts on the north side midway between the street and the bluffs. It is believed to have contained citrus spp., and possibly macadamia spp. In the small north utility courtyard, two citrus trees still remain from an unknown period. In a site interview, son Bill Black commented that his mother loved red geraniums, her indulgence, which she planted out front, en masse.

In the courtyard three 'San Diego Red' Bougainvilleas were planted on three specific columns, a positioning that may have served interior views or announced the main house entry. The flagstone pavers interfaced

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with a slightly raised brick walk along the portals beneath an arcade that traced the entire front elevation roofline. Generous planter beds were set close to the adobe courtyard wall and provided Ruth with an ample garden space, which included a rose garden. Bill Black remembers his mother's favorite vintage rose species were, 'Cécile Bruner' and 'Iceberg' [both climbers]. She also planted a rose garden in the rear of house as well, which later was subsumed by an architectural addition.

What is most noteworthy and conspicuously absent is the use of lawn anywhere on the property. Bill Black stated, "My mother disliked lawn." Instead of ornamental ground covers, or lush lawns, she kept the grounds in a relative natural state. Native shrubs were planted in a somewhat uniform manner, since the site was graded during initial construction and absent of plant material. She was determined to surround the architecture with a 'pueblo' landscape. Ruth's design of the entire site was deliberate, elegant, and deferred to the region, an admirable and principled design approach for the time.

Her choice to omit lawn from the landscape was a distinct departure from the American norm, and in particular southern California. In the thought-provoking book, *The Lawn: A History of an American Obsession*, the author traces the origins of middle class front lawns historically. "Front lawns began as a luxury of the wealthy but became a status symbol of the middle class. . . . Collaboration between the U.S. Department of Agriculture and the U.S. Golf Association on grass research made it possible to grow [non-native] lawn grass in all regions of the country. As a result of the widespread adoption of the front-lawn aesthetic,

the twentieth-century has witnessed a radical change in the ecological makeup of America."²⁰

The Blacks' first attempt to subdivide their La Jolla Farms property met with limited success. In the years following the completion of their residence in 1951 just one or two of the 'view estate' lots were ever developed. The Blacks' next option was to file a legal subdivision map in 1956 with partner Andrew Andeck, a real estate developer in La Jolla who redesigned La Jolla Farms as a development of 62, one and two-acre 'palisades' lots. Black and Andeck had a new curvilinear street pattern graded in 1956, replacing the former rectilinear grid plan that abutted the stables area to the east and the southern boundary. The new street was a lasso-shaped loop road named La Jolla Farms Road, replacing the old 'West Road' as it was first built. The La Jolla Farms Map #3487 was filed and approved by the City Engineer on 27 July 1956.

La Jolla Farms Road began with access from La Jolla Shores Road to the south and served as the spine for the entire area. Four cul-de-sacs: Brookmead, Crown Crest, Greentree, and Idle Hours Lanes provided private roads for some of the units. As advertised in an article 25 October 1956 of the *La Jolla Journal*, the purchase of one of the 'La Jolla Farms Club Estates' parcels included membership in the La Jolla Farms Beach and Bridle Club, and the use of the polo grounds and stables. Members also had exclusive access to the beach below the Blacks' property, officially called Torrey Pines Beach (locally known as Black's Beach). Lots were numerically assigned but a special

20 Jenkins, Virginia Scott, *The Lawn: A History of an American Obsession*, 1994.



Figure II-15, University House, circa 1970, the photo illustrates the culmination of land improvements by the Blacks

‘Lot A’ was a vast open space canyon, which descended to a large white sandy beach. During the site walk with son Bill Black, he shared the story of how the road to the beach was built. As a teenager he and his father’s pilot mapped out and rough graded the road

according to William Black’s wishes. Eventually, noted San Diego highway contractor, Roscoe ‘Pappy’ Hazard was consulted and the road was refined and paved allowing for improved access.

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Despite the lure, the second attempt to develop La Jolla Farms was not immediately successful. Post-war economic hesitancy lingered. Nevertheless, the venture was not a failure and did attract a handful of buyers within its first year and steadily grew over the next decade. By 1964, individual parties had purchased about half of the parcels, about one-third were held by the Security Trust and Savings Bank or Security First National Bank, and the rest [a little more than 10 percent] was owned by the Blacks. During the period that the Blacks lived in their La Jolla Farms home, from 1951 through the winter of 1967, William Black was ostensibly retired from the world of finance. However, he remained very active in the San Diego and La Jolla business communities and continued to develop real estate in southern California.

In the mid 1950s, he was instrumental in developing the resort community of Borrego Springs, located approximately 100 miles east of San Diego, where he maintained a second home. In the late 1950s and early 1960s the city directories listed Black as the president of the Colonial Hotel Corporation of La Jolla, and by 1962, he had become the director of the San Diego Transit System. ... He later served on the board of directors of the City Bank of San Diego and Security First National Bank in San Diego. Black was also president of the Landowner's Oil Association, a position he held until his death in 1967. At the age of 69 Black suffered a fatal heart attack on the La Jolla Beach and Tennis Club golf course on 4 July of that same year.²¹

Shortly before William Black's death, the family sold their house at 9630 La Jolla Farms Road to the University of California Regents. The widow Ruth Black moved into the Seville Apartments on Genter Avenue in La Jolla where she remained until her death in 1991.

From the advent of the Black Gold Stables in 1948; to the construction of the Blacks' primary residence; to the final master development of the La Jolla Farms subdivision, William H. Black's ventures fit squarely within the Post-War Expansion Era [1945-1962] as outlined in the 2004 La Jolla Survey.

21 San Diego Union, *Obituary*, 5 July 1967, *W.H. Black Dies: La Jolla Leader*



Figure II-16, La Jolla Farms Subdivision Map, filed 1956

II. SITE HISTORY



Photo by Union Title Insurance and Trust Co., San Diego, Calif.

announcing

LA JOLLA FARMS CLUB ESTATES

A LIMITED NUMBER OF ONE AND TWO-ACRE PALISADES SITES AVAILABLE FOR SHOWING

- Membership in the La Jolla Farms Beach and Bridle Club
- Privilege of private beach, polo grounds, stables
- All utility service lines beneath the ground
- Architectural Control
- Adjoining golf course

Exclusive Agent

THE ANDREW ANDECK COMPANY
7909 Herschel Avenue, La Jolla
Glencourt 4-4271

or

The office at
LA JOLLA FARMS CLUB ESTATES
Glencourt 4-6666

FigureII-17, La Jolla Farms Subdivision Advertisement, LJJ October 1956

H. University of California San Diego Chancellor’s House / University House

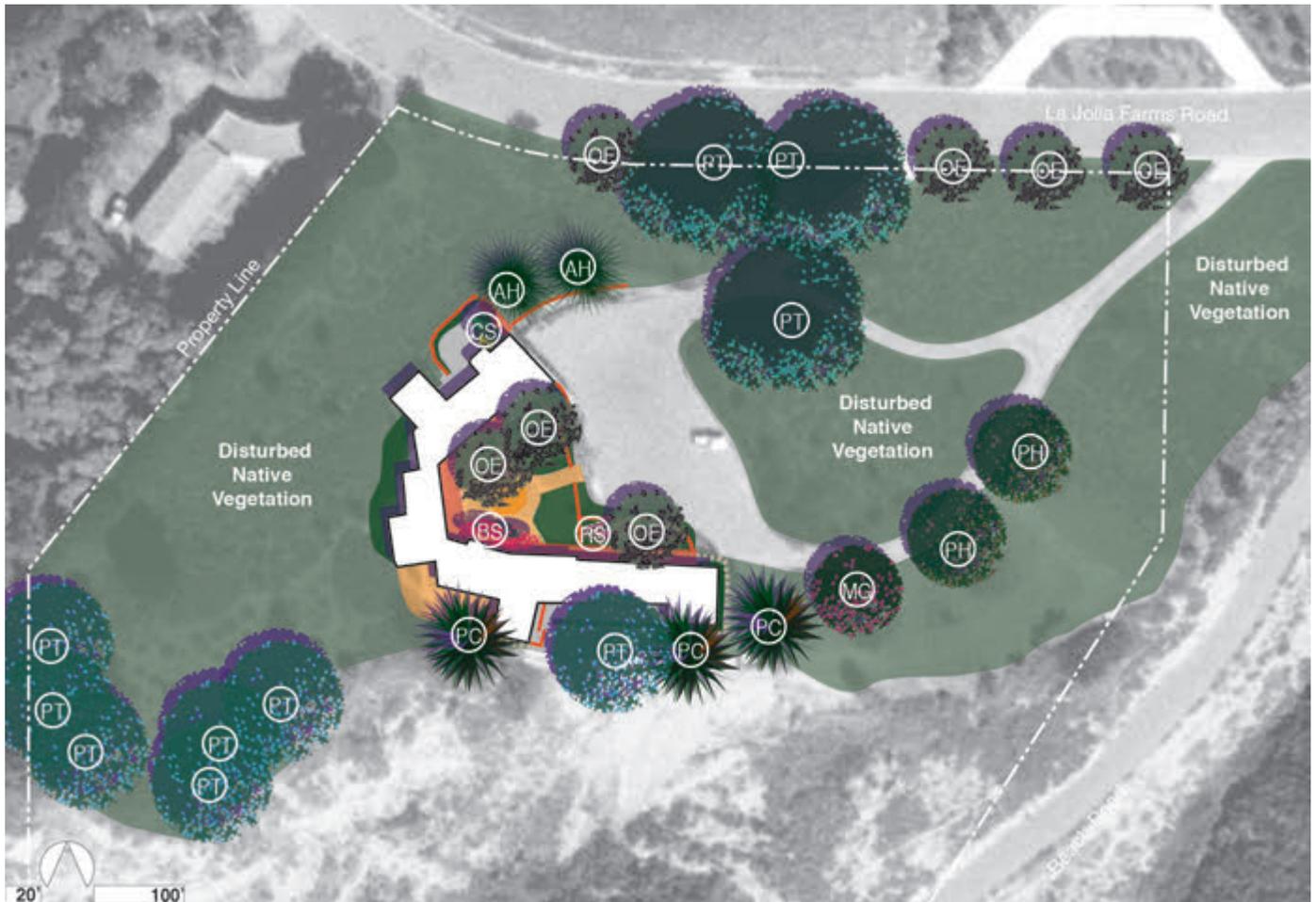


Figure II-18, BLACK PERIOD PLAN - William H. & Ruth F. Black House, historic precedent period, 1951-1967

On 2 March 1967 [County Recorder File No. 67-28099] the Regents of the University of California purchased the William H. and Ruth F. Black’s full parcel, which consisted of the home and grounds, for purposes of providing a residence for the Chancellor of the new University of California San Diego.

“The term, period plan, describes the graphic format used to record a landscape during a designated period or specific date. A period plan is compiled from an analysis and evaluation of all research findings, including site investigations . . . The period plan documents the landscape characteristics and associated features that have influenced the history and development of a landscape. . .”²²

22 Page, Gilbert & Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, 1998

II. SITE HISTORY

When the Regents of the University of California originally authorized the San Diego campus in 1956, it was planned to start as a graduate school of science and engineering comparable in quality to Caltech. Citizens of San Diego enthusiastically supported the idea, voting the same year to transfer to the university 59 acres of mesa land on the coast, east of U. S. Route 101, near and associated with the Scripps Institution of Oceanography [SIO].

In 1957, an undergraduate curriculum was planned as part of the general science curriculum. Roger Revelle, Director of Scripps, was named dean of the new school. UC San Diego was the first general campus of the UC system to be designed “from the top down” in terms of curricular and research emphasis. Stellar faculty were recruited as they became available. The graduate division of the school opened in 1960, when it had 20 faculty in residence, with instruction offered in the fields of physics, biology, chemistry and earth science. Classes initially met in the SIO before any campus construction was underway.

