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The Historic Landscape of Mendocino: what terms define the landscape of a Rural Historic Landscape?

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THE HISTORIC LANDSCAPE OF MENDOCINO:
WHAT TERMS DEFINE THE LANDSCAPE OF A RURAL HISTORIC
LANDSCAPE?

A Thesis

Submitted to the Graduate Faculty of the
Louisiana State University and
Agricultural and Mechanical College
in partial fulfillment of the
requirements for the degree of
Master of Landscape Architecture

in

The School of Landscape Architecture

by
William Morrison
P.A.P.L., University of Southern California, 1993
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Abstract

In this study, the terms that define a Rural Historic Landscape were examined. The examination of these terms determined the selection of the appropriate terms to identify the landscape of a Rural Historic Landscape. A case study of the Historic District of Mendocino, California was used to review the effectiveness of the landscape terms. The identified landscape elements in and around the Historic District were then evaluated using the National Register of Historic Places Standards. The result of the evaluation was the determination that a Rural Historic Landscape does exist separately from the Historic District as a landscape but a complete Rural Historic Landscape does exist with the inclusion of the Historic District. The results of this study are the creation of a template of landscape terms for identifying the existence of Rural Historic Landscapes in conjunction with places designated as historically significant that is applicable at a local, state and national level and a verification that a Rural Historic Landscape.

Chapter 1

Introduction and Objectives

The California coast from San Francisco to Oregon developed over the past 200 years around the lumber industry. The settlements that were developed to harvest lumber of the coast north of San Francisco are directly related to the growth of San Francisco before, during and after the Gold Rush. These settlements evolved around lumber mills and were originally serviced by ship. These settlements along the coast were located near natural ports to allow for easy transfer of milled lumber from shore to ship and the delivery of materials and people from ship to shore.

Eventually land transportation developed as the primary mode of delivering goods and people. These land routes also developed settlements along the interior of northern California. These routes developed names associated with the industry with the main coastal route called the Shoreline Highway and the main interior and northern coastal route called the Redwood Highway. If you follow the Shoreline and Redwood Highways a linkage is created between the developments that typifies a Rural Historic Landscape that is connected in history by the lumber industry of coastal Northern California.

The village of Mendocino, founded in 1851, was home to the first large mill in operation along the coast north of San Francisco. It is located on the coast of California about 250 miles north of San Francisco on the Shoreline Highway and was one of the first settlements to provide San Francisco with needed lumber during the Gold Rush. The National Register of Historic Places designated and

preserved village cluster resides mutually on the Mendocino Headlands with the Mendocino Headlands State Park. The village of Mendocino was preserved for the quality of its architectural and the integrity of its natural setting. Mendocino is one of two living Historic Districts in California and has been compared to Williamsburg, Virginia for its architectural preservation. This unique preserved character has provided the backdrop for many movies and television series.



Figure 1. Village of Mendocino facing east with original mill site in foreground.
Author 1998.

In 1973, at the time of the designation of the Mendocino Historic Preservation District, historically significant landscapes were usually associated with architecturally significant structures and identified as a historic site. Since 1973 historic preservation has expanded to include landscapes that are deemed historically significant. Current national legislation has provided direction to document historically significant landscapes to record American history through the preservation of landscapes. This legislation is called the Historic American Landscape Survey (HALS) and is a companion of the previously enacted Historic American Building Survey (HABS) in 1935 and the Historic American Engineering Record (HAER) in 1969.

The formation of the HALS framework is currently in development. The need to document Mendocino preceded the passing of HALS and the methodology for this documentation will be developed using the examples and documents available at this time. These past examples and documents will develop an appropriate approach to this unique site and situation and provide a tool for documenting possible historic landscapes that exist in concert with designated places of historic significance.

Statement of Problem

Since the beginning the headlands and the village were identified as one community. Currently, two separate management areas with different goals and objectives separate them. Both areas provide active and passive uses for around one million visitors a year, but fall under different preservation and management guidelines.

The village of Mendocino Historic District follows strict ordinances to preserve the architectural history of Mendocino. These guidelines are listed in the Mendocino Historic Review Board Design Guidelines 1987. The Mendocino Headlands State Park follows the guidelines set in The Mendocino Headlands State Park Resource Management Plan and General Development Plan (GDP 1977), which focus on managing the natural resources of the headlands.

