

**HOLBROOK PALMER PARK**

**150 Watkins Avenue  
Atherton, Ca 94027**

**SCHEMATIC LANDSCAPE MASTER PLAN**

April 15, 2005

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We would like to express our gratitude to the Atherton City Council, Park and Recreation Commission, the Design Working Group (Atherton Foundation, The Dames, Arts Committee, Public Works, Town Arborist, Tree Committee, Civic Interest League, and Atherton Garden Guild). Their continued participation in the year-long public process is greatly appreciated.

We would also like to thank all the landscape architects, architects and design professionals who so generously donated their time and expertise for an intensive all-day design charette. Their insight and experience has been invaluable in the realization of a new vision for Holbrook Palmer Park.

Lastly, we thank all the interested citizens of Atherton who participated in the charette or otherwise provided their interest and support throughout the year.

Charette Participants

(Landscape Architects, Architects, Design Professionals)

Antonia Bava  
David Schellenger  
David Meyer  
Lynn Harrison  
Sarah Kuehl  
Robert Waterman  
Marilee Rossi  
Cathy Blake  
Courtney Behm  
Jakob Trconic  
Christian Werthmann

Design Working Group

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April 15, 2005

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**Holbrook-Palmer Park Landscape Master Plan  
2005**

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# Holbrook Palmer Park Landscape Master Plan

## Design Concept Statement

The pastoral qualities and grand scale of the existing trees and lawn of Holbrook Palmer Park are, by far, the most important attributes that set this place apart from other parks in the area. The residents of Atherton are in the enviable position of creating a singularly special park by merely enhancing these inherent qualities. The goal of the new landscape master plan is to build on the existing character of the park to make a place that the community will use and enjoy while serving the diverse needs of its residents. The park has been organized into three main areas: Civic, Recreational and Pastoral. Implementing this landscape master plan will result in a glorious park and a vibrant center for community life.

### **Civic**

A civic core was created around the Main House and other structures by designing a variety of integrated new outdoor rooms.

- An Event Garden central to both the Main House and Pavilion will expand the garden experience associated with these buildings.
- The Water Tower Green, patios and an enclosed garden adjoining the Pavilion will bring new places for gathering or quiet relaxation.
- New Courtyards at the Carriage House further enhance the building's historical character and reclaims lost garden spaces while integrating the Corporation Yard building into the overall park setting.

These 'garden rooms' recapture unused space, and will provide flexible rentable spaces that serve public or private events.

A formal, tree lined Grand Promenade will provide a gracious means of finding one's way to the Main House, Great Lawn or Children's Playground. Reworking the entrance drive, driveways and parking lots, adding sidewalks, providing appropriate paving, tree lined paths and fire truck access benefitted the circulation. A gated service yard sited at the Pavilion provides convenient space for catering vehicles and shields garbage cans from view. The reorganized Corporation Yard, no longer an eye sore, has been screened by robust and beautiful plantings. This reorganization of the Corporation Yard also resulted in reclaimed space for a courtyard adjacent to the Carriage House. The Front Lawn has been cleared of overgrown hedges, and other tired plant materials. The historical fountain has been framed by a bosc of trees. The existing buildings and new landscape spaces are now unified into a coherent civic core.

Park furnishings (benches, picnic tables, trash receptacles, signage, drinking fountains, bicycle racks, seating and bulletin boards) have been selected and sited.

### **Recreational**

All currently existing recreational activities have been maintained on the Great Lawn. The tennis facilities have gained tournament viewing bleachers integrated with the courts so that the tennis fencing may be screened from view. A shaded picnic space is an added amenity to the tennis area. The walking path has been extended behind the Carriage House to provide a complete loop around the park. A small informal amphitheater has been set-up in the existing swale, framed by a spiral of elm trees and block benches. The amphitheater links many of the Park features; the Elm Forest, the Playground and the Great Lawn. New plantings screen the Great Lawn from the railroad tracks.

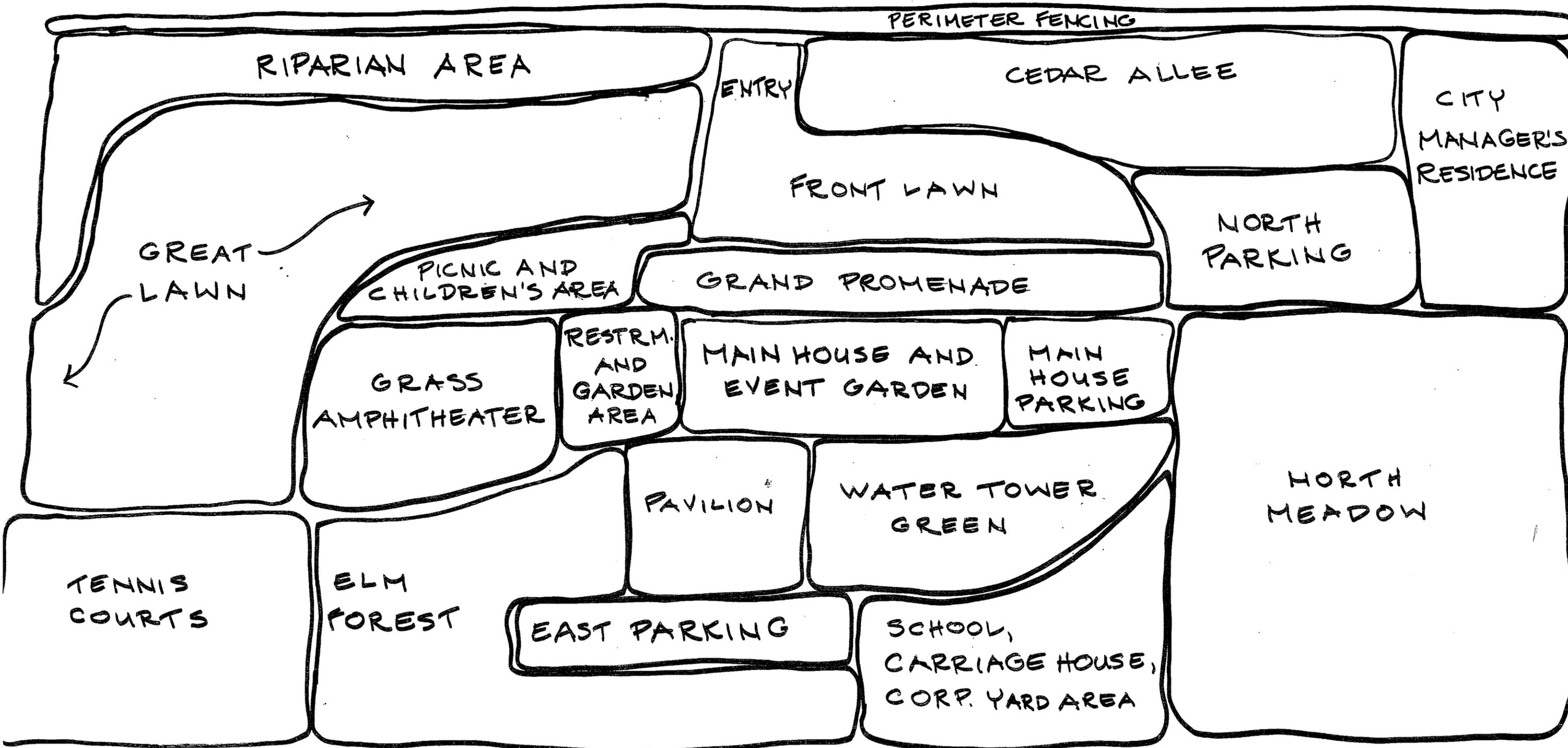
### **Pastoral**

The plan provides a means to bring the Park more closely in line with the classical definition of an Arboretum. Through guidelines for future plantings and selective removal, the trees evolve into collections of elms, oaks, conifers and ornamentals enabling horticultural study. The underlying principle of the plan is to recognize the Park's historical context and build upon the inherently picturesque nature of the place.