Prior to finalizing the selection of San Diego into the UC system, the Regents requested an additional gift of 550 acres of undeveloped mesa land northeast of Scripps, as well as 500 acres in Camp Matthews, a United States Marine Corps rifle range adjacent to the site, also on the east side of U.S. Route 101. The city voted in agreement to its part in 1958 and the Regents convinced that all its other conditions would be met approved construction of the new campus in 1960. Herbert York was designated its first chancellor, and he worked out the planning of the main campus

according to the “Oxbridge” model, relying on many of Revelle’s ideas.²³

By 1963, new facilities on the mesa had been completed for the School of Science and Engineering and was designated the First College of the new campus. The campus accepted its first undergraduate class of 181 freshman in 1964, and was designated Revelle College the next year.

Roger Revelle can and should be credited as the father of the Bio-Med industry in San Diego. Notwithstanding his heroic efforts to expand SIO and to create UCSD, he was personally responsible for bringing Dr. Jonas Salk to La Jolla, which spurred further interest by other research facilities. In a 1984 San Diego Magazine interview with Dr. Jonas Salk, he recalled the coercing he experienced by Revelle, “I had first attempted to set up in Pittsburgh . . . administrative problems . . . could most easily be overcome by starting fresh somewhere else. . . . Robert Oppenheimer said, ‘Did it ever occur to you to go to California?’ So I was invited to the Stanford campus to see the situation there. I was then invited to visit down here [La Jolla] by Roger Revelle . . . I thought it was an unlikely place for a serious institution. I came thinking that I’d then be able to rule out La Jolla . . . However, when I actually got here [Jan 1960 – LJJ], I immediately recognized that it had great potential. I knew the General Atomic division had just formed. Scripps Institution was here, and the Scripps Clinic was beginning to recruit all these new people. The

23 <http://libraries.ucsd.edu/historyofucsd/bruecknerfirst-years.html>



Figure II-19, University House, circa late 1970s

city fathers knew I was around and were very cordial. . . . So things worked out, . . .²⁴

John Galbraith [1967-1968] was the first to take residency in the newly acquired William H. Black House. Galbraith, UCSD's second Chancellor, was the first occupant of the University House, but only lived there for the last year of his term. He chaired the UCLA department of history from 1954 to 1958 and

headed the southern branch of the University of California's academic senate from 1962 until his arrival in San Diego. Galbraith focused on the development of the humanities holdings of the campus library during his chancellorship. John Galbraith resigned in 1968 after dealing with considerable unrest resulting from the nationwide movement of student activism related to, among other things, the civil rights movement, the Cold War, and the Vietnam Conflict.²⁵

²⁴ Helvarg, David, San Diego Magazine, *A Conversation with the Old Master*, Nov. 1984

²⁵ IS Architecture, *Appendix C, Chapter 1, Architecture, Building and Site Condition Assessment* . . . Jan 2011

II. SITE HISTORY

Almost immediately it became apparent the University needed to expand the residence and refine the grounds in preparation for residency and University reception purposes. Although from 1967 to 1981 [when the first professional landscape architectural plans were drawn up], the University's emphasis was to enhance the residence.

Through the 1970s additions to the architecture and site were accomplished. A low adobe wall was constructed to accommodate and contain parking for residents and visitors. One notable addition to the west side was a swimming pool and flagstone path. As the Black period tree canopy and shrubbery were maturing the UC landscape staff was directed to also introduce lawn as the primary ground cover, in particular in the front [east side] to formalize the grounds within view of adjacent La Jolla Farms residents.

By the early 1980s it was deemed necessary to consult with professional landscape architects to create a formalized entry, and reconcile the landscape in a contemporary and consistent fashion. The noted firm of Kawasaki & Theilacker and Associates was consulted, who were also the UCSD campus landscape architects at the time, to develop a design and proceed with implementation.

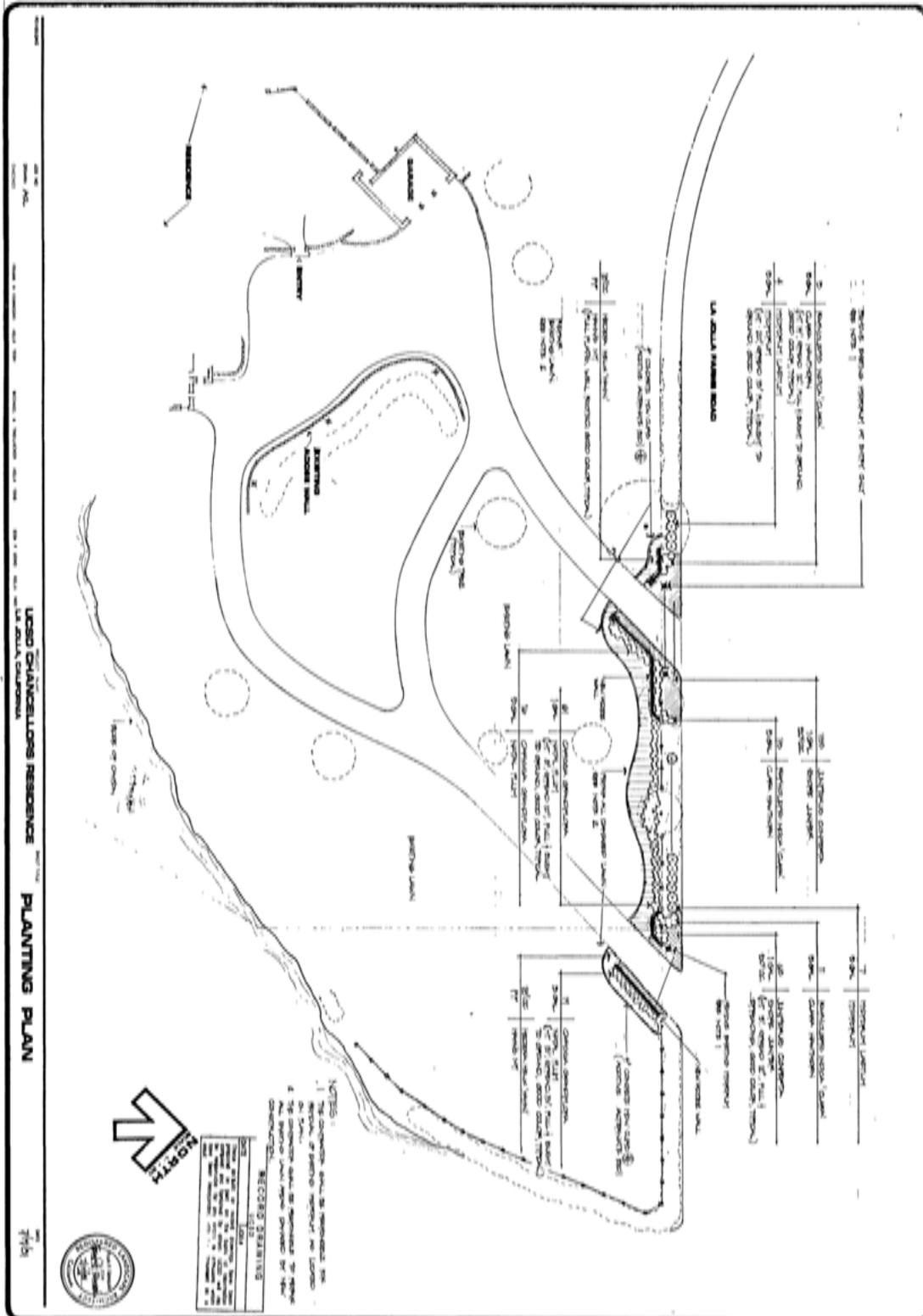
The firm of KT&A, and subsequently, KTU+A was formed in 1970 by Frank Kawasaki and Michael Theilacker, both former employees of the noted firm Wimmer Yamada Landscape Architects. In the early days of San Diego landscape architecture, these two firms

dominated the scene. In 1981 their first endeavor was to create formal entries off La Jolla Farms Road. They respectfully emulated the adobe style as preceded by the existing architecture. The design also included low vegetated screening, which has since gone beyond design intent.

In 1986 KT&A was consulted again to provide a landscape design for the south the west sides of the house responding to new additions that UCSD was constructing. In an interview with Michael Theilacker he remembers being directed to make the property look 'park-like'. Although he also believes that the entire plan may not have been implemented. Clearly, the design closest to the house was implemented and is reflected in mature specimens of *Melaleuca* and other extant plantings. The pool was constructed prior to this design but was embellished by Theilacker, a trained architect, with decking and a trellis that was not implemented as well.²⁶ During the interview Theilacker was aware that Joe Yamada of the landscape architectural firm of Wimmer Yamada played some role in consulting with the University House grounds. In contacting Pat Caughey, principal of Wimmer Yamada he recovered evidence of a project number but no extant plans were available. In contacting Todd Pitman, UCSD Planner and landscape architect his research revealed that Joe Yamada was the campus consulting landscape architect from 1967 [the beginning] through 1980. Pitman believes that he would have reviewed in-house designs and may have even provided concepts, which might explain the project number listing at the firm.²⁷

26 Theilacker, Michael [retired KTU&A], Interview, 22 Sep 2011

27 Pitman, Todd, UCSD Planner, email contact, 7 October 2011

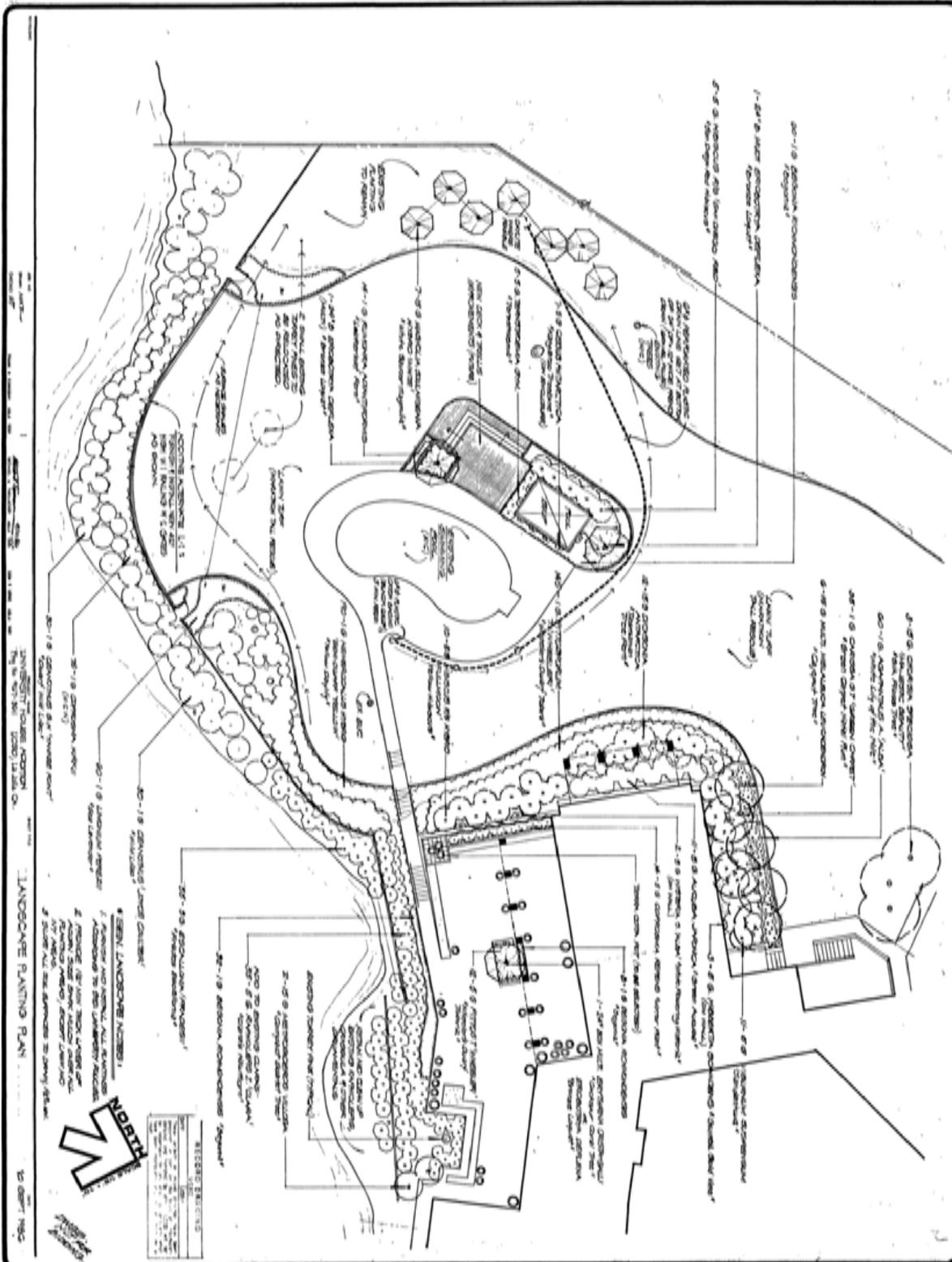


KAWASAKI, THEILACKER, & ASSOCIATES
 LANDSCAPE ARCHITECTURE 3776 FOURTH AVENUE SAN DIEGO, CALIFORNIA 92103 (714) 298-7271

UCSD CHANCELLORS RESIDENCE
 8000 LA JOLLA PARKWAY ROAD
 LA JOLLA, CALIFORNIA

Figure II-20, Kawasaki, Theilacker & Associates Planting Plan with adobe entry walls, 1981