The National Register of Historic Places application submitted in 1973 for the Historic Preservation District identifies the geographical boundaries of the proposed district (figure 8). In the Mendocino Historic Review Board Design Guidelines 1987 this district is divided into three separate areas defined as more

significant, Zone A, and less significant, Zone B, as well as some areas outside of the two zones (figure 9). The area identified outside of Zones A and B was developed prior to the designation of the Historic District. The structures within this area are not considered historically significant. The boundary of the Historic Preservation District identifies the extent of the influence of mandated preservation guidelines. This boundary varies in the different local and state publications. It is important to establish one cohesive district to provide the best level of preservation for the entire area. This entire area was determined to be of great significance when the arrangement was made to preserve the headlands as a state park as open space for the public and preserve the architecture of the Village through the creation of the Mendocino Historic Preservation District.

The geographic area comprised of the Mendocino Historic Preservation District (MHPD), Mendocino Headlands State Park (MHSP), and Big River Estuary has the characteristics of a “Rural Historic Landscape.”

A rural historic landscape is defined as a geographical area that historically been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features. Guidelines for Evaluating and Documenting Rural Historic Landscapes (formerly National Register Bulletin 30), 1995

A preservation effort of an area of such great scale would begin at a Rural Historic Landscape level, but due to the previous preservation efforts a unique method needs to be developed to address the current situation. An approach to identify the landscape separate from the historic structures is needed to assess and understand this area as a Rural Historic Landscape. The creation of a Rural

Historic Landscape in Mendocino will provide a contiguous area of preservation that is a complete representation of the time of significance that is important to the history of Mendocino. This will also develop a method that can be used to identify Rural Historic Landscapes that exist in conjunction with structures or groups of structures designated as historically significant.



Figure 2 Vicinity Map of Mendocino area (USGS Quad map 1984)

A Rural Historic Landscape shows evidence of human habitation and use over specific a period of time. The area addressed shows evidence of human habitation from prehistory to the present, but the specific period of time is from 1850 to 1938. The most easily identifiable example of this habitation and use is represented in the original mill site at the southwestern point of the headlands in Mendocino Bay. The land and it's resources that brought the people to Mendocino and provided the necessities for human habitation and some of the evidence is fading into the landscape through vegetation growth, deterioration and vandalism (figures 3, 4, 5, 6 and 7).



Figure 3 Vandalized post near original mill



Figure 4 Footing obscured by vegetation near original mill.



Figure 5 Rail from transportation buried and revealed by erosion near original mill



Figure 6 Old dump location on south side of headlands



Figure 7 Wharf location on island to the right, inside Mendocino Bay

This thesis will develop a method to answer the following question : Does the geographic area, that is comprised of a National Register Historic District, vast bodies of water and State Park land, possess the qualities of a Rural Historic Landscape? The method will consist of using the Guidelines for Evaluating and Documenting Rural Historic Landscapes “landscape terms to identify the appropriate “landscape terms.” This will be determined during the Methodology.

Objectives

This thesis will develop a method for identifying Rural Historic Landscapes that include existing places of historic significance. Many of these places of historic significance appear to have a larger historic area than what has already been designated as historically significant. This method will be developed to identify the appropriate “landscape terms” of a Rural Historic Landscape. This method will be used to examine the geographic area of Mendocino (see figure 2) as a Rural Historic Landscape. An extensive literature review will be conducted of the documentation available about the past and present of Mendocino. A review of the National Register of Historic Places types of landscapes will be conducted to determine the options and history of evaluating a landscape. To determine the appropriate Rural Historic Landscape elements and boundary an identification and evaluation of the existing conditions of the landscape of Mendocino will be conducted through the collection of existing documentation, field observation and aerial photography and analysis of the collected data.