Edge conditions along the creek bank have been improved by restoring a section to a natural habitat, which, in addition, functions as a storm water retention site. With the addition of a pedestrian bridge entrance along Watkins Avenue, better fencing and a refurbished gate, all entries into the Park will be more inviting. Site elements include three water features in the Water Tower Green, in addition to the historic fountain framed by trees.

Numerous opportunities for art are identified. The Amphitheatre is delineated by art blocks for seating and play. Other artistic seating may be commissioned as sculptural objects and the Arts Committee may sponsor competitions for inventive and creative elements.

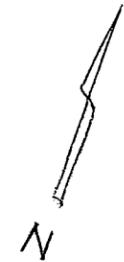
Holbrook Palmer Park is alive with places for the entire community: to meet, to play and to enjoy the beauty of the 'Arboretum'. Visitors have the opportunity to experience a myriad of activities. Grandparents stroll along the path while their grandchildren run through the forested canopy. Meanwhile, a wedding is joyously held in the Event Garden. In the Pavilion and surrounding patios, the caterers set up the evening's feast. Little League teams compete on Saturday mornings on the Great Lawn, while a garden club sets up their meeting in the Carriage House courtyard. Families with picnics in hand enter the Park across the bridge overlooking a natural riparian habitat. Signs declare an upcoming Music and Arts Festival to be held in the North Meadow. Joggers exercise at the Par Course outposts. Friends meet by the Water Tower Green and chat on a bench by the fountain. The Park is a recognized Arboretum with a class of horticulture students studying various tree specimens. Holbrook Palmer Park has become a truly gracious setting for formal functions, informal play, gatherings, physical activities, the Arts and celebrations.