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KAWASAKI, THEILACKER, & ASSOCIATES
 LANDSCAPE ARCHITECTURE 3776 FOURTH AVENUE SAN DIEGO, CALIFORNIA 92103 (619) 298-7271

UNIVERSITY HOUSE ADDITION, UCSD
 1610 LA JOLLA PARK RD, LA JOLLA, CA.

Figure II-20, Kawaski, Theilacker & Associates Planting Plan with adobe entry walls, 1981

William McGill was set to become the next chairman of the Academic Senate when he instead took over the position of Chancellor following the resignation of John Galbraith. Graduating from Fordham and later earning his Ph.D. in experimental psychology from Harvard, McGill then became a junior member of a World War II team that fused nuclear weapons research with that of cryptology and created the “thinking machine” or digital computer. Politically conservative, McGill had little patience for debate and found his greatest adversaries on campus to be the students themselves. His inauguration was a quiet affair, as was his resignation, and he believed that his troubled years at UCSD helped prepare him for the difficult decade ahead at Columbia University.

UCSD’s first Chancellor, Herbert F. York, served from 1961-1964, and again as Acting Chancellor from 1970-1972. Herbert York resided at University House during his second term as Chancellor. York participated in the Manhattan Project during World War II. After the war he received his doctorate in physics from the University of California, Berkeley, he then headed weapons development at the Lawrence Livermore Laboratories. In the late 1950s, he became research director for the Institute of Defense Analyses, and chief scientist of the Advance Research Projects Agency of the Office of the Secretary of Defense. Shortly after these appointments he was named Eisenhower’s director of research and engineering for the Defense Department. Herbert York began the task of assembling a full-service undergraduate school, which required York, a physicist, to hire faculty in mathematics, the fine arts, humanities and social sciences. Ultimately, the York-era plan grafted a student-centered system onto a faculty-centered institution, although after

three years of organizational challenges, he resigned his post in 1964. York returned as Acting Chancellor in 1970s, after the resignation of Chancellor McGill. This time York felt his more liberal ideology was appreciated, as was his mission of transitioning the university away from militarily funded classified research. He sought the position of Chancellor again in 1971 but the Regents selected William McElroy.

William David McElroy, biologist and director of the National Science Foundation, became Chancellor in July 1971. McElroy earned a doctorate from Princeton in 1943 and spent two years in the Office of Scientific Research and Development before moving on to John Hopkins University after the war, where he became chairman of the biology department in 1956. McElroy’s chancellorship focused on garnering support for the sciences during a time of drastically reduced budgets. He also led the campus during a time when the UCSD medical school’s directives, specifically practice versus research, were being debated. Division between the Chancellor’s office and the faculty finally resulted in McElroy’s resignation in 1979.

Richard Atkinson was world-renowned in the field of experimental psychology by the time he became Chancellor in 1980. He earned master’s degrees at Indiana University in mathematics and psychology, joined the UCLA faculty in 1957, and moved on to Stanford in 1961. He was co-author of *Introduction to Psychology*, a popular psychology textbook now in its fourteenth edition. Atkinson reorganized the UCSD chancellorship by creating the Vice Chancellor position to handle budgetary issues and Associate Chancellor position to act as a faculty member liaison to represent faculty concerns. He also funded the

II. SITE HISTORY

offices of the deans in arts and humanities, natural science, and social sciences to bring them in line with deans of graduate studies and the School of Engineering. Atkinson's chancellorship was successful and upon his retirement from the position, he became President of the University of California, a post he held from 1995-2003.

Robert C. Dynes was a renowned physicist and an expert in semiconductors and solid-state circuits when he was named Chancellor in 1996. He was the last Chancellor to reside at University House. He received his bachelor's degree in mathematics and physics from the University of Western Ontario, and master's degree and Ph.D. in physics from McMaster University. Dynes was a research scientist for AT&T Bell Laboratories from 1968 to 1990 before coming to UCSD as a physics professor. He was appointed senior Vice Chancellor for academic affairs at UCSD in 1995 and Chancellor in 1996 which he served until he was selected the 18th President of the University of California system in 2003. In August 2007, Dynes announced his intended retirement from the Office so that he could return to his former teaching position in 2008.²⁸

It is not clear whether each Chancellor during their occupancy had direct or indirect influence on the residence and grounds. Landscape maintenance was generated out of the Facilities Management Division of UCSD. Landscape Technicians in charge from the mid 1980s were: Chuck Morgan 1985-87, Teri Reneau 1988-1996; Gary Noraian 1997-2001; Theresa Church 2001-2005; and Michael Scarry from 2005 to present. In a series of emails during November 2011 Chuck Morgan relates that Rita Atkinson was involved in plant selection and requested input from him. He also stated the pool was installed prior to the Atkinson occupancy, possibly by Chancellor York for health reasons, which would have been in the early 1970s. Michael Scarry reports that he began his tenure when the house was no longer occupied but was directed to maintain the property as if it were. He was directed to keep soil disruption to a minimum; not to replace dying plant material, but to remove it; and keep the lawn green without fertilizer; and to minimize the use of chemical weed control. Scarry was also present in January of 2010 when two mature Torrey pines and one mature Araucaria from the Black Period went down in a gusty storm on the south side of the property. In that same storm cycle the house suffered some water damage as well. Additionally, another Black Period Torrey pine was removed from the back patio area on the west elevation of the UCSD expansion, circa early 1970s. The tree had been encased in patio concrete planter and had physically damaged the house foundation as determined by both UCSD landscape staff and an independent arborist.

28 IS Architecture, *Appendix C, Chapter 1, Architecture, Building and Site Condition Assessment* . . . Jan 2011

After the exit of Chancellor Dynes, UCSD had plans for a replacement residence, which would have required the demolition of the Black House and a substantial change to the landform of the property. Architectural renderings were developed by noted residential designer Wallace Cunningham and the University once again brought back KTU&A for the landscape design. KTU+A conducted an inventory of existing plant material in 2004 in preparation for a new landscape design. The La Jolla Historical Society and other interested parties nominated the property for inclusion in the National Register of Historic Places under Criteria A, C, and D based on Native American tribal values, the architecture of the Black residence, and the archaeological resources recorded as SDM-W-12A/SDI-4669. The property was determined eligible and recommended for listing under these criteria after an amendment was submitted for Criterion A early in 2009. The property was placed in the Register under all three criteria in 2009.

Since the National and California Register listings and the designation of the property by the NAHC as a sanctified cemetery, the project shifted toward preservation of the residence, the grounds and the tribal cultural values. UCSD has conducted several years of planning meetings including the establishment of the University House Advisory Workgroup, to prepare the property for University reuse while at the same time respecting its cultural landscape history.

II. SITE HISTORY



Figure II-22, Fallen Torrey pines during winter of 2010

III. EXISTING CONDITIONS DOCUMENTATION

Landscape Characteristics

“Cultural Landscape Character Areas are defined by the physical qualities of a landscape [such as land-forms, structural clusters, and masses of vegetation] and the type and concentration of cultural resources. Character areas are based on the existing condition of the characteristics and features that define and illustrate the significance of a landscape.”¹

1 Page, Gilbert & Dolan A Guide to Cultural Landscape Reports: Contents, Process, and Techniques, 1998

A. Spatial Organization and Land Use Patterns



Figure III-1, University House - Existing Conditions Diagram

Historic trees are labeled; see Figure III-6, Tree Inventory

Figure III-3, Hydrology Map, 2010



III. EXISTING CONDITIONS DOCUMENTATION

C. Vegetation

[See 2011 Tree Inventory, this section, photos 2010-2011]



Rehabilitated olive tree, *Olea europaea*, original to the Black Period in the main courtyard. Round adobe planter bed on axis to ornamental medallion also original to the Black Period.



Mature *Opuntia* [Nopal or Prickly Pear] planting in adjoining planter bed outside the main courtyard adjacent to the Garage.



North courtyard contains two *Citrus spp.* [lime and lemon] favorites of Ruth Black



Two immature *Jacarandas*, one within the main courtyard, the other outside in the adjacent courtyard are recent additions. Removal is recommended for both.



Front rose garden in south courtyard adjacent to main courtyard.



Cluster of multi-trunk *Melaleuca leucadendron* [Paper bark tree] obscuring architecture

III. EXISTING CONDITIONS DOCUMENTATION



Original *Magnolia* from Black Period, which led to several other magnolia plantings with the center of the Glade



Two *Pinus halepensis* [Aleppo pines] on the south side of exit road.



Two specimen *Araucaria heterophylla* [Star pines] adjacent to Garage and parking area



View from main courtyard of all three mature *Pinus torreyana* [Torrey pine] trees [wood gates from the Black Period are temporarily stored]



Front perimeter planting with Black Period *Olea Europea* [olives] in poor condition



Two volunteer *Phoenix canariensis* [Canary Island palm] on southern perimeter spawned from original Black Period plantings



Northside chain link fence and vegetation (to be removed)



North side perimeter plantings visually screening adjacent property.

III. EXISTING CONDITIONS DOCUMENTATION

D. Circulation

Pedestrian



Main interior courtyard includes octagonal tile medallion and flagstone walk, which interfaces with the raised brick walk at the covered arcade. Additional flagstone was added during the UCSD period to accommodate enhanced pedestrian use. The addition joint can be seen in the foreground.



The American Indian motif medallion remains in its original condition from the Black Period, although somewhat solar degraded.



Flagstone pavers, emulating original materials, added during UCSD period lead from the garage area around to the north courtyard and secondary entry to house.

Vehicular



View to main entry, informal asphalt paved road in its original alignment, flanked by mature Torrey pine trees and UCSD Period lawn.