The areas of significance originally recognized in the National Register Inventory were architecture, commerce, industry and urban planning. For this examination the identification and evaluation will focus on the elements of a Rural Historic Landscape associated with the commerce and industry of Mendocino. The initial identification and evaluation of this area shaped the Mendocino Historic Preservation District and its design guidelines. The focus of the Mendocino Historic Preservation District and its preservation guidelines is the architecturally significant structures and their preservation. The architectural

elements that are currently on the National Register and non-register buildings will not be considered during the identification and evaluation of the existing conditions. The initial investigation in 1973 did not include the landscape elements that are relevant to the history of Mendocino. This initial assessment of 1973 has created the need for this investigation into this geographic area as a Rural Historic Landscape, comprised of the Historic District and the surrounding landscape.

Scope

This thesis will focus on the same period of significance that was identified in the original Historic District analysis. This period of significance is between the 1850's and 1920's, during the height of the lumber industry. The identification and evaluation will exclude the architectural element of the Rural Historic Landscape. This identification and evaluation will focus on the area identified in the original nomination in figure 8 and include the area identified in figure 2 to provide a more complete representation of the land uses outside of the commercial and residential core. After the identification and evaluation of the area a clear boundary will be identified. This boundary will contain the elements currently determined to be of significance and the areas that can yield equally significant elements through future efforts. Recommendations for future undertakings will be identified to further the preservation of this area.

Chapter 2 Site History

Mendocino was founded in the early 1850's during the exploration for building materials to support the growth of the Gold Rush. It was the largest mill on California's north coast at that time. Since its founding it has been home to three separate mills at two separate locations with the last one closing during the Great Depression of the 1930's. The village survived the closing of the mills and the Great Depression in the 1930's to reemerge as an artist community in the 1950's.

The artists who came in the 1950's to participate in the Mendocino Art Center founded by Bill Zaka purchased the old buildings at inexpensive prices and took great steps to preserve the historic structures. These early individual preservation efforts are considered the second founding of Mendocino. The preservation movement in the artist community eventually resulted in the creation of the Historic District and the Mendocino Headlands State Park in an effort to preserve the setting of the village.

In the mid 1960's the lumber industry that built the village of Mendocino reemerged. It was during this time that the owner of the Mendocino Headlands, the Boise Cascade Lumber Co., looked to develop the scenic peninsula for residential properties. Similar developments were occurring on the coast at that time with the largest example being The Sea Ranch, which occupies about nine miles of coast, 60 miles to the south. The residents of the village of Mendocino came to know of these development plans. Not wanting a similar development to

consume the headlands, the citizens of Mendocino approached the state in an effort to stop the development. The State arrived at a deal with the residents that would benefit both the State and the residents of the village of Mendocino, and later the Boise Cascade Lumber Co. It was responsibility of the residents to apply for Historic District designation for the village and in return the State would acquire the undeveloped Mendocino Headlands from the Boise Cascade Lumber Co. to maintain this important public open space.

When this deal with the state was reached in the late 1960's the residents of Mendocino reached out for assistance on the local, state and national levels. In 1969 they received assistance from Lawrence Livingston of Livingston and Blayney, a planning firm, and John Furtado and Gerald Campbell of Sasaki, Walker and Associates (SWA), a Landscape Architecture and Urban Design firm. SWA provided the community with a slide show of the coast set to music. The slide show was used to gain the support of state and federal officials by providing a sense of this special place to these people not familiar with the village and headlands of Mendocino. All these efforts by the residents came to fruition when the village of Mendocino was designated as a National Register Historic District in 1973.

The community efforts of 1973 created the launching point for the preservation of Mendocino that continues through today. This National Register District has evolved through the policies of local, state and federal agencies.

" The Historic Preservation District for the Town of Mendocino, incorporated in the Mendocino County Zoning Ordinance in 1973, established the Mendocino Historic Review Board (MHRB) that must approve demolition, construction, remodeling, excavation, and painting within Zone A, comprising the