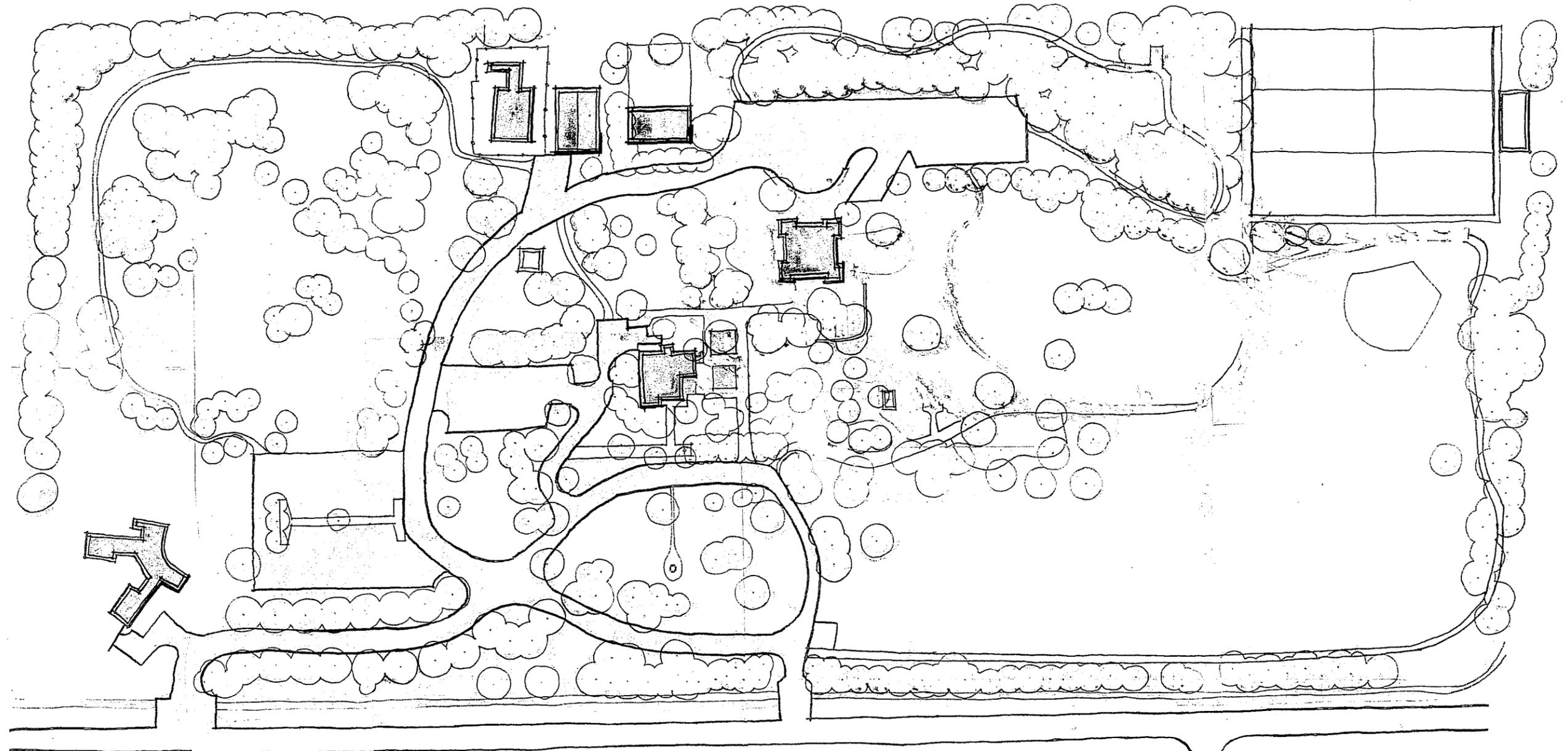


HOLBROOK PALMER PARK  
 150 WATKINS AVENUE  
 ATHERTON CA 94027

PARK SPACES DIAGRAM

APRIL 15, 2005



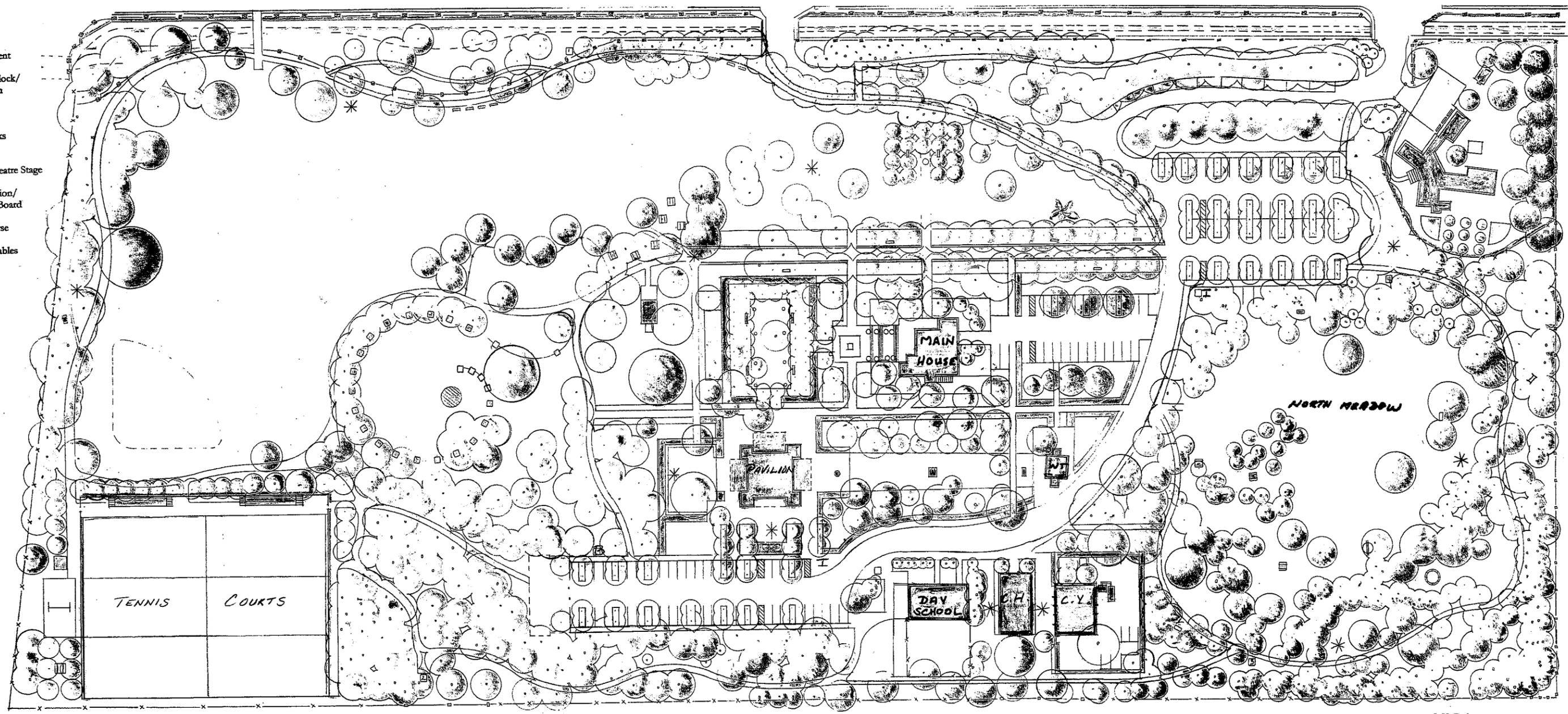


Atherton  
Holbrook - Palmer Park  
EXISTING CONDITIONS  
MARCH 2, 2004

N.T.S.  
PENISE KUPPERMAN - JOAN K. POLAN

**KEY**

- \* = Art Element
- [Hatched Box] = Seating Block/ Art Bench
- [Solid Box] = Bench
- [Box with 'B'] = Bike Racks
- [Circle with Dots] = Informal Amphitheatre Stage
- [Box with 'I'] = Information/ Bulletin Board
- [Box with 'P'] = Par Course
- [Box with 'T'] = Picnic Tables

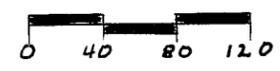


# HOLBROOK - PALMER PARK

150 Watkins Avenue Atherton, California

## SCHEMATIC LANDSCAPE MASTER PLAN

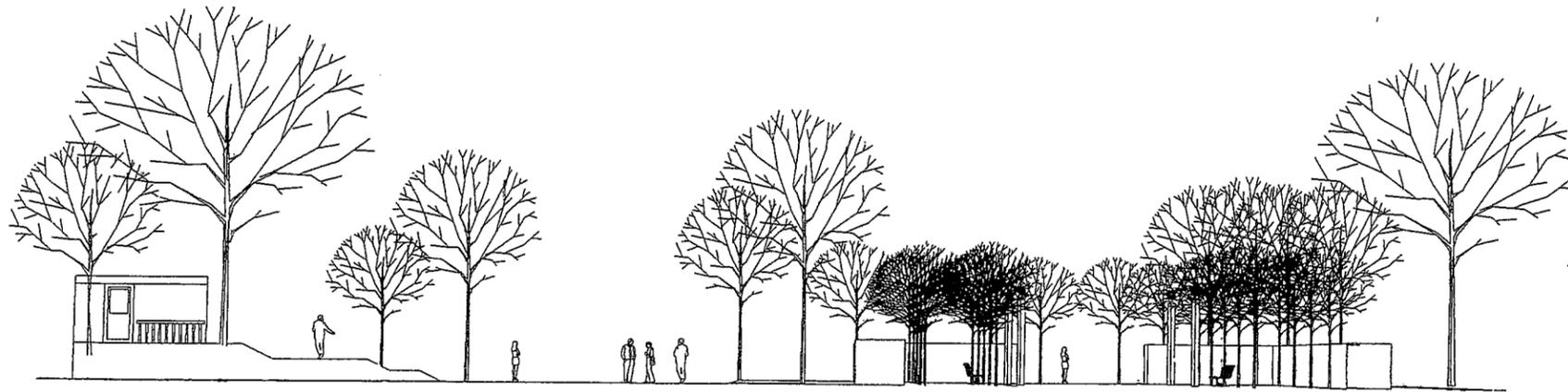
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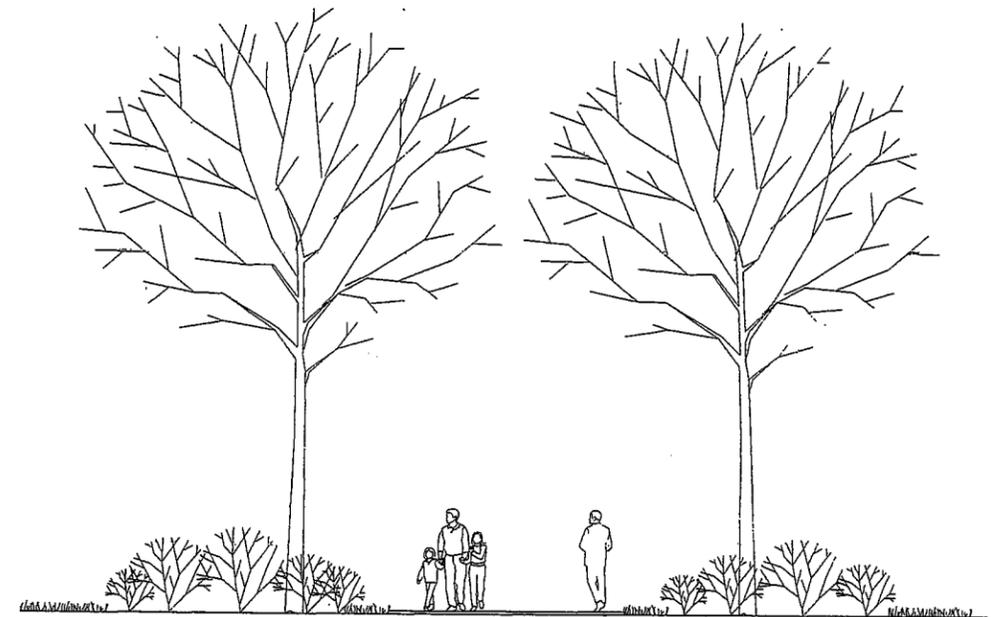
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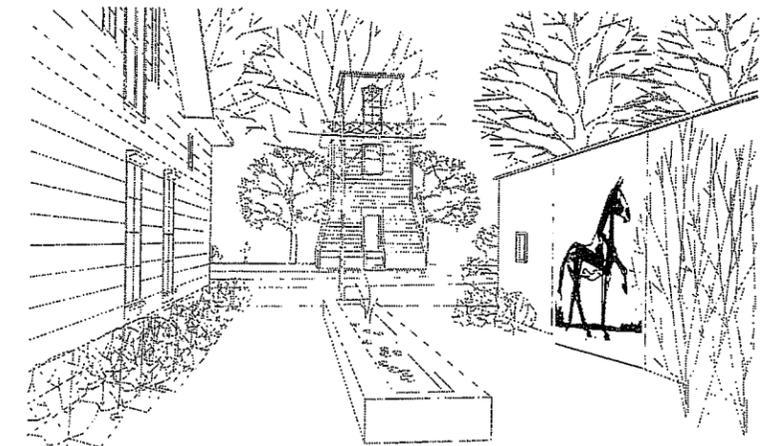
Section C – Main House and Event Garden