View from exit road at the 'Y' loop road, all-original to the Black period



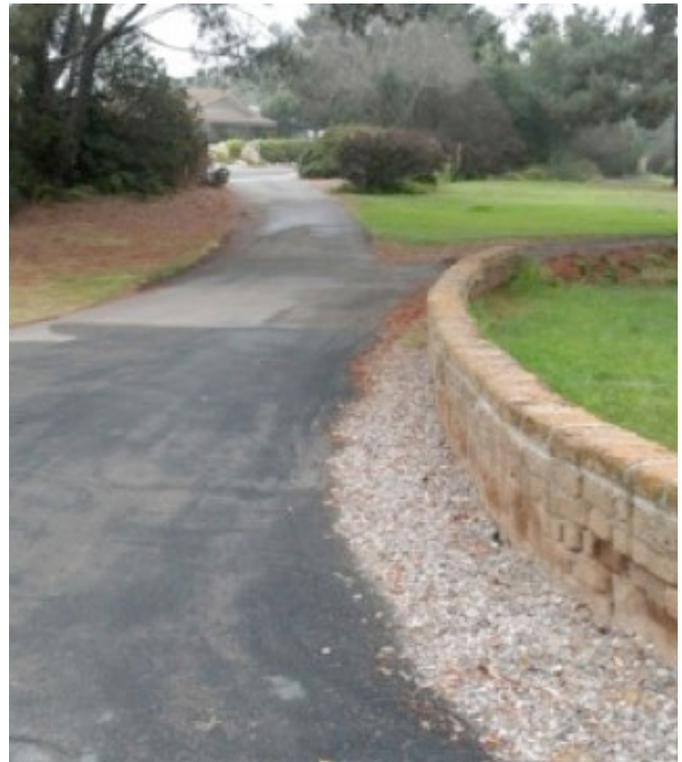
View from Scripps Preserve of Beach Road, a public pedestrian access maintained by UCSD and the City of San Diego

III. EXISTING CONDITIONS DOCUMENTATION

E. Structures and Site Objects



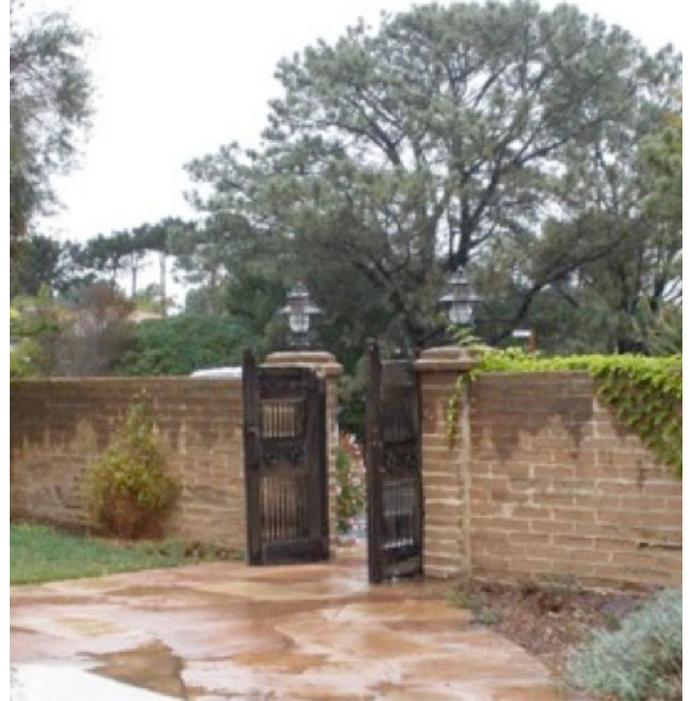
Front perimeter entry monument and wall from UCSD Period, with vegetation obscuring wall



Low adobe site wall from UCSD period, marks parking area and traces along the entry and exit roads.



Exposed adobe courtyard wall from the Black Period. Note the difference in clay color, module, mortar, and construction craft from the UCSD Period low site wall in the parking area. Variegated Agave graces the wall on the ground plane.



View from main courtyard [2010] of original gates from the Black Period



View of pool and concrete walk in foreground (to be removed). West and south elevation additions beyond



UCSD period flagstone additions

III. EXISTING CONDITIONS DOCUMENTATION

F. Views and Vistas



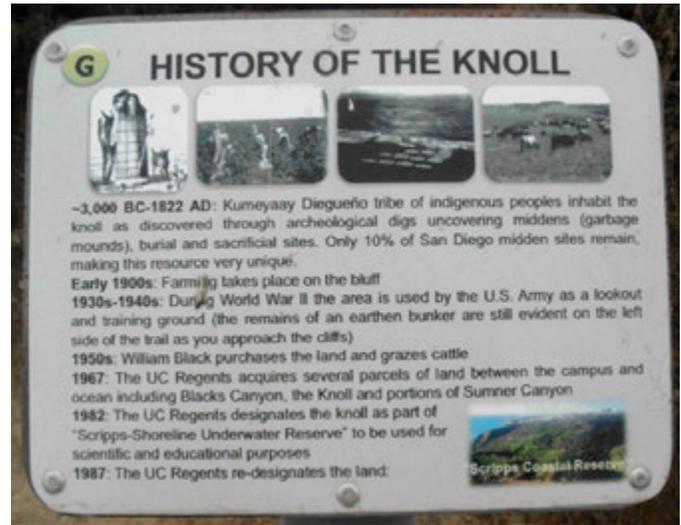
Panoramic distant view from the southern boundary should remain unobstructed. Includes coastal bluffs, ocean, and the iconic Scripps Pier.



Negative close-in view of adjacent property to the west. Vegetated screening highly recommended



View of University House from the Scripps Preserve. Full south elevation, with Araucarias and Torrey pines beyond



"History of the Knoll". Scripps Preserve interpretive panel

G. Current Maps and Drawings



Figure III-4, University House Existing Conditions Diagram
 Historic trees are labeled; see Figure III-6, Tree Inventory

Summary of Landscape Characteristics

The Existing Conditions of the cultural landscape of the UCSD University House reflect a diminished period of intensive landscape maintenance for approximately seven years. This is due to the lack of occupancy and a change in course toward the ultimate disposition of the property.

Within this time period the property was designated a sanctified cemetery and was listed in the National Register of Historic Placers under Criteria A (Tribal Values), C (excellent example of Late 19th & 20th Century Revivals: Pueblo by Master Architect) and D (archaeological value). Each of these designations affects treatment of the landscape.

III. EXISTING CONDITIONS DOCUMENTATION

The Existing Conditions analysis has drawn attention to the conditions of both historic and non-historic elements known as ‘landscape characteristics’. In Section IV of the CLMP specific recommendations have been listed to ensure the rehabilitation of the landscape in a way that will respect and honor Native American values, the long prehistory of the location, and this historic residence and landscape.

Landscape Components

A component landscape is a discrete portion of the larger landscape. It may contain its own period of

historic precedent and level of integrity. Cultural landscape character areas are defined by the physical qualities of a landscape [such as landforms; structural clusters; and masses of vegetation] and the type and concentration of cultural resources. Character areas are based on the existing condition of the characteristics and features that define and illustrate the significance of the landscape.

1. Native Vegetation Restoration Area
2. Perimeter
3. Open Glade
4. Courtyards
5. Coastal Bluffs



Figure III-5, University House Landscape Component Map

Inventory of Existing Trees

Symbol on Plan Diagram	Genus	Species	Common Name	Quantity, if relevant		Notes
				Historic	Remove and Replace with appropriate tree	
Perimeter						
	<i>Acacia</i>	<i>spp.</i>	Acacia			X
	<i>Araucaria</i>	<i>heterophylla</i>	Norfolk Island Pines			X
	<i>Eucalyptus</i>	<i>spp.</i>	Eucalyptus			X
	<i>Macadamia</i>	<i>spp.</i>	Macadamia			X
	<i>Myoporum</i>	<i>spp.</i>				X
OE	<i>Olea</i>	<i>europaea</i>	Olive	6	X	Black Period
PC	<i>Phoenix</i>	<i>canariensis</i>	Canary Island Date Palm	4	X	Reseeded Post Black
	<i>Phoenix</i>	<i>canariensis</i>	Canary Island Date Palm			X Seedlings
PT	<i>Pinus</i>	<i>torreyana</i>	Torrey Pine	2	X	Black Period
	<i>Pittosporum</i>	<i>spp.</i>	Pittosporum			X
	<i>Schinus</i>	<i>terebinthifolius</i>	Brazilian Peppertree			X
Open Glade						
AH	<i>Araucaria</i>	<i>heterophylla</i>	Norfolk Island Pines	2	X	Black Period
MG	<i>Magnolia</i>	<i>grandifolia</i>	Magnolia	1	X	Black Period
	<i>Magnolia</i>	<i>grandifolia</i>	Magnolia			X
PH	<i>Pinus</i>	<i>halepensis</i>	Aleppo Pine	2	X	Black Period
PP	<i>Pinus</i>	<i>pinea</i>	Stone Pine	2	X	Black Period
PT	<i>Pinus</i>	<i>torreyana</i>	Torrey Pine	1	X	Black Period
Courtyard & Foundation						
CS	<i>Citrus</i>	<i>spp.</i>	Lemon and Lime	2	X	Black Period
	<i>Jacaranda</i>	<i>mimosifolia</i>		2		X
OE	<i>Olea</i>	<i>europaea</i>	Olive	2	X	Black Period
MQ	<i>Melalenuca</i>	<i>quinquenervia</i>	Paperbark Tea Tree			UCSD Period
Native Vegetation Restoration Area						
	<i>Myoporum</i>	<i>spp.</i>	Myoporum			X
	<i>Phoenix</i>	<i>canariensis</i>	Canary Island Date Palm			X

Figure III-6, 2011 Tabular Tree Inventory

III. EXISTING CONDITIONS DOCUMENTATION

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IV. RECOMMENDATIONS

A. Introduction

The University provides this comprehensive Cultural Landscape Management Plan in order to preserve and respect the cultural resources of the University House property (the traditional Native American landscape, the Black residence, and the archaeological site SDM-W-12A/SDI-4669) as well as to provide a method and procedures for the university's use of

the property. This Plan addresses the property with a level of maintenance care that defers to the location's sensitivity and importance. The Plan is expected to be in use by the University throughout its stewardship. The south side of the property, the bluff area, is highly erodible steep cliffs with sparse native vegetation to be preserved.

Treatments for Cultural Landscapes

The four primary treatments identified in the Secretary of the Interior's Standards for the Treatment of Historic Properties, are:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is defined 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 or cultural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."¹

1 National Park Service, Preservation Brief 36, Protecting Cultural Landscapes, Birnbaum, 1994

IV. RECOMMENDATIONS

“Rehabilitation” is the recommended treatment for the Cultural Landscape of University House. Rehabilitation will allow compatible uses of the landscape by the university while preserving tribal values and the archaeological site. Included as key guiding recommendations for the rehabilitation of the landscape are 1) respecting the continuing Native American traditional value of the property by minimal modification of the existing landscaping through only introducing new elements that respect and reflect the sacred qualities of the location; and 2) eliminating any maintenance or construction activities that could impact the soil and disturb the archaeological resources.



Figure IV-1, Cultural Landscape Rehabilitation Diagram

B. General Recommendations

Landform and Drainage

- Treatment will provide a protective layer of clean fill soil (from a documented source to be free of cultural resources) only at specific areas on the property (*as indicated by the dashed line around the Bioswale on Figure IV-1, Cultural Landscape Rehabilitation Diagram*), to minimize excavation and/or disturbance of the site's cultural resources. This approach accommodates restoration of the native bluff vegetation as well as the collection and reuse of stormwater runoff from the building and pavement. Stormwater will be directed away from the house and bluff to 'rain gardens' sculpted through selective fill soil and planting of appropriate plant materials. New utility lines will be set into an aboveground, pre-cast concrete utility trench to minimize ground disturbance. Clean fill soil will be added along the length of the above ground utility trench and planted.
- Separate the layer of documented fill soil with a thin layer of permeable, non-biodegradable geotextile and white sand to distinguish the new soil from artifact rich soil below.