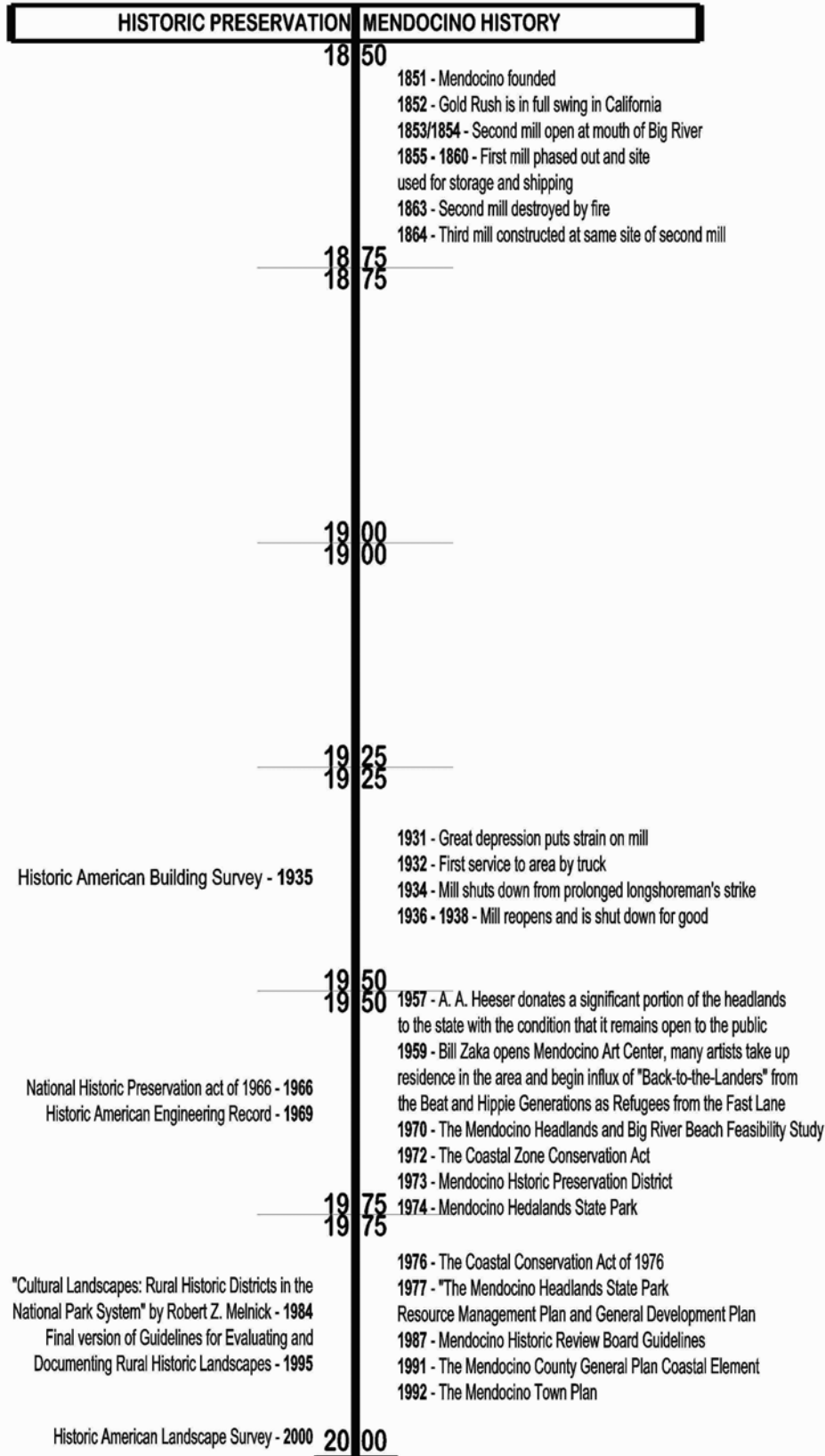


Figure 9 Comparable times lines for Mendocino and Historic Preservation

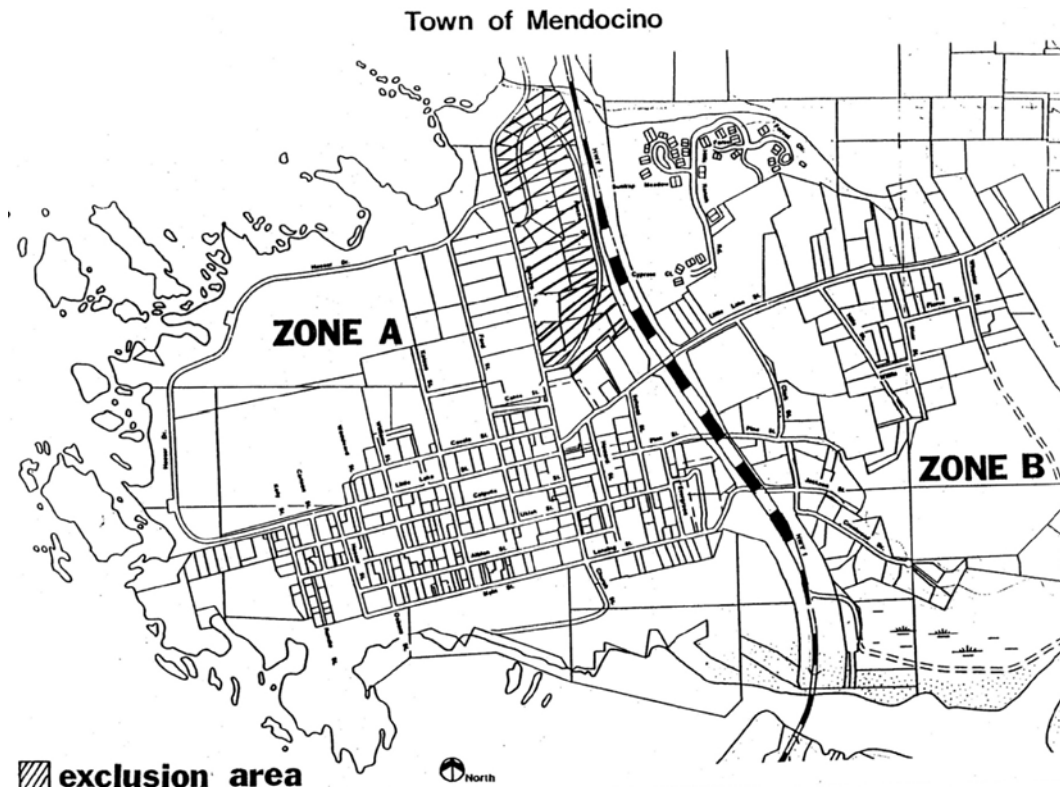


Figure 10 Historic Preservation Zones Mendocino Town Plan 6/10/92. The exclusion area was of recent development at the time of designation.

During the early 1970s while the residents of Mendocino were applying for the Historic District status, the State entered into negotiations with the Boise Cascade Lumber Co. to acquire the headlands. To analyze the potential of the proposed acquisition the State produced The Mendocino Headlands and Big River Beach feasibility study in 1970.

The State concluded the negotiations to acquire the land in 1972 and the Mendocino Headlands State Park opened on March 8th, 1974. In 1977 the Mendocino Headlands State Park Resource Management Plan and General Development Plan (GDP) was completed. The GDP marked the end of the analysis and evaluation. In the time between the GDP and today many things have changed on the headlands and also in the field of conservation and

preservation. These changes over time create a need for a new analysis and evaluation to match that of the Historic District's prominence.