Section B – Promenade



Section A – Creek Restoration



Sketch – Carriage House Courtyard

**HOLBROOK PALMER PARK**  
150 Watkins Avenue, Atherton California

**SCHEMATIC  
LANDSCAPE MASTER PLAN**

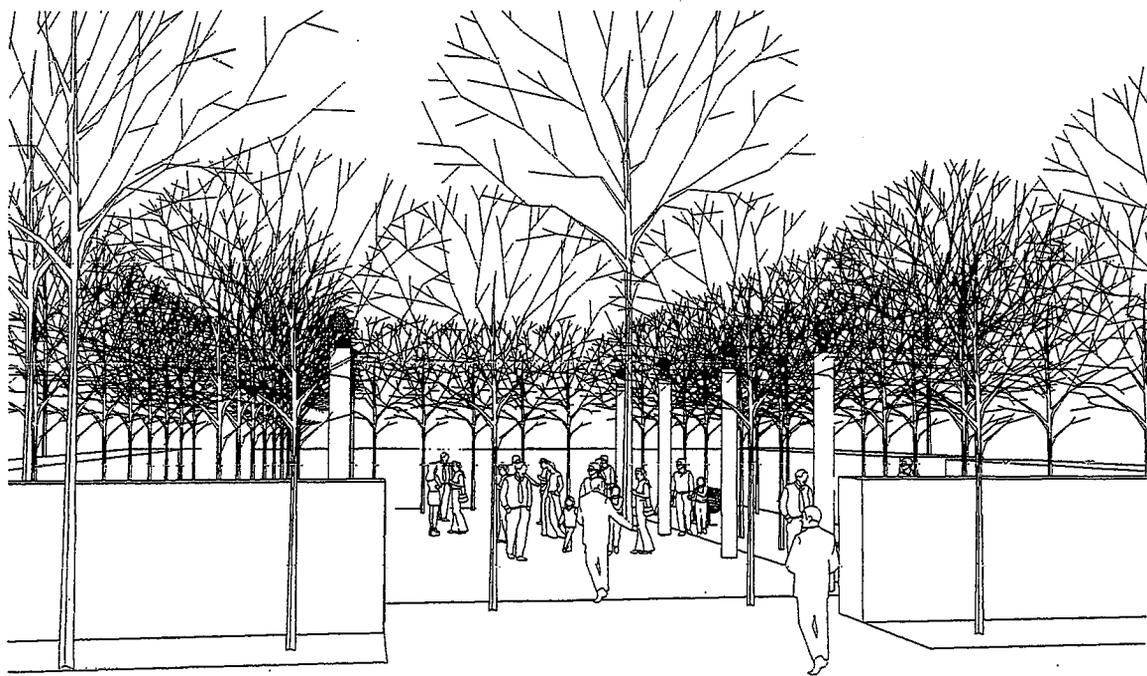
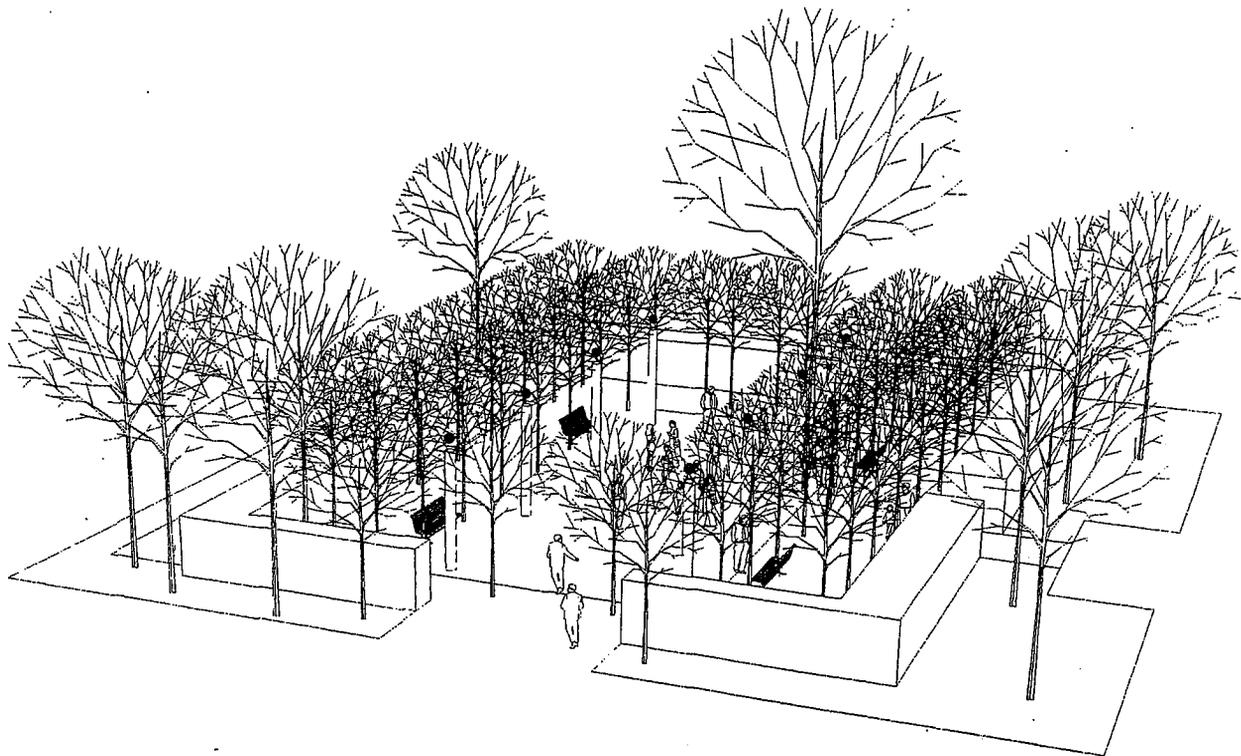
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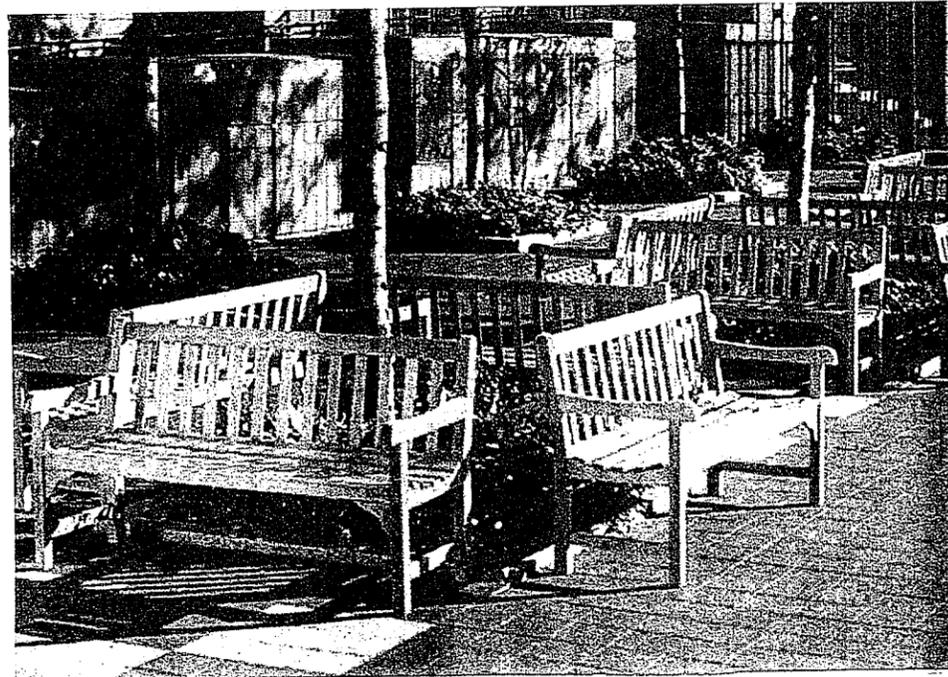