Planting

- Maintain the eastern portions of lawn area.
- In order to reestablish the native planting in the western area, overplant the remaining lawn with native grasses from seed.
- Compose low-growing native and non-invasive exotic species to retain the open character, frame views and provide a colorful year-round garden. Seeding of native species would benefit from the protective thatch. A thin (2") soil and/or mulch layer may be recommended to promote growth of native seedlings and the restoration of the site. Any disturbance, including raking, should be done with archaeological and tribal monitors present. The University and neighbors need to understand the importance of the process and that it may take many seasons for the plants to get established.
- Maintain existing trees and selected shrubs. Remove dead trees and those threatening the building. Replace dead trees with appropriate species; see section V. Landscape Maintenance Plan.
- Remove trees and plants at the base, leave the base and root structure to minimize soil disturbance.
- New planting should not disturb the soil. The western grass will be seeded on the undisturbed ground surface. One to five gallon size container grown plants should be planted in the fill soil used to form the bioswale and adjacent to the aboveground, pre-cast concrete utility trench. Small container (2" wide x 10" deep) plants should be planted along the perimeter without displacing any soil.
- Rehabilitate the walled garden area and foundation planting by removing dead plants and any plants causing damage, plant natives from small containers (2" wide x 10" deep) without displacing any soil.
- Fill the swimming pool, plant with native species and set flagstone on the concrete pavement to create an attractive outdoor area for small gatherings.
- Minimize the need/use of irrigation water and site maintenance. Without disturbing the site, prepare as-builts for the current irrigation system. Likewise, reconfigure the irrigation system to meet the needs of the plant restoration and maintenance of appropriate trees and shrubs, without disturbing the site.

IV. RECOMMENDATIONS

Pavement and Site Elements

- Maintain the historic configuration of circulation and parking.
- Provide new flagstone paths through the native revegetation restoration area.
- Repair exterior pedestrian pavement and adobe walls, minimizing disturbance to the site.
- Remove specified fence posts at their base just above the existing grade. Do not remove footings.



Figure IV-2, Landscape Component Diagram

C. Treatment for Component Landscapes

Refer to the following Section 5. Landscape Maintenance Plan for how to perform the following tasks and on-going work.

1. Perimeter

- Maintain a visual buffer between the University House, the street and adjacent neighbors. Plant new native species to replace the exotic species as they decline, die and are removed.
- Remove wood fencing along the street.

2. Open Glade

- Maintain the lawn in the eastern portion of the property.
- Maintain the pines, Magnolias and Araucaria trees.
- Do not replace non-historic trees when they die.

3. Courtyard and Foundation

- Maintain all flagstone, tile and brick.
- Maintain the two olive trees.
- Remove the Jacaranda trees.
- Cultivate existing Bougainvillea if it sprouts. Plant new Bougainvillea 'San Diego Red' vines at the base of the posts in raised containers. Maintain the Bougainvillea north of the parking area wall.
- Maintain the lawn within the walls.
- Maintain the roses and appropriate groundcover within the walls.
- Maintain the citrus trees in the west patio courtyard.

4. Native Vegetation Restoration Area

- Replace the lawn and non-native trees with native groundcover and low growing shrubs.
- Remove the chain-link fence and exotic vegetation bisecting the area.
- Provide minimal garden paths of flagstone along the existing garden walls and from the patio the viewpoint.
- Set flagstone on the concrete walk to and surrounding the former swimming pool.
- Plant natives in the former pool (these can be from larger container stock).
- Sculpt the fill soil for the aboveground bioswale and along the utility trenches to compliment the naturalistic landscape.
- Provide seating in the garden made from the wood of the site's fallen Torrey pine trees.

5. Costal Bluff

- Prevent access to the bluffs.
- Remove exotic species when appropriate but do not disturb the ground surface. Cut plants off at the base only.
- Monitor for looting or pothunting and prosecute vandalism of the archaeological resources that are present in the bluff area.

IV. RECOMMENDATIONS

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V. LANDSCAPE MAINTENANCE MANUAL

A. Introduction



Figure V-1 Cultural Landscape Rehabilitation Diagram

This document guides maintenance and operations of the landscape to meet requirements in The University House Rehabilitation Project Final Environmental Impact Report (SCH No. 2010051031), University of California, San Diego (UCSD), 2011. The FEIR contains project design features that were adopted to preserve and protect the traditional cultural landscape, the Black residence, and the archaeological site from inadvertent impacts during construction and maintenance.

The following project design features from the FEIR have been incorporated into the CLMP, as appropriate to this document (measures more relevant to construction have not been included in the list below but are incorporated into the project by reference):

- Efforts would be made to preserve the mature landscape (to include plants, fencing, tiles, etc.) and minimize new landscaping to avoid further site disturbance.
- Courtyard trees would be protected during construction by fencing or barricading and limiting

V. LANDSCAPE MAINTENANCE MANUAL

access around the trees. To ensure that the roots are not damaged, no equipment or building materials would be placed in the vicinity of the trees. The courtyard tiles would be covered with plywood to protect them from foot traffic damage.

- Large trees would be protected from damage by restricting vehicles from traveling under any canopies. Vehicles on grade would travel over crane mats or trench plates to minimize ground disturbance and disruption of tree roots. Fences or barricades would be erected to limit access around trees near the paths of travel. No posts or stakes would be permitted to penetrate the existing soil.
- Wood from several Torrey Pine trees that blew down in a 2009-10 winter storm would be fashioned into outdoor furniture and/or benches to be placed onsite.
- Equipment and heavy machinery would be driven over crane mats or trench plates to minimize damage and pressure to the asphalt in the patios and driveway. Mats would be placed on grade for any staging area used for erection of the pier wall or rehabilitation work to the house.
- No site soils would be exported. If any soils are brought on the property, they would be certified as to their origin and would not contain human remains or cultural material from another archaeological deposit.
- UCSD and the University House Rehabilitation Advisory Group would reconvene periodically during project construction to ensure that no new environmental impacts have occurred and to confirm that the mitigation program is being implemented as expected.
- Landscape Site Maintenance (see 3. Task Sheets)
 - o Routine landscape maintenance would not disturb

the ground. If ground disturbance is expected, the ground crew would contact the UCSD House Manager prior to any sub-surface disturbance. A Native American Monitor would be consulted and be present on site during any ground disturbance (see FEIR Section 4.2.4.2 for additional details).

- o Mature plants would be preserved as much as possible; only unhealthy or dead plant material would be removed.
- o New plants consistent with the landscape plan would be installed using small containers (2" wide x 10" deep).
- o Ornamental plants on the south side of the house would be pruned on a regular basis.
- o The automatic irrigation system would be tested and maintained on a regular basis.

Preventive Conservation *is the ongoing activity of non-invasive actions taken to prevent damage to and minimize deterioration of a Cultural Landscape.*

Landscape maintenance, executed faithfully and with professional judgment, is a crucial component of Preventive Conservation. Therefore, Preventive Conservation is the chosen approach, given the site's undisputed wealth in cultural resources and traditional cultural values.

Statement of Cultural Importance

The property is classified as a sanctified cemetery and a sacred site by the California Native American Heritage Commission (NAHC), with powers and duties specified in the California Public Resource Code (PRC) section 5097.94. These powers include action by the State Attorney General to prevent severe and irreparable damage to the site and lack of appropriate access; and authority by the NAHC to assist Native Americans in obtaining appropriate access to sacred places that are located on public lands for ceremonial or spiritual activities [PRC5097.94g and i].

Categorical Ground Rules:

These rules are intended to be followed for day-to-day maintenance; however, the University will consult with the Kumeyaay Nation, monitors, and the La Jolla Historical Society for any specific issues that arise and need resolution.

- No excavation of soil on the property.
- A Native American Monitor would be consulted and be present on site during any ground disturbance (see FEIR Section 4.2.4.2 for additional details).
- No transporting of soil on and to the property.
- Imported soil must be clean and not contain human remains or cultural material from another archaeological deposit. Certification must document the soil's original source location.
- A permeable, non-biodegradable geotextile and white sand will be installed under the layer of fill soil. (*Area indicated by the dashed line around the Bioswale on Figure V-1 Cultural Landscape Rehabilitation Diagram and Record Drawings.*)
- Removal of plants or site elements must be at the base, leaving soil undisturbed and underground roots in place.

Responsibilities

Curatorial responsibility for the property rests on UCSD, the University House property manager, the resident family, the neighborhoods, and the greater community. On-going collaboration in the training and the advancement of the maintenance approach will help achieve the goals.

The Cultural Landscape Management Plan is a tool for the cohesive program of ongoing long-term care of the University House cultural landscape – all outdoor space. Success depends on coordination between the individuals responsible for:

- Landscape elements, including plant materials, fences, gates, and the irrigation system – individuals responsible for the landscape elements must be qualified (Certified Landscape Technician by the California Landscape Contractors Association, or equivalent) in the identification and cultivation of native plant species. See the Record Drawings of the Landscape Rehabilitation Plan for Cultural Landscape Component areas defined.
- Stormwater system of inlet drains and outlets
- Lighting system
- Use of the site by the Chancellor's family, UCSD, and the tribal members for ceremonies

V. LANDSCAPE MAINTENANCE MANUAL

B. Reference File

1. Emergency Action Plan

Qualified UCSD personnel will monitor emergency actions on the site. These may include utility line service, removal of digging or burrowing animals, storms (erosion), or fire (vehicle access, erosion). The goal remains protection of surface and subsurface cultural resources.

2. Equipment, Products/Materials and Supplies

A. Automatic Irrigation System

1. Maintain the existing irrigation equipment and lines. Test the entire system each season to be certain the equipment functions and there are no leaks. When replacement of lines or equipment is required to prevent damage conduct new work within the existing waterline trenches. Return soil to the location at the trench. New pipes and equipment must meet the criteria UCSD Facilities Management department.

B. Lawn Seed: Marathon III or equivalent (only for use in the Open Glade Landscape Component)

C. Lawn Fertilizer: (only for use in the Open Glade Landscape Component)

1. Gro-Power Premium High Nitrogen 18-3-7 NPK analysis, with 40% of the nitrogen a slow release SCU. 20% humus, 4% humic acids, 4% sulfur, 1% iron, 0.50% soil penetrant, and soil enhancers. Nitrogen source: 5.94% ammoniacal nitrogen, 4.86% nitrate nitrogen, 5.40% sulphur-coated slow-release nitrogen, 1.08% urea nitrogen. Gro-Power bacterial "stimulator" included - bacteria (common soil and airborne organisms - aerobic, anaerobic,) yeast and mold, minimum 60,000 per 100 gram. As manufactured by Gro-Power®, Inc. (800) 473-1307, to match existing. This is a necessary item that is only available from the listed source, or it is required to match existing Campus standards, and no other product can be furnished.

a.	Nitrogen	18%	minimum
b.	Phosphoric Acid	3%	minimum
c.	Soluble Potash	7%	minimum

D. Organic Soil Amendment:

1. A blend of organic fractions with several degrees of breakdown rate, a long-lasting form of iron, trace elements, pH of 5.5 to 7.5, maximum salinity of 2.50 ECe, organic matter (dry weight basis) more than 90%, non-ionic wetting agent and total nitrogen content of 0.4 – 0.8% ("Numex Lif" by Butler's Mill (800) 233-6933, or "A-1 Nutri-Gro" by Hanson Aggregates/A-1 Soils or as indicated on the Drawings.