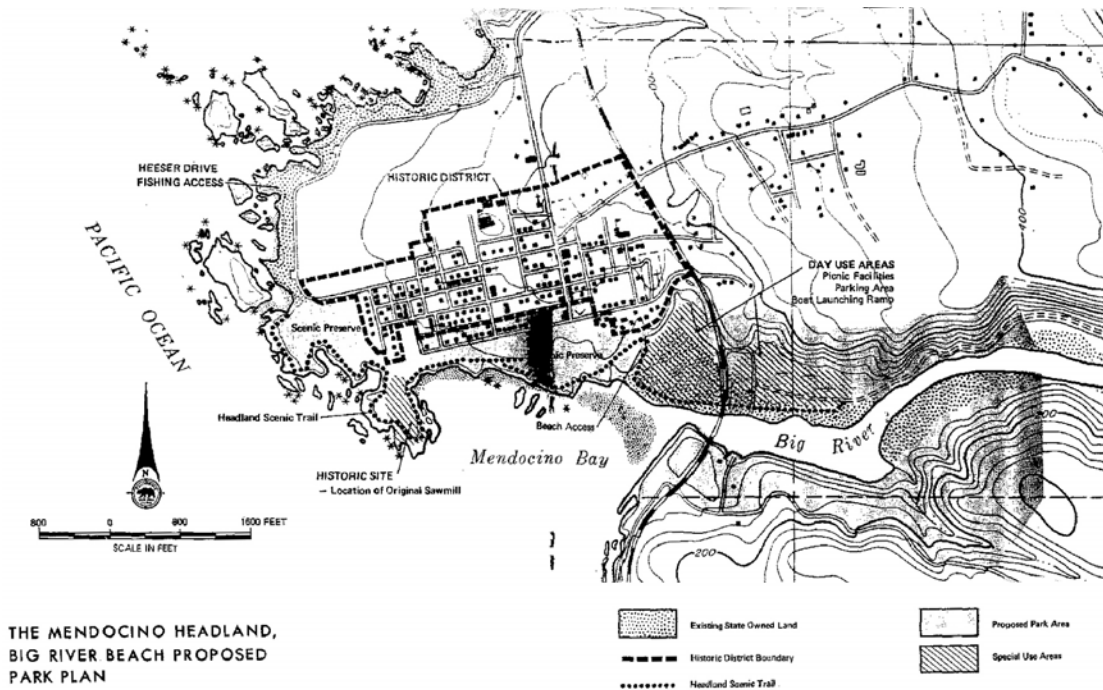


Figure 11 The Mendocino Headlands and Big River Beach feasibility study 1970.

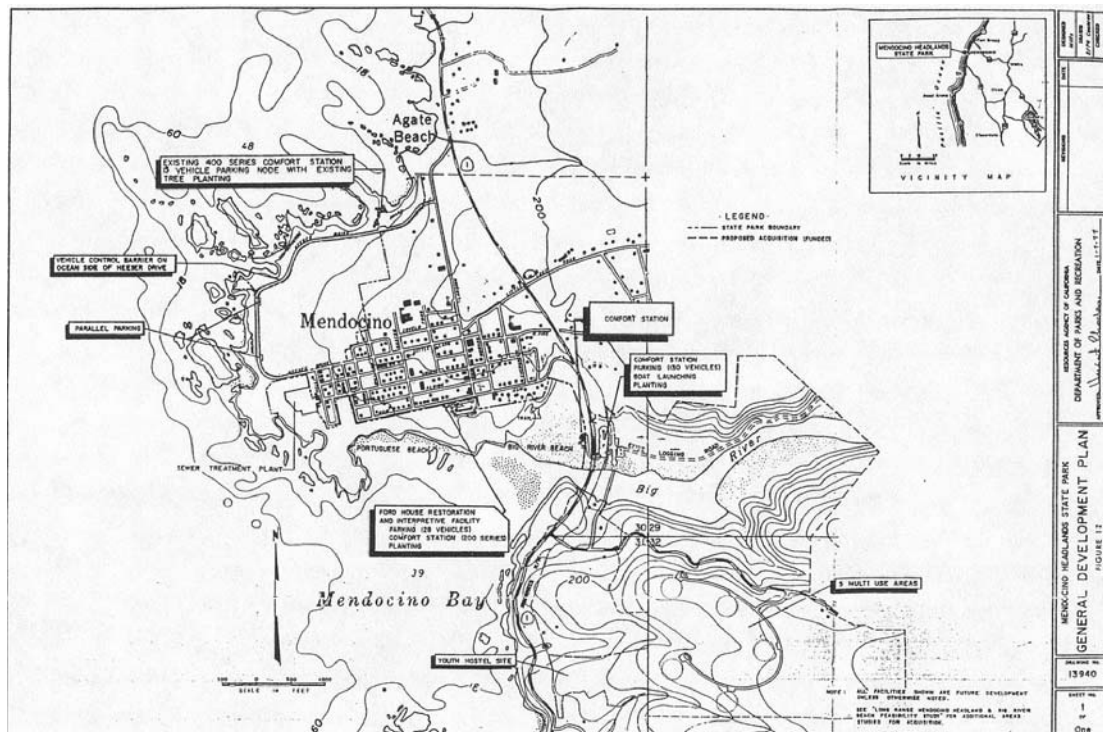


Figure 12 General Development Plan 1977

In the 1970's historic preservation at the "district" level, such as the Mendocino Historic District, had not developed past architectural structures and their relative sites. Landscape preservation efforts began to expand past the immediate surroundings of buildings in the 1980's.