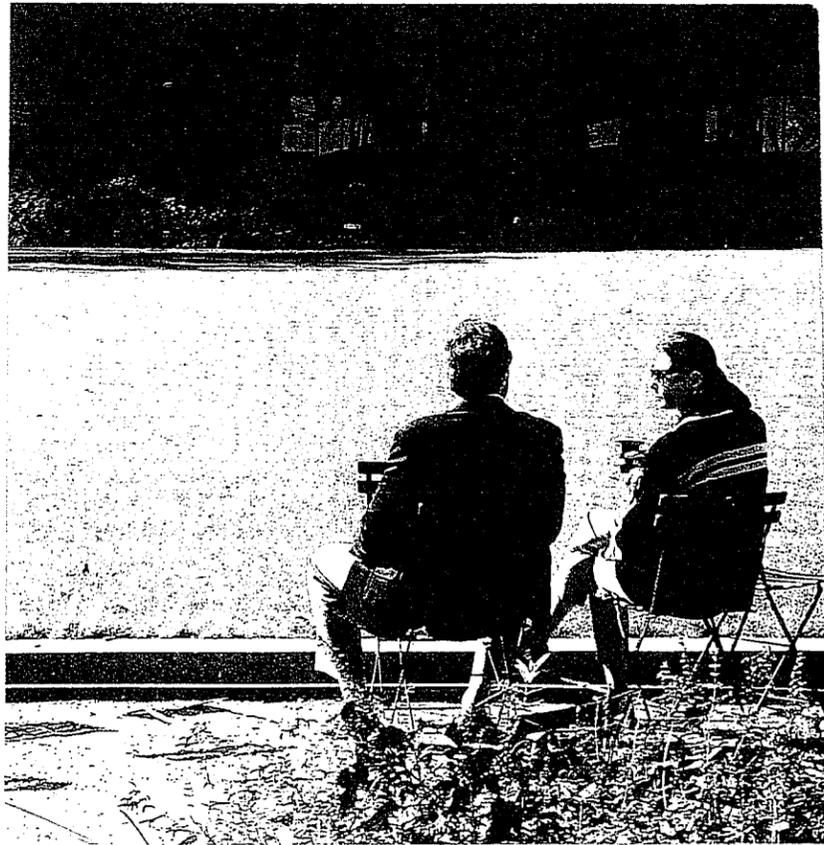
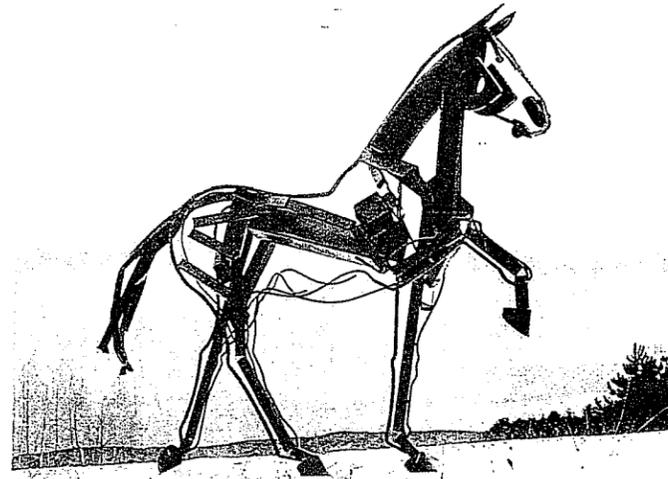
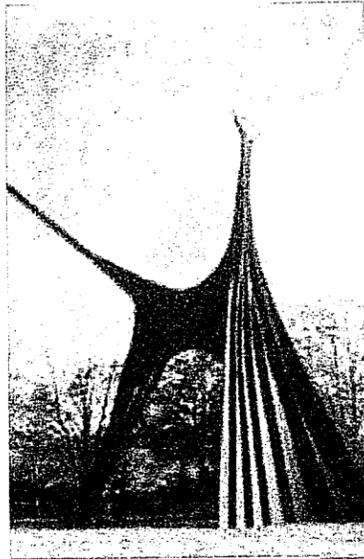
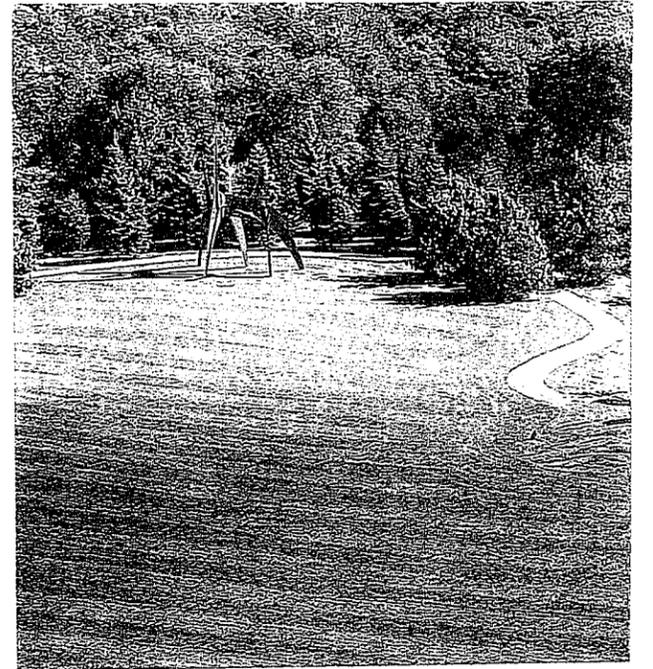
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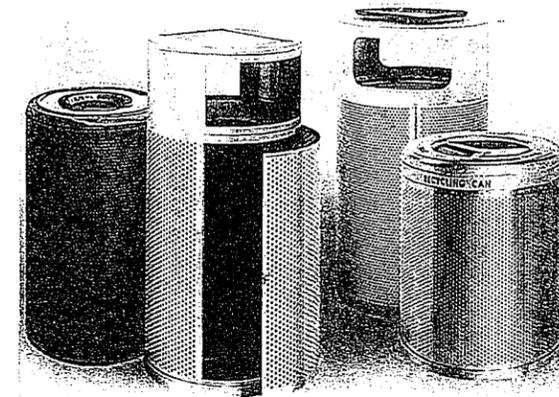
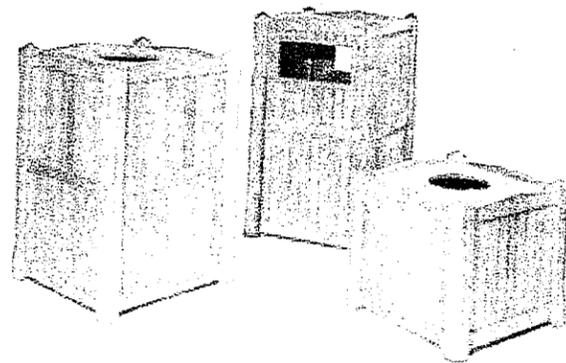
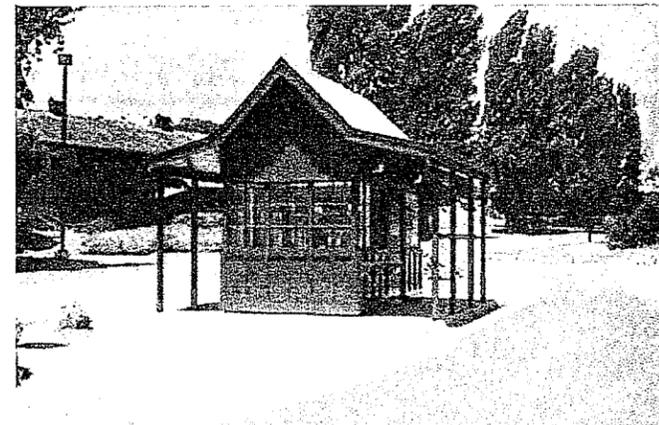
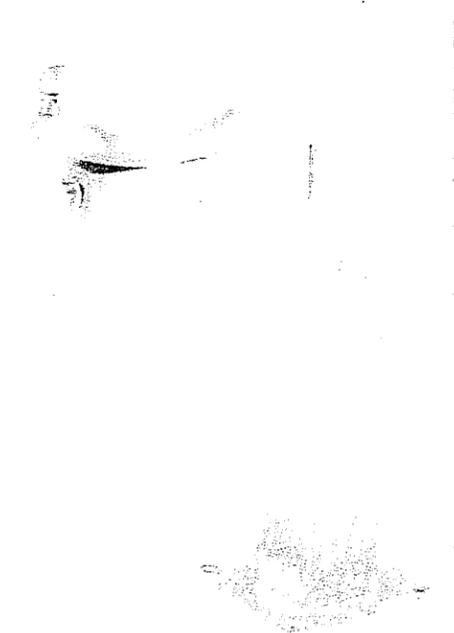