- E. Topsoil: Certified clean from an approved and documented source, ASTM D 5268, pH range of 5.5 to 7, a minimum of 2 percent organic material content; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.
- F. Mycorrhizal Inoculum / Soil Conditioner:
1. Inoculum must be both Endo and Ecto (granular), consisting of propagules (spores, fragments of fungal mycelium, and pieces of mycorrhizal roots capable of colonizing host plant roots) of the vesicular arbuscular mycorrhizal species *Glomus intraradices*, *Glomus aggregatum*, *Glomus mosseae*, combined with other species and/or additional genera including, *Sclerocystis*, *Gigaspora*, *Scutellospora*, *Entrophospora*, and *Acaulospora*. Ectomycorrhiza include *Pisolithus* and 4 species of *Rhizopogon*. Soil Conditioner portion must consist of organic materials of higher plant form life, composted beyond the fibrous stage, to humus. Also must have humic acids and beneficial soil bacteria strains. It must NOT contain poultry, animal or human waste (i.e., sewage sludge), pathogenic viruses, fly larvae, insecticides, herbicides, fungicide or poisonous chemicals that would inhibit plant growth.
 - i. Mycorrhizal Inoculum - 6,500/55,00 propagules per lb.*
 - ii. Humus - 65%
 - iii. Humic Acids - 25%
- G. Mulch: Free from deleterious materials and suitable as a top dressing of trees shrubs and other plantings, consisting of one of the following, or equal:
1. In all planting areas unless otherwise noted on the Drawings: Organic wood mulch harvested from dead trees and shrubs on-site, or shredded Redwood bark mulch. Particle size must be 95% passing a range from 1" to 3", with some fibers being longer than 3", to match existing. Maintain depth of 2"-3" wood mulch in planting areas as shown on the Record Drawings.
 2. Stone Mulch: 1" – 1-1/2" irregular pebbles, range of color from yellow, tan to brown and grey, "Oasis", as supplied by KRC (760) 744-1035 or Southwest Boulder (800) 540-1147, or approved equal. Stone mulch must be clean and free from soil, debris, and markings. Material that is broken, with angular or sharp edges, is not acceptable.
 3. Cobble: 4" – 9" irregular cobble range of color from yellow, tan to brown and grey, "Oasis", as supplied by KRC (760) 744-1035 or Southwest Boulder (800) 540-1147, or approved equal. Cobble must be clean and free from soil, debris, and markings. Material that is broken, with angular or sharp edges, is not acceptable.

V. LANDSCAPE MAINTENANCE MANUAL

3. Inspections

Qualified UCSD landscape personal is to inspect the entire landscape annually prior to the rainy season.

4. Integrated Pest Management

- a. Insect, Disease and Pest Control: Regularly inspect all landscaped areas for presence of disease, insect or rodent infestation. Identify the disease, insect or rodent and specify control measures to be taken using legally approved materials and methods. Upon written approval, implement the approved control measures exercising extreme caution in the application of all spray material, dusts or other materials utilized. The use of any chemicals for insect and disease control must be done by state-licensed pest control operator who must follow all guidelines governing their license. All chemicals must be used only in the manner approved by state and county agencies.
 - i. Approved control measures must be continued until the disease, insect or rodent is controlled to the satisfaction of the University. The Contractor must utilize all safeguards necessary during disease; insect or rodent control operations to ensure safety of the public and the employees of the Contractor.

5. Donations, Memorials, and Interpretive Elements

- a. Addition of physical elements such as monuments, memorials, art work, structures, and signage are not appropriate with the following exception as identified in the MMRP:
 - A permanent series of interpretive panels would be installed to tell the unique story of the tribal history of the site and the architectural history of the residence. In consultation with Kumeyaay Bands and affiliated Tribal Peoples, a monument would be developed and placed onsite that describes the Kumeyaay use and value of the property and related properties down the coast. The Native American community would be consulted on the materials, placement and wording of any interpretive panels.
- b. Financial donations to support the on-going preventive conservation of the landscape are welcome.

6. Reference Sources Recommended:

- <http://www.nps.gov/museum/publications/Museum%20Handbook%20with%20Quick%20Reference.pdf>
- <http://www.nps.gov/hps/TPS/briefs/brief36.htm>
- Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) <http://www.nps.gov/nagpra/INDEX.HTM>
- <http://www.sustainablesites.org/report/>

C. Task Sheets

The following ‘Task Sheets’ address routine maintenance and cultivation of the plant materials organized by area – Cultural Landscape Component. Qualified UCSD personnel will complete these tasks, maintain records and provide documentation for regulatory compliance. See the Record Drawings of the Landscape Rehabilitation Plan for Cultural Landscape Component areas defined.

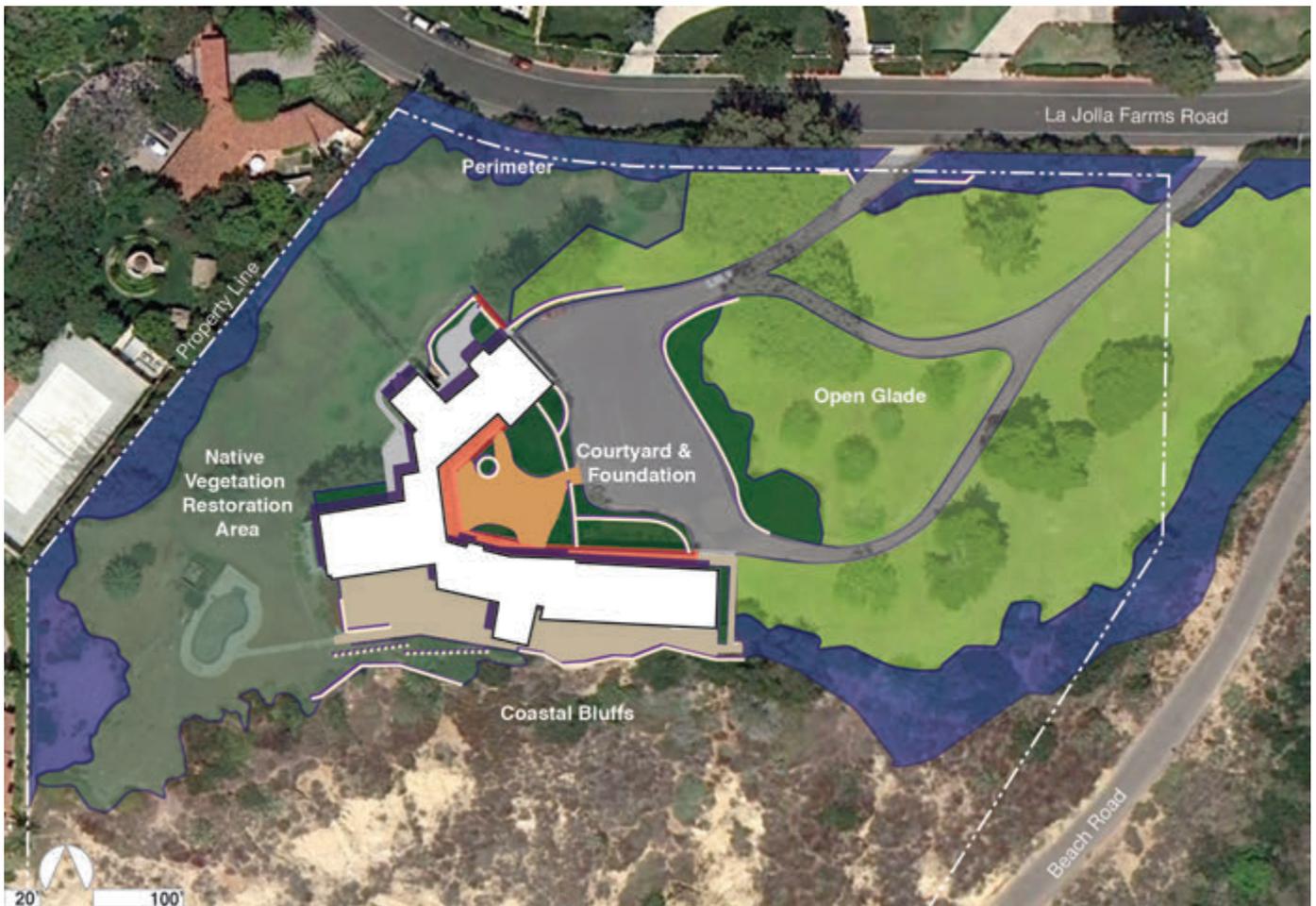


Figure V-2, Landscape Component Diagram

1. Perimeter
2. Open Glade
3. Courtyards and Foundation
4. Native Vegetation Restoration Area
5. Coastal Bluffs

V. LANDSCAPE MAINTENANCE MANUAL

1. Perimeter



Landscape Objectives:

Large shrubs and trees on the north, east, west, and south edges of residential site provide a buffer from the street and adjacent homes.

Actions:

1. Cultivate the natural form of trees and shrubs with branches to the ground with pruning to encourage full growth; do not limb-up or shear.
2. Successional Planting – Plant native species of similar form and character in the perimeter area to replace the existing exotic species as they mature and decline. Plant from seed or small container (2” wide x 10” deep). Do not disturb soil. See Plant Palette Figure V-3.
3. Remove weak and dead plant materials. Do not remove roots or disturb the soil. Cut at the base of the plant. Mulch wood for use on site.
4. Remove seed stalk from palm trees prior to their ripening.
5. Maintain 2” – 3” wood mulch.
6. Do not fertilize.
7. Irrigate from automatic system
 - a. Schedule irrigation in coordination with soil moisture content and depth of moisture in relation to root depth, to promote healthy root growth, and to prevent run-off.
 - b. Irrigate only to promote green foliage.
 - c. Do not allow ground to remain soggy.
 - d. Keep irrigation and drainage water away from the site walls.
 - e. Irrigate by hand if necessary.
 - f. Do not allow runoff.

2. Open Glade



Landscape Objectives:

The open glade serves as a common ground-plane for residential use. No vehicles should be driven or parked on the lawn or under tree canopies. Temporary site elements should not be staked into the soil.

Actions:

1. Irrigate from automatic system
 - a. Schedule irrigation in coordination with soil moisture content and depth of moisture in relation to root depth, to promote healthy root growth, and to prevent run-off.
 - b. Irrigate only to promote green foliage.
 - c. Do not allow ground to remain soggy.
 - d. Keep irrigation and drainage water away from the site walls.
 - e. Irrigate by hand if necessary.
 - f. Do not allow runoff.

2. Grass
 - a. Mow
 - i. Spring/summer/fall: Mow weekly to approximate height of 2” in summer. Rotary Mower—If tips of lawn are yellow or white, mower blades are dull.
 - ii. Winter: Mow biweekly or as needed to 2”.
 - iii. Edge lawn monthly.
 - b. Add seed (Marathon III or equal) to bare areas seasonally
 - c. Lawn fertilizer
 - i. Spring: Apply in March, lawn fertilizer: 4 lbs. per 1000 S.F.
 - ii. Summer: Apply lawn fertilizer and iron supplement in June.
 - iii. Fall: Apply lawn fertilizer in September and general-purpose fertilizer and iron supplement in November.
 - iv. Winter: Apply in January, lawn fertilizer.
 - v. Do not fertilize during July and August.
 - d. Thatch - Spring: De-thatch every other year. Do not aerate the lawn.
3. Bougainvillea, ‘San Diego Red’
 - a. Cut canes away from hardscape areas; remove dead or damaged leaves; cut long branches back to the base of the plant; do not shear; and prune after each flowering cycle.
 - b. Summer: Apply fertilizer: Blooming plant fertilizer; basic plant fertilizer - do not over-fertilize or over water.

V. LANDSCAPE MAINTENANCE MANUAL

4. *Magnolia grandifolia*, magnolia
 - a. Remove dead wood and mulch for use on site.
 - b. Maintain a 5' radius circular area free of grass, centered at the base of the tree.
 - c. Maintain 2" – 3" wood mulch.

5. *Pinus torreyana*, Torrey pines
 - a. Remove dead wood, mulch for use on site.
 - b. Maintain a 5' radius circular area free of grass, centered at the base of the tree.
 - c. Maintain 2" – 3" wood mulch.

6. *Araucaria heterophylla*, Norfolk Island pine
 - a. Remove dead wood, mulch for use on site
 - b. Maintain a 5' radius circular area free of grass, centered at the base of the tree.
 - c. Maintain 2" – 3" wood mulch.

C. Courtyards and Foundation



Landscape Objectives:

The courtyards are distinct spaces linking the exterior and interior. The materials are more refined and at a smaller scale relative to the large expanses and trees outside the original adobe walls. Foundation plantings also mark a transition from the native to non-invasive exotic introductions.