“The National Register of Historical Places began developing guidelines for evaluating and documenting historic landscapes in the 1980's. Although many significant landscapes were already listed in the National Register, the documentation of significant landscape values was often weak or lacking in both National Register and National Historic Landmark nominations.” (Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places, Linda Flint McClelland)

This area holds a significant historic importance that has been identified from the 1950s to the present and it is highlighted by the ongoing preservation efforts. The most important historic preservation measures undertaken to date has been the creation of the Mendocino Historic Preservation District. The creation of the Mendocino Historic Preservation District in 1973 occurred when buildings appeared to be the most vulnerable to replacement by newer structures and in need of protection. With the advancement of landscape preservation by the National Park Service since 1973, it is evident a historic landscape is equally as fragile as a structure and in need of equal protection. In high use area, such as the headlands, the landscape is susceptible to increased deterioration. It is important now to identify, evaluate and preserve this landscape associated with the Mendocino Historic Preservation District.

Chapter 3

Literature Review

The background information for the Mendocino area was provided through private and public sources. The California State Parks office at Russian Gulch, the Mendocino Area Parks Association and the Mendocino Historic Research, Inc. all have extensive collections on the history of the area. A list of these background resources acquired from the above-mentioned sources and books purchased in the Mendocino Area is included in the Bibliography.

The National Park Service has developed many bulletins, guidelines and programs associated with Historic Landscapes. At this time the Historic American Landscape Survey has not been developed for public use past the informational bulletin phase. There is an effort to complete some Historic American Landscape Surveys during the summer of 2002 but the efforts for the Mendocino area might not fit into the Historic American Landscape Survey. Currently the National Register for Historic Places produces guidelines for the documentation and evaluation of historic elements that can be found in the landscape. Many of these elements are found in the Mendocino area but to analyze the landscape piece-by-piece would produce a more segmented historic area. There are several guidelines for documenting single historic elements.

The Guidelines for Evaluating and Documenting Historic Aids to Navigation focus on lighthouses and related elements for navigation. Currently there is a National Register listed lighthouse north of the headlands as seen in image 17 in figure 20 and a buoy at the mouth of the Mendocino Bay. Further

research could be conducted on the buoy and related elements for this type of nomination.

The Guidelines for Evaluating and Documenting Historical Archeological Sites focus on non-European activity and early European and American settlements. There are significant native archeological site in and around the headlands but currently they are federally protected due to the discovery of human remains. This evaluation and documentation could provide insight into any native remains that may be found in the analysis and evaluation of the landscape of the headlands.

The Guidelines for Evaluating and Documenting Cemeteries and Burial Places focus on specific portions of a community. There is a cemetery within the Historic District and native burial ground around the headlands. These sites could be evaluated and documented during further detailed preservation efforts.

The Guidelines for Evaluating and Documenting Traditional Cultural Properties focus on individual properties and their uses. These sites could be evaluated and documented during further detailed preservation efforts.

The bulletin on How to Evaluate and Nominate Designed Historic Landscapes focus on landscapes that have been professionally designed or follow a recognized style of design. Some of the properties within the Historic District could be evaluated and documented to determine if they meet the requirements of a designed landscape during further detailed preservation efforts.

The bulletin on Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places should be used to evaluate and document the numerous shipwrecks and sunken timber in and around Mendocino Bay. This detailed and extensive evaluation and documentation should be conducted at a future time to complete an important portion of the whole Rural Historic Landscape. This is an important portion of the future efforts in the area.

The national Register for Historic Places currently produces guidelines for evaluating and documenting areas such as Mendocino. This document is Guidelines for Evaluating and Documenting Rural Historic Landscapes (See Appendix A). The focus of this document is on properties that have not yet been evaluated as historically significant and usually includes structures within the landscape. Linda Flint McClelland, at the National Register of Historic Places, has written an article on Guidelines for Evaluating and Documenting Rural Historic Landscapes that eliminates the built environment from the landscape for the evaluation and documentation of an area. In Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places (See Appendix C) by Linda Flint McClelland, the elimination of all built structure removes important elements out of the landscape. McClelland offers a concise background on the landscape preservation movement, background on the bulletins used in the preservation of landscapes and a basic run down of the National Register Criteria and Nomination process. McClelland breaks down the Rural Historic Landscape model into the basic “landscape terms” that she feels identifies the landscape of a Rural Historic

Landscape. This is an insightful article into the meaning of landscape preservation and it provides the basis for the analytical tool developed in the Methodology.