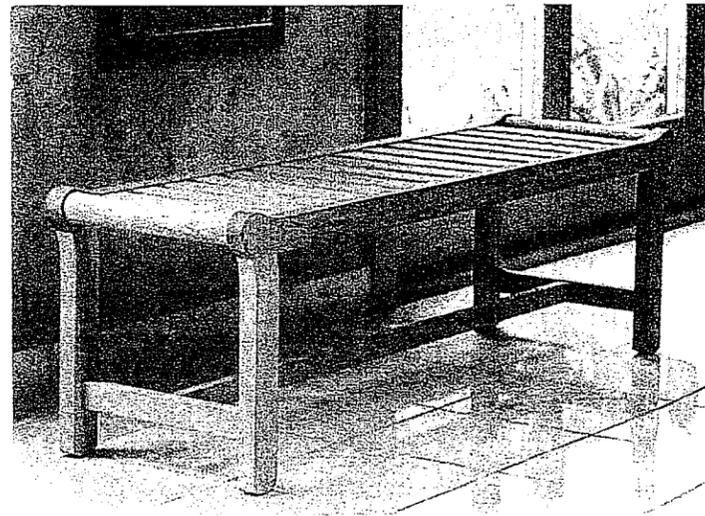
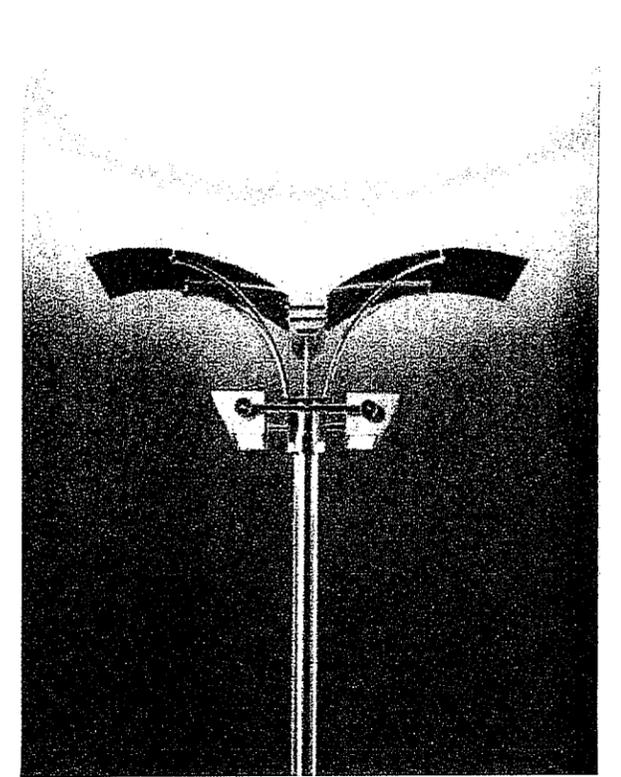
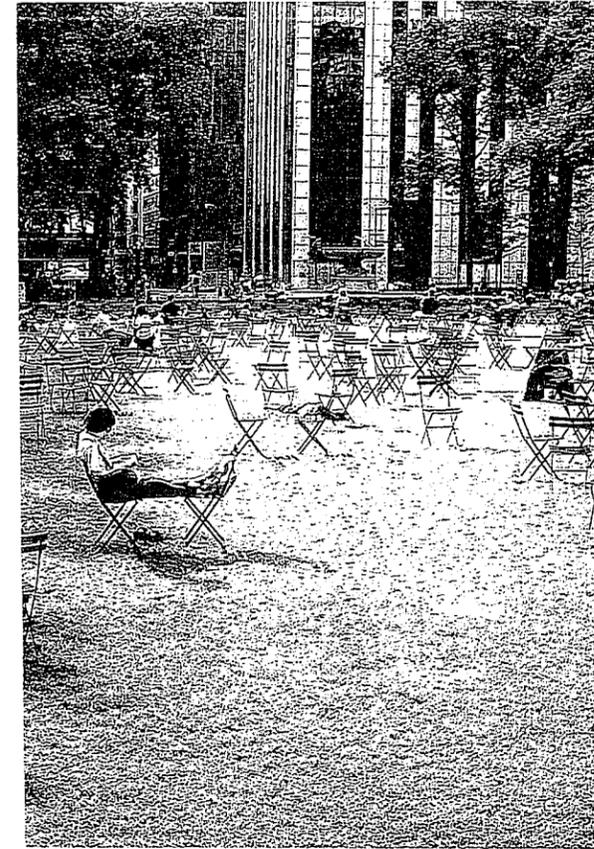
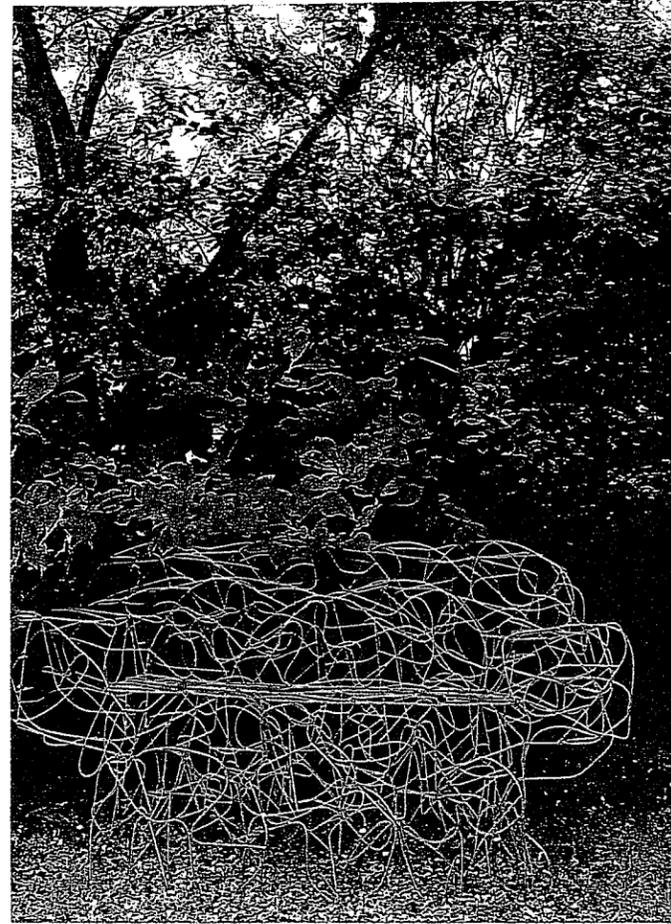
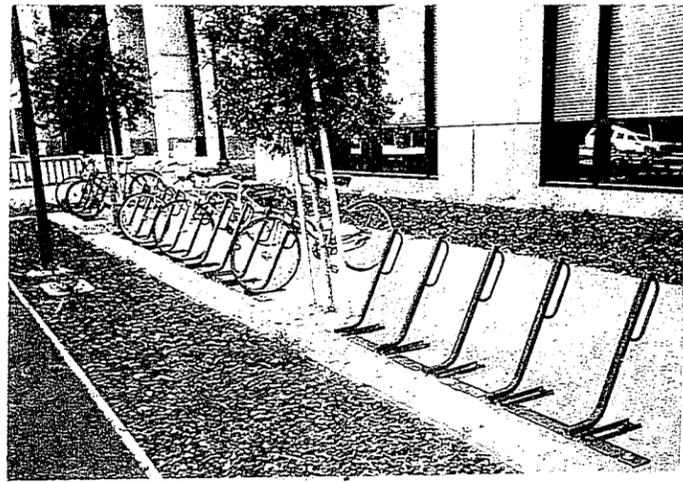
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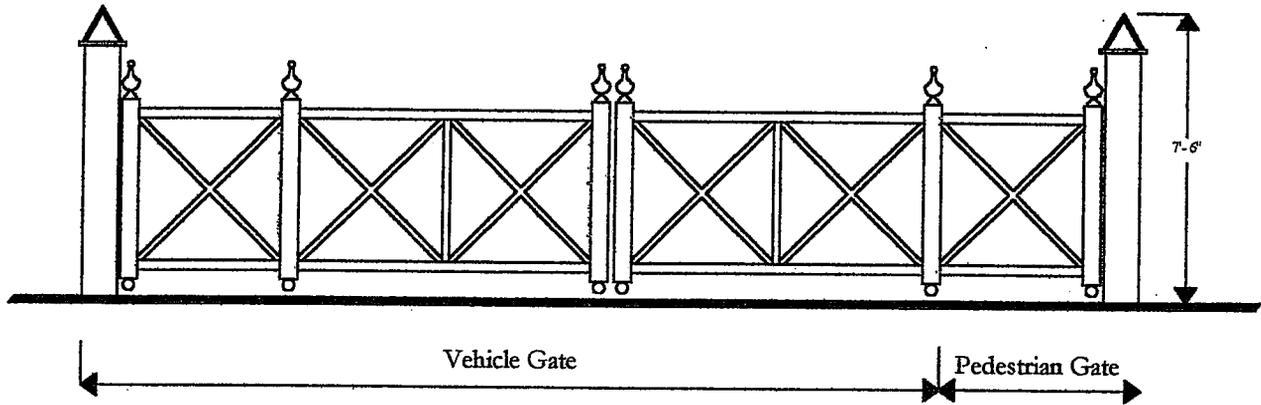
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Perspective Sketches- Event Garden