Actions:

1. Irrigate from automatic system
 - a. Schedule irrigation in coordination with soil moisture content and depth of moisture in relation to root depth, to promote healthy root growth, and to prevent run-off.
 - b. Irrigate only to promote green foliage.
 - c. Do not allow ground to remain soggy.
 - d. Keep irrigation and drainage water away from the site walls.
 - e. Irrigate by hand if necessary.
 - f. Do not allow runoff.
 - g. Rain barrels are to be checked weekly during the rainy season. Drain barrels to planted areas at least 40' from the bluff edge with a garden hose.

2. Grass

- a. Mow
 - i. Spring/summer/fall: Mow weekly to approximate height of 2” in summer. Rotary Mower—If tips of lawn are yellow or white, mower blades are dull.
 - ii. Winter: Mow biweekly or as needed to 2”.
 - iii. Edge lawn monthly.
- b. Add seed (Marathon III or equal) to bare areas seasonally
- c. Lawn fertilizer
 - i. Spring: Apply in March, lawn fertilizer: 4 lbs. per 1000 S.F.
 - ii. Summer: Apply lawn fertilizer and iron supplement in June.
 - iii. Fall: Apply lawn fertilizer in September and general-purpose fertilizer and iron supplement in November.
 - iv. Winter: Apply in January, lawn fertilizer.
 - v. Do not fertilize during July and August.
- d. Thatch - Spring: De-thatch every other year. Do not aerate the lawn.

3. Plants:

- a. Olea Europa, Olive Tree – rehabilitate and maintain the two historic trees. Plant successional seedlings to replace the two trees when they die and are removed. Seedlings may be from the ‘mother tree’, if possible.
- b. Jacaranda mimosifolia – remove without disturbing the ground surface. Leave the stump in place.
- c. Melaluca quinquenervia, Paperbark Tea Tree—selectively prune and remove to enhance the

architecture. Do not dig to remove the stump, cut the tree at ground surface without disturbing the ground.

- d. Lawn – maintain within the courtyard
- e. Roses – maintain
- f. Bougainvillea, ‘San Diego Red’, maintain the existing plants at the base of the columns, reintroduce cuttings at column bases where they are missing.
 - i. Cut canes away from hardscape areas; remove dead or damaged leaves; cut long branches back to the base of the plant; do not shear; and prune after each flowering cycle.
 - ii. Summer: Apply fertilizer: Blooming plant fertilizer; basic plant fertilizer - do not over-fertilize or over water.
- g. Citrus trees – maintain
- h. Succulents - maintain
- j. Prune existing vegetation to remove excess and/or dead material, particularly around the house, in a manner that would not disturb the soil; Maintain any large trees in proximity to the house that could ignite and/or drop leaf litter on the roof.

4. Pavement

- a. Protect flagstone and tile, and immediately remove vegetation sprouting in grouted areas.
- b. Protect concrete pavement.
- c. Maintain the setting of the non-historic rain barrels at each downspout for proper function.

V. LANDSCAPE MAINTENANCE MANUAL

4. Native Vegetation Restoration Area



Landscape Objectives:

Changing this northern area from lawn and exotic species to native grasses, groundcover and shrubs will interpret the character of the bluff top to represent the long period of prehistory before farming, and settlement of the property by the Black family and the university. During 10,000 years of prehistory, the property was used and occupied by Native Americans as a living and gathering area. While the native groundcover and shrubs will not represent the types of plants managed by the Native Americans while they lived on the property, it will represent and respect the natural environment of coastal La Jolla that is part of the Kumeyaay traditional cultural landscape. It will also allow the introduction and maintenance access to the above-ground utility trench and bioswale.

Actions:

1. Maintain the bio swale with cobble mulch and vegetation. Drainage must be positive to the existing street drainage system.
2. Maintain 2" depth of cobble and or wood mulch on the bioswale and along the above-ground utility trenches
3. Remove dead plants and replace with appropriate native species without disturbing the ground surface.
4. Grass Hydroseed Mix for the area around the pool to infill the exotic lawn

Species	Pure Live Seed Lbs/Acre
<i>Vulpia microstachys</i>	5.00
<i>Muhlenbergia microsperma</i>	2.00
<i>Nassella pulchra</i>	8.00
<i>Melica imperfecta</i>	5.00
<i>Achnatherum coronata</i>	1.00
<i>Melica frutescens</i>	4.00
<i>Hordeum brachyantherum</i>	8.00

Hydroseeding Slurry	Application Rate:
Conwed 1000 Wood Fiber Mulch	1500 lbs/acre
Hydropost™ Premium Compost	1000 lbs/acre
Ecology Controls M-Binder/Tack	150 lbs/acre
Biosol Forte 7-2-1 Organic fertilizer	800 lbs/acre
AM 120 Mycorrhizal inoculum	60 lbs/acre
Tri-c Soluble Humate	1 lb/acre

5. Irrigate to establish plants. Maintain irrigation system to provide supplemental irrigation if necessary to maintain the natural character of the landscape.

5. Coastal Bluffs



Landscape Objective:

The coastal bluff includes the unvegetated cliffs, colluvium, slopes and ravines. They are part of the distinct San Diego coastline. They are highly erodible and subject to failure.

Actions:

1. The bluff/cliff and property below the house site should not be disturbed.
2. Exotic plant species should be removed when appropriate without disturbing the ground surface outside the areas identified in the Record Drawings of the Landscape Rehabilitation Plan for Cultural Landscape Component areas defined.

V. LANDSCAPE MAINTENANCE MANUAL

Plant Palette		Courtyard & Foundation	Perimeter	Native Veg. Restoration	Growth form
Latin name	Common name				
<i>Achillea millefolium</i>	Yarrow	x		x	herb
<i>Agave Attenuate</i>	Agave	x	x		succulent
<i>Agave shawii</i>	Shaw's Agave		x		succulent
<i>Agrostis pallens</i>	San Diego Bent Grass	x		x	grass (spreading)
<i>Armeria maritima</i>	Thrift Seapink		x		herb
<i>Artemisia californica</i>	California Sagebrush			x	shrub
<i>Atriplex canescens</i>	Fourwing Saltbush			x	shrub
<i>Baccharis pilularis</i>	Coyote Bush		x		shrub
<i>Calystegia macrostegia</i>	Island Morning Glory		x	x	herb/vine
<i>Calystegia macrostegia</i>	Island Moring Glory		x		herb/vine
<i>Carex pansa</i>	California Meadow Sedge	x		x	sedge (spreading)
<i>Carex praegracilis</i>	Clustered Field Sedge	x		x	sedge (spreading)
<i>Castilleja affinis</i>	Coast Indian Paintbrush			x	herb
<i>Ceanothus hearstiorum</i>	Hearst's Ceanothus		x		groundcover
<i>Ceanothus maritimus</i>	Maritime Ceanothus		x		groundcover
<i>Cistus laurifolius</i>	Rockrose		x		shrub
<i>Cylindropuntia prolifera</i>	Coastal Cholla			x	succulent
<i>Deinandra fasciculata</i>	Clustered Tarweed			x	herb
<i>Distichlis spicata</i>	Salt Grass	x		x	grass (spreading)
<i>Dudleya edulis</i>	San Diego Dudleya		x		succulent
<i>Dudleya pulverulenta</i>	Chalk Dudleya	x		x	succulent
<i>Dudlya pulverulenta</i>	Chalk Dudleya	x	x		succulent
<i>Encelia californica</i>	Coast Sunflower			x	shrub
<i>Epilobium californicum</i>	California Fuchsia		x		herb
<i>Eriogon glaucus 'Arthur Menzies'</i>	Arthur menzies Seaside Daisy		x		shrub
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat		x	x	shrub
<i>Eriogonum cinereum</i>	Ashy Leaf Buckwheat		x	x	shrub
<i>Eriogonum fasciculatum</i>	California Buckwheat		x	x	shrub
<i>Eriogonum grande var. rubescens</i>	Red Buckwheat		x	x	shrub
<i>Eriophyllum confertiflorum</i>	Golden Yarrow		x	x	herb
<i>Eschscholzia californica</i>	California Poppy	x		x	herb
<i>Euphorbia misera</i>	Cliff Spurge				shrub

Figure V-3, Plant Palette

Latin name	Common name	Courtyard & Foundation	Perimeter	Native Veg. Restoration	Growth form
<i>Ferocactus viridescens</i>	Coast Barrel Cactus			x	succulent
<i>Festuca rubra</i>	Red Fescue (Molate)	x		x	grass (spreading)
<i>Grindelia stricta</i> var. <i>platyphylla</i>	Spreading Gum Plant		x	x	herb
<i>Hesperaloe spp</i>	Hesperaloe	x	x	x	shrub
<i>Heteromeles arbutifolia</i>	Toyon	x	x	x	shrub
<i>Heuchera hybrids</i>	Alum Root		x		herb
<i>Iris douglasiana</i>	Douglas Iris	x	x		herb
<i>Isocoma menziesii</i>	Menzies' Goldenbush		x	x	shrub
<i>Isomeris arborea</i>	Bladderpod			x	shrub
<i>Juncus patens</i>	California Gray Rush			x	rush
<i>Lavatera assurgentiflora</i>	Tree Mallow; Malva Rosa	x	x		shrub
<i>Layia platyglossa</i>	Tidy Tips			x	herb
<i>Lessingia filaginifolia</i>	California Aster		x		herb
<i>Leymus condensatus</i>	Giant Wild Rye			x	grass
<i>Leymus triticoides</i> 'Gray Dawn'	Gray Dawn Creeping Rye	x		x	grass (spreading)
<i>Linum lewisii</i>	Blue Flax	x		x	herb
<i>Lotus scoparius</i>	Deerweed			x	shrub
<i>Lupinus bicolor</i>	Miniature Lupine	x		x	herb
<i>Malacothrix saxatilis</i>	Cliff Aster			x	herb
<i>Malosma laurina</i>	Laurel Sumac		x		shrub
<i>Marah macrocarpus</i>	Wild Cucumber			x	herb
<i>Mimulus aurantiacus</i>	Bush Monkeyflower	x	x	x	shrub
<i>Nassella lepida</i>	Foothill Needlegrass		x	x	bunchgrass
<i>Nassella pulchra</i>	Purple Needlegrass		x	x	bunchgrass
<i>Opuntia littoralis</i>	Coastal Prickly Pear	x	x	x	succulent
<i>Penstemon spectabilis</i>	Royal Beard Tongue	x	x		herb
<i>Pinus torreyana</i>	Torrey Pine		x		tree
<i>Platanus racemosa</i>	California Sycamore		x		tree
<i>Quercus dumosa</i>	Nuttall's Scrub Oak		x		shrub
<i>Rhus integrifolia</i>	Lemonadeberry		x	x	shrub
<i>Salvia apiana</i>	White Sage		x		shrub
<i>Salvia brandegei</i>	Brandegee's Sage		x		shrub
<i>Salvia chamaedryoides</i>	Germander Sage	x	x		shrub
<i>Salvia clevelandii</i>	Cleveland Sage	x	x		shrub
<i>Salvia gregii</i>	Autumn Sage	x	x		shrub
<i>Salvia mellifera</i>	Black Sage			x	shrub
<i>Sidalcea malviflora</i>	Checkerbloom		x	x	herb
<i>Sisyrinchium bellum</i>	Blue-eyed Grass	x		x	herb
<i>Yucca schottigera</i>	Mohave Yucca		x	x	succulent

V. LANDSCAPE MAINTENANCE MANUAL



Figure V-1 Cultural Landscape Rehabilitation Diagram

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VII. APPENDIX

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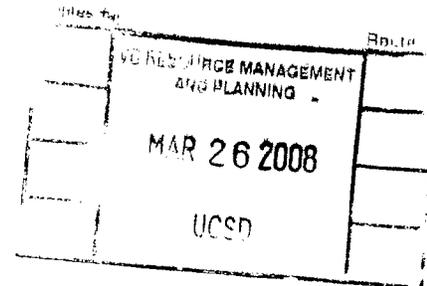
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March 20, 2008

Gary C. Matthews
Vice Chancellor Resource Management and Planning
Office of the Vice Chancellor
University of California San Diego
9500 Gilman Drive
La Jolla, California 92093-0057



Dear Vice Chancellor Matthews:

Thank you for your testimony on behalf of UCSD at the Native American Heritage Commission meeting on March 12, 2008. After hearing testimony and taking evidence at the hearing March 12, 2008 the Commission formally made the following findings:

- 1) The UCSD University House Meeting Center and Chancellor Residence project property is a sanctified cemetery pursuant to PRC 5097.97.
- 2) The UCSD University House Meeting Center and Chancellor Residence project, as presented in the final EIR dated December 20, 2007, is unacceptable to the Commission and would violate PRC 5097.97.
- 3) The Commission will continue to retain jurisdiction over the UCSD University House Meeting Center and Chancellor Residence project, such that UCSD must come back to the Commission prior to the Regents considering the project.
- 4) The Commission recommends UCSD must work in good faith in a timely and meaningful way with appropriate tribes and the Commission to incorporate acceptable mitigation measures and project components into it's new design in addition to incorporate standard and best practice and avoidance measures.
- 5) The Commission recommends that UCSD follow the letter and the intent of the Federal and California NAGPRA, as an Indian law to benefit Native Americans, to make every effort to repatriate ancestral remains historically excavated from the UCSD University House Meeting Center and Chancellor Residence project property.

As you can see the Commission in its findings during the hearing on March 12, 2008 has now formally determined that the Chancellor House site is a sanctified cemetery within the meaning of Public Resources Code 5097.97. The Commission also has continuing concern with the destructive effect of any proposed development at the site. Therefore, the Commission requests that UCSD formally withdraw its original project and FEIR dated December 20, 2007 in a letter to the UC Regents and to the Native American Heritage Commission.

In addition the Commission welcomes your announced intention for early and close consultation with the Kumeyaay and other appropriate tribes in development of a new reduced scope project at the site. The Commission has expressed its recommendation that UCSD incorporate acceptable mitigation measures and project components into its new project. The Commission will continue to monitor the new project and will remain available to assist and facilitate consultations.

The Commission strongly supports the Kumeyaay people's request that the remains taken from the Chancellor house be repatriated at the earliest possible time and the Commission strongly recommends that the University of California and UC San Diego make every effort to repatriate these ancestral remains. The Commission welcomes your effort to date to assist with repatriation. The Commission believes that resolution of the repatriation issue also requires addressing UC repatriation policy at the UC Regents level and Commission staff will follow up with your office to discuss this further.

The Commission looks forward to continuing to work closely with you office on the above issues.

Sincerely,



Larry Myers
Executive Secretary NAHC

Cc Anthony Madrigal, NAHC General Counsel
Elizabeth Gunther University Counsel
Commissioners, NAHC
Steve Banegas, Chair, KCRC
Courtney Coyle, Attorney

Notice of Completion

NOTICE is hereby given that:

1. The undersigned is the owner in fee _____ of the property
(Nature of title if other than fee, for example,
"under contract of purchase," "under lease" etc.)

hereinafter described in paragraph 5;
2. The full address of the undersigned is 610 West Boulevard
(Street and Number)
La Jolla _____, California;
(City, if any, or Post Office)

3. The building and work of improvement on the hereinafter described property were wholly COMPLETED
on the 23rd day of May, 1951;

4. The name of the contractor, if any, for such building and work of improvement was _____
Howard G. Steinhilber
(If no Contractor, insert "No Contractor")

5. The property on which said building and work of improvement were completed is in the City of
San Diego, County of San Diego, State of California, and is
described as follows:

City of San Diego Lots E and F in Pueblo Lands (Lots) 1312 and 1313

Dated this 27th day of July, 1951.

Signatures of
Owner or Owners

W. H. Black
Ruth F. Black

STATE OF CALIFORNIA,

County of San Diego

W. H. Black and Ruth F. Black, being duly sworn, say:

That they are the owners of the land described in the foregoing notice; that they have
read the same, and know the contents thereof, and the facts stated therein are true.

W. H. Black
Ruth F. Black

SUBSCRIBED AND SWORN TO before me

this 27th day of July, 1951.

Notary Public in and for said County and State.

June 11, 1952 (For Corporation Owner, Use Verification on Other Side)

W. H. Black Dies; La Jolla Leader

William H. Black, oilman, financier and sportsman who developed the scenic La Jolla Farms residential area near Torrey Pines, collapsed and died yesterday on the golf course at the La Jolla Beach and Tennis Club.

Black, who was 69, had played 18 holes on the "pitch-and-putt" course and had started a second round. He was on the green of the ninth hole when he collapsed.

GOLFING PARTNERS

His golfing partners summoned a physician, Dr. Walter F. Merdinger, who was playing tennis nearby. Merdinger tried to revive Black, both with heart massage and with a mechanical resuscitator, but the Texas-born millionaire was pronounced dead at 3:10 p.m.

Black was playing golf with Y. Frank Freeman of Beverly Hills, an executive of Paramount Pictures Corp.; Frank Harris of Beverly Hills, and A. H. Albinger and Allan C. Campbell of La Jolla.

Black's death ended a colorful career that began in the Texas and Oklahoma oil fields half a century ago.

STRIKING HOME

Black had figured in San Diego real estate developments as early as 1922. He had been associated with banking institutions here, and first began development of the La Jolla Farms property 20 years ago.

The striking pueblo-style home which Black built at La Jolla Farms in 1950 was sold earlier this year to the University of California to become the residence of the chancellor of the San Diego campus. The home was part of a 130-acre

irregular tract which the university acquired for expansion. Black and his wife, Ruth, had moved to the Seville Apartments at 1901 Center St. They also had a home at Borrego Springs, another area that had drawn his interest for its residential and resort potential.

Black was a major developer in the Borrego area.

Besides his widow, Black is survived by a son, William F. Black, president of the Bank of

(Continued on a-2, Col. 1)

W. H. Black Dies; La Jolla Leader

(Continued from Page a-1)

La Jolla; a brother, Carl V. Black of Long Beach; two sisters, Mrs. Vernon H. Gaston of La Jolla and Mrs. Marguerite James of Glendale, and two grandchildren.

Black was one of the founders of the La Jolla bank.

Black had taken a less active role in management of his oil interests in recent years, but at the time of his death was president of Landowners Oil Association.

TRANSIT DIRECTOR

He had been a director of the San Diego Transit System until its acquisition by the city of San Diego was completed last week, and he had remained on the board of directors of the San Diego-Coronado Ferry Co.

Until several years ago Black had served as a director of the Security First National Bank of San Diego, and had once served on the board of the City Bank of San Diego.

A native of Paris, Tex., Black grew up at Lake Charles, La., and as a young man got into the rough and tumble oil business. Much of his wealth was based on oil ventures by his Black-Marshall Oil Co. around Great Bend, Kan., and in Texas, Oklahoma and New Mexico.

IN REAL ESTATE

Black's family had moved from Louisiana to Los Angeles in 1921, and on trips to the West Coast Black became interested in real estate in the San Diego area.

Soon after the end of World War II, Black began development of the La Jolla Farms



WILLIAM H. BLACK
... collapses on golf course

property at the northern edge of La Jolla west of U.S. 101.

In 1948-49 he built the barn, stables, training track and polo field at La Jolla Farms where for years he bred and trained racing thoroughbreds and polo ponies.

Black had supported many charitable endeavors in the San Diego area. In 1965, he endowed the \$70,000 William H. Black Cardiovascular Laboratory at the Scripps Memorial Hospital in La Jolla.

The La Jolla Mortuary is in charge of funeral arrangements which will be private. The family suggests contributions to the proposed Cardiac Intensive Care Unit at Scripps Memorial Hospital.

OPINION 5 July 1967

CUT IN MARCH

Garitty

T R E E C A R E

2720 Fifth Avenue ~ San Diego, CA 92103 ~ tel: 504.875.1195

April 20, 2011

Mr. Sam Oludunfe, BSF
Campus Urban Forester
University of California, San Diego
Facilities Management
9500 Gilman Drive #0908
La Jolla, California 92093-0908

RE: Observations and Recommendations

(2) Olive Trees
University House
9630 La Jolla Farms Road
La Jolla, California

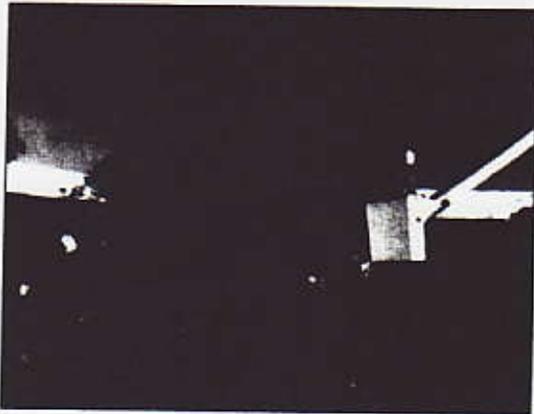
Dear Mr. Oludunfe:

The UCSD Tree Crew has completed the pruning of damaged branches from the (2) Olive Trees in the courtyard of the University House located at 9630 La Jolla Farms Road in La Jolla, California.

Observations:

The (2) Olive Trees exhibited acute and chronic symptoms normally associated with verticillium wilt. Acute symptoms include curling, drying, abnormal yellow leaf color, defoliation, wilting and dieback. Chronic symptoms are slow growth, sparse foliage, stunted leaves/twigs, leaf scorch and dieback. Acute symptoms indicate infection of the current season's sapwood while chronic symptoms indicate stress caused by the previous death of sapwood. The trees appear to be infected with verticillium. A laboratory culture would be required for a positive identification of the verticillium wilt fungus. The pruning of damaged branches should initiate recovery by reinvigorating the trees, promoting new growth and compartmentalizing the disease provided that future reinfestation through the roots can be avoided - remission. Bees are located at the base of the olive tree nearest to the adobe wall. The bees and corresponding hive are not harmful to the tree, but if considered a liability, the bees can be removed chemically or mechanically with no damage to the tree. Hives prevent the increase of decay. Cavities are located around the base and the lower branches of both trees. Some cavities are filled with polyurethane which is not recommended. The cavities do not appear to be causing structural weakness. Over time, yearly consecutive growth rings will compartmentalize the cavities with callus tissue.

Olive tree before and after crown reduction prune:



Olive tree before and after crown reduction prune:



Recommendations:

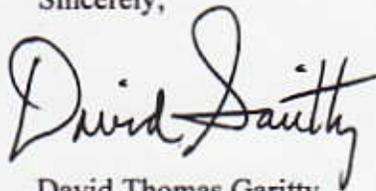
1. Irrigation - Olive Trees tolerate drought but perform better with regular watering - 50 gallons/week/tree.
2. Fertilization - Fertilizing Olive Trees with additional supplies of nitrogen has proved beneficial - 10lbs. of 13 - 13 - 13 with micronutrients once a year.
3. Control Weeds - Remove weeds from around the base of the tree to the dripline.
4. Soil Solarization - Place transparent 6 mil plastic under and a few feet beyond the canopy of the trees. In theory, soil temperatures increase, levels of the verticillium fungi in the soil decrease and favorable microorganisms in the soil increase.

5. Monitor Trees Monthly for Acute and Chronic Symptoms

Cultural practices such as managing irrigation, applying fertilizer, controlling weeds and soil solarization have been used with varying degrees of success in reducing the effects of verticillium wilt. Most are aimed at increasing tree vigor and reducing stress to mask the disease symptoms. Use these treatments knowing that none cure the disease or remove it from the tree.

If I can be of further assistance, please do not hesitate to call me at (504) 875-1195.

Sincerely,

A handwritten signature in cursive script that reads "David Thomas Garitty". The signature is written in black ink and is positioned above the printed name.

David Thomas Garitty