An intermediate alternative between Guidelines for Evaluating and Documenting Rural Historic Landscapes and Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places needs to be developed to determine the true character and composition of a landscape. In this intermediate step a complete selection of “landscape terms” needs to be used to provide a clearer picture. This better picture will give a complete understanding of the landscape. The integrity of a landscape can stand on it’s own as an equal to the built environment in a Rural Historic Landscape. In situations where only remains of buildings and structures exist the landscape then becomes the dominating feature of the Rural Historic Landscape. This method of this intermediate step is developed in the next chapter.

Chapter 4 Methodology

The methodology derived for this investigation can be considered an intermediate step between the Guidelines for Evaluating and Documenting Rural Historic Landscapes and Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places. In Bricks and Mortar McClelland describes the Guidelines for Evaluating and Documenting Rural Historic Landscapes.

“The guidelines for rural landscapes applied primarily to areas of agricultural land use—farms, plantations, and ranches, but could be applied mining districts, logging camps, natural parks and forests, historic trails, battlefields and encampments, ethnic communities, historic trails, traditional cultural properties, and collections of vernacular architecture. National register evaluation was based on established historic contexts and a set of eleven characteristics.” (Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places, Linda Flint McClelland)

In her appraisal of the landscape of a Rural Historic Landscape she identifies what she sees as the core of the landscape.

“Landscape assessment requires that we look beyond the “bricks and mortar” of historic structures to consider evaluation in landscape terms, that is, to examine the ways the seven qualities (location, design, setting, materials, workmanship, feeling and association) are presented in circulation networks, vegetation related to land use, the overall spatial organization or division of the landscape, or the presence of natural features.” (Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places, Linda Flint McClelland)

Linda McClelland appears to lump the four (4) Processes and the seven (7) Components of the Guidelines for Evaluating and Documenting Rural Historic

Landscapes into a list of eleven (11) characteristics. Of these eleven (11) characteristics she narrows the focus to circulation networks, vegetation related to land use and the overall spatial organization or division of the land, or the presence of natural features which she evaluates by the National Register qualities. While I agree with the focus of “looking past the bricks and mortar of historic structures” I believe that a different approach is needed when amending these eleven (11) Characteristics of a Rural Historic Landscape.

Table 1. – Landscape Terms

<u>Terms</u>	<u>NPS</u>	<u>McClelland</u>	<u>Morrison</u>
	1 Land use and activities		Land use and activities
	2 Patterns of spatial organization	Patterns of spatial organization	Patterns of spatial organization
	3 Response to the natural environment	Response to the natural environment	Response to the natural environment
	4 Cultural traditions		Cultural traditions
	5 Circulation networks	Circulation networks	Circulation networks
	6 Boundary demarcations		Boundary demarcations
	7 Vegetation related to land use	Vegetation related to land use	Vegetation related to land use
	8 Clusters		Clusters
	9 Buildings, structures, and objects		
	10 Archeological sites		Archeological sites
	11 Small-scale elements		Small-scale elements

It can be inferred that “the overall spatial organization or division of the landscape” described by McClelland includes land uses and activities, patterns of spatial organization, boundary demarcations and clusters, but it appears the focus is on the patterns of spatial organization and it’s divisions. The inclusion of land use and activities, boundary demarcations and, in a general sense, clusters

is important and should be clearly identified as landscape terms. In addition, cultural traditions, archeological sites and small scale elements need to also be identified in landscape terms. The inclusion of these characteristics is important. For example, small-scale elements provide important clues to use in a rural landscape, and provide important accents or focal points in a designed or vernacular landscape.

In the steps taken by Linda McClelland to remove the “bricks and mortar” from a Rural Historic Landscape, she eliminated