## Conceptual Drawing - Entrance Gate

Holbrook Palmer Park

150 Watkins Avenue Atherton, California

Schematic drawing, not to be used for construction purposes.

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### Key

NCN = no common name

RR = recommend removal

### Great Lawn

#### Existing trees-

Acer rubrum, Red Maple  
Crataegus laevigata, English Hawthorne  
Crataegus phaenopyrum, Washington Thorn  
Eucalyptus globulus, Blue Gum  
Eucalyptus sideroxylon, Red Ironwood  
Fraxinus americana, American Ash  
Fraxinus excelsior, NCN  
Fraxinus Pennsylvania, Pennsylvania Ash  
Liriodendron tulipifera, Tulip Tree  
Malus spp., Crabapple species  
Olea europaea, Olive  
Pinus radiata, Monterey Pine  
Prunus serrulata, Flowering Cherry  
Sequoia sempervirens, Coast Redwood  
Ulmus americana, American Elm

#### Proposed additions near Children's Playground and Restroom -

Ulmus spp., Elm species  
Acer rubrum, Red Maple  
Quercus virginiana, Southern Live Oak  
Buxus sempervirens (topiary near Children's Playground), Boxwood  
Lawn around restroom area

### Great Lawn

#### Existing Oaks-

Quercus agrifolia, Coast Live Oak  
Quercus ilex, Holly Oak  
Quercus lobata, Valley Oak  
Quercus palustris, Pin Oak  
Quercus rubra, Red Oak  
Quercus suber, Cork Oak

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### Proposed Oaks-

Quercus chrysolepis, Canyon Oak  
Quercus douglasii, Blue Oak  
Quercus engelmannii, Engelmann Oak  
Quercus gambellii, Gambell Oak  
Quercus garryana, Garry Oak  
Quercus kelloggii, California Black Oak  
Quercus tomentella, Island Oak  
Quercus virginiana Southern Live Oak  
Quercus phellos, Willow Oak  
Quercus robur , English Oak  
Quercus shumardii, Shumard Red Oak  
Quercus wislizenii, Interior Live Oak

Note: Check water requirements of each Oak species before planting. Include additional plantings of existing species

### Front Lawn

#### Proposed Oranamentals

Crataegus phaenopyrum, Washington Thorn, (framing fountain)

### Riparian-

#### Existing-

Cedrus deodara, Deodar Cedar  
Eucalyptus globulus, Blue Gum  
Quercus paustris, Pin Oak  
Quercus rubra, Red Oak  
Sequoia sempervirens, Coast Redwood

#### Proposed -

*Riparian zone trees and plants to be reviewed and approved by qualified habitat restoration specialist.*

Alnus rhombifolia, White alder  
Fraxinus dipetala, NCN  
Fraxinus anomala, NCN  
Fraxinus latifolia, Oregon Ash  
Fraxinus velutina, Arizona Ash  
Platanus racemosa, California Sycamore  
Populus fremontii, Western Cottonwood (Male trees only)  
Populus trichocarpa, Black Cottonwood (Male trees only)  
Quercus lobata, Valley Oak  
Salix gooddingii, NCN

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### North Meadow

#### Existing-

*Acer platanoides*, Norway maple  
*Alnus rhombifolia*, White Alder  
*Calocedrus decurrens*, Incense Cedar  
*Cedrus atlantica* 'Glauca', Blue Atlas Cedar  
*Cedrus deodara*, Deodar Cedar  
*Chamaecyparis lawsoniana*, Lawson's Cedar  
*Cinnamomum champhora*, Camphor Tree (RR)  
*Maytenus boaria*, Mayten (RR)  
*Malus*, spp., & cvs.  
*Morus alba*, Mulberry  
*Nyssa sylvatica*, Tupelo (RR)  
*Juglans californica hindsii*, California Black Walnut  
*Platanus racemosa*, California Sycamore  
*Picea pungens* 'Glauca', Colorado Blue Spruce  
*Pinus radiata*, Monterey Pine  
*Prunus x blireiana*, Flowering Plum  
*Prunus serrulata*, Flowering Cherry  
*Prunus yedoensis*, Yoshino Flowering Cherry  
*Pseudotsuga menziesii*, Douglas Fir  
*Quercus agrifolia*, Coast Live Oak  
*Sambucus caerulea*, Elderberry  
*Sequoiadendron giganteum*, Giant Sequoia  
*Sequoia sempervirens*, Coast Redwood  
*Sapium sebiferum*, Chinese Tallow (RR)

#### Proposed Conifers-

*Abies amabilis*, Silver Fir  
*Abies concolor*, White Fir  
*Abies lasiocarpa*, Alpine Fir  
*Abies procera*, Noble Fir  
*Cupressus abramsiana*, Santa Cruz Cypress  
*Cupressus arizonica*, Arizona Cypress  
*Cupressus macrocarpa*, Monterey Cypress  
*x Cupressocyparis leylandii*, Leyland Cypress  
*Metasequoia glyptostroboides*, Dawn Redwood  
*Pinus attenuata*, Knobcone Pine  
*Pinus bungeana*, Lacebark Pine  
*Pinus canariensis*, Canary Island Pine  
*Pinus coulteri*, Coulter Pine

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### **Proposed conifers cont'd. -**

*Pinus contorta contorta*, Beach Pine  
*Pinus densiflora*, Japanese Red Pine  
*Pinus edulis*, Pinon Pine  
*Pinus flexilis*, Limber Pine ('Vanderwolf's Pyramid')  
*Pinus muricata*, Bishop Pine  
*Pinus nigra*, Austrian Black Pine  
*Pinus patula*, Jellecote Pine  
*Pinus pinea*, Italian Stone Pine  
*Pinus ponderosa*, Ponderosa Pine  
*Pinus sabiniana*, Foothill Pine  
*Pinus sylvestris*, Scotch Pine  
*Pinus thunbergii*, Japanese Black Pine  
*Pinus torreyana*, Torrey Pine  
*Taxus brevifolia*, Pacific Yew  
*Tsuga mertensiana*, Mountain Hemlock

### **Ornamental Crabapples**

*Malus* 'Adams'  
*Malus* 'Adirondack'  
*Malus* 'Callaway'  
*Malus* 'Centurion'  
*Malus* 'Donald Wyman', Crabapples'  
*Malus* 'Harvest Gold'  
*Malus* 'Indian Summer'  
*Malus* 'Madonna'  
*Malus* 'Narragansett'  
*Malus* 'Prairiefire'  
*Malus* 'Robinson'  
*Malus* 'Snow Drift'  
*Malus* 'Stawberry Parfait'  
*Malus* 'Sugar Tyme'  
*Malus* 'Weeping Candied Apple'

### **Elm Forest-**

This area includes Experimental Elm Forest, and Amphitheater.

Only Elms to be planted in this area. New trees to be determined by the University of California Agricultural Extension, unless otherwise noted.

Existing Elms-

*Ulmus americana*, American Elm  
*Ulmus parvifolia* x *carpinifo*, Chinese Elm

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### **Elm Forest cont'd. -**

Ulmus pumila, Siberian Elm  
Ulmus wilsoniana, Prospector Elm

### **Existing other species-**

Acer platanoides, Norway Maple  
Cedrus deodara, Deodar Cedar  
Calocedrus decurrens, Incense Cedar  
Celtis sinensis, Chinese Hackberry  
Pinus radiata, Monterey Pine  
Pistachia chinensis, Chinese Pistache  
Pseudotsuga menziesii, Douglas Fir  
Quercus agrifolia, Coast Live Oak  
Quercus lobata, Valley Oak  
Salix babylonica, Weeping Willows (located in drainage swale)  
Sequoiadendron giganteum, Giant Sequoia  
Sequoia sempervirens, Coast Redwood

### **Proposed-**

Additional Ulmus spp. & cvs., Elm spp. & cvs. (UC Extension will advise)

### **East Parking Lot-**

Platanus acerifolia, London Plane Tree

### **Tennis Courts-**

#### **Existing-**

Crataegus laevigata, English Hawthorne  
Cedrus deodara, Deodar Cedar  
Pinus radiata, Monterey Pine  
Prunus domestica, Flowering Plum (RR)  
Quercus lobata, Valley Oak

#### **Proposed-**

Populus fremontii, Western Cottonwood, male plants only, (at west side of tennis court fencing – drainage is poor here so Populus will work well)  
Pittosporum tenuifolium, NCN (screen against fences)

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### North Parking Lot -

*Fagus sylvatica*, European beech ( at edge for barrier between Manager's house)

*Cedrus deodara*, Deodar Cedar

*Platanus acerifolia*, London Plane Tree

*Zelkova serrata*, Sawleaf Zelkova

### Proposed parking lot planting-

*Platanus acerifolia*, London Plane Tree

### Grand Promenade-

#### Recommended choices – select one species only

*Catalpa bignonioides*, Common Catalpa

*Gleditsia triacanthos inermis*, Honey Locust

*Ulmus parvifolia*, Chinese Elm

#### Flowering shrubs as underplanting:

*Camellia sasanqua* spp. & cvs., (pink flowering)

*Cornus stolonifera*, Redtwig Dogwood

*Hydrangea* spp.

*Loropetalum chinense*, (white flowering)

*Prunus laurocerasus* 'Nana' or 'Otto Luyten', Dwarf English Laurel

*Sarcococca ruscifolia*, Sweet Box

*Viburnum*, Doublefile Viburnum

### City Manager's House

#### Existing-

*Sequoia sempervirens*, Coast Redwood

*Cedrus deodara*, Deodar Cedar

#### Proposed-

Fruit trees, various

*Magnolia denudata*, Yulan Magnolia

*Magnolia* 'Elizabeth', Elizabeth Magnolia

*Magnolia cambellii*, Campbell Magnolia

*Magnolia* 'Butterflies', Butterfly Magnolia

*Magnolia liliiflora*, Lily Magnolia

*Magnolia Kosar-De-Vos*, Little Girl Magnolia

*Magnolia salicifolia*, Anise Magnolia

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### Civic-

#### **Pavilion and Water Tower-**

##### **Existing-**

Acer palmatum, Japanese Maple, (recommend moving to Event/Formal Garden area or City Manager's Residence)  
Acer rubrum, Red Maple  
Araucaria bidwillii, Bunya-Bunya  
Arbutus unedo, Strawberry Tree  
Betula pendula, European White Birch (RR)  
Cedrus deodara, Deodar Cedar  
Chioanthus retusus, Chinese Fringe Tree  
Cinnamomum champhora, Camphor Tree  
Citrus spps.  
Cornus florida, Flowering Dogwood  
Diospyros kaki, Japanese Persimmon  
Eucalyptus globulus, Blue Gum  
Feijoa sellowiana, Pineapple Guava  
Ginkgo biloba, Maidenhair Tree (recommend moving to Pavilion Lawn Garden)  
Ilex altaclerensis. 'Wilsonii', Wilson Holly  
Ligustrum lucidum, Glossy Privet (RR)  
Liriodendron tulipifera, Tulip Tree  
Liquidambar styraciflua, Sweet Gum (RR)  
Magnolia grandiflora, Southern Magnolia  
Malus spp. & cv., Flowering Crabapple  
Maytenus boaria, Mayten  
Olea europaea, Olive  
Quercus agrifolia, Coast Live Oak  
Quercus ilex, Holly Oak  
Acer rubrum, Red Maple  
Plantanus x acerifolia, London Plane Tree  
Photinia serrulata, Chinese Photinia  
Pistacia chinensis, Chinese Pistache  
Prunus cerasifera, Cherry Plum  
Prunus serrulata, Japanese Flowering Cherry  
Prunus yedoensis, Yoshino Flowering Cherry  
Osmanthus fragrans, Sweet Olive  
Syringa vulgaris, Common Lilac  
Ulmus Americana, American Elm  
Vitex lucens, Chaste Tree

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### Proposed-

*Quercus agrifolia*, Coast Live Oak  
*Magnolia grandiflora*, Southern Magnolia  
*Paulownia tomentosa*, Empress Tree  
*Arctostaphylos*, spp., Manzanita (as groundcovers)  
*Hydrangea* spp. (near Water Tower )  
*Iris* spp.

### Main House and Formal/Event Garden

#### Existing-

*Acer palmatum*, Japanese Maple  
*Acer rubrum*, Red Maple  
*Betula pendula*, Birch (RR)  
*Chamaecyparis lawsoniana*, Port Orford Cedar (RR)  
*Cinnamomum camphora*, Camphor Tree  
*Cornus florida*, Flowering Dogwood  
*Ilex altacrerensis* 'Wilsonii', Wilson Holly  
*Magnolia grandiflora*, Southern Maple  
*Prunus cerasifera*, Cherry Plum  
*Prunus serrulata*, Japanese Flowering Cherry  
*Quercus agrifolia*, Coast Live Oak  
*Sequoia sempervirens*, Coast Redwood  
*Vitex lucens*, Chaste Tree

#### Proposed-

*Magnolia x soulangeana*, Saucer Magnolia  
*Magnolia campbellii*, Campbell Magnolia  
*Magnolia denudata*, Yulan Magnolia  
*Liriodendron tulipifera*, Tulip Tree  
*Cornus alternifolia*, Pagoda Dogwood  
*Cornus controversa*, Giant Dogwood  
*Cornus florida*, Flowering Dogwood  
*Cornus kousa*, Kousa Dogwood

# Holbrook Palmer Park Landscape Master Plan

## Master Tree List

### Corporation Yard/ Carriage House/School

#### Existing-

*Cedrus deodara*, Deodar Cedar  
*Eucalyptus sideroxylon*, Red Ironwood  
*Magnolia grandiflora*, Southern Magnolia  
*Melaleuca linariifolia*, Flaxleaf Paperbark  
*Pyrus kawakamii*, Evergreen Pear  
*Quercus agrifolia*, Coast Live Oak  
*Sequoia sempervirens*, Coast Redwood

#### Proposed-

*Aesculus x carnea*, Red Horse Chestnut  
Apple, edible, TDB, (maybe California Delicious)  
*Magnolia liliiflora*, Lily Magnolia  
*Calocedrus decurrens*, Incense Cedar

#### Hedge around Corporation Yard fence --

*Laurus nobilis*, Grecian Bay  
*Ilex* spp., Holly  
*Pittosporum tenuifolium*, NCN

#### Vine on Corporation Yard Building --

*Wisteria sinensis* cvs., Chinese Wisteria cvs.

#### Cedar Allee-

*Cedrus deodar*, Deodar Cedar  
*Malus* spp., Crabapple  
*Prunus serrulata*, Flowering Cherry  
*Prunus yedoensis*, Yoshino Flowering Cherry  
*Sequoia sempervirens*, Coast Redwood  
*Ulmus americana*, American Elm

### Parking Lot behind the Main House

*Quercus agrifolia*, Coast Live Oak

#### NOTES:

Before each specimen is chosen, specific site conditions must match the growing needs of the tree. The Town of Atherton Arborist must be consulted to choose a specific tree for a specific park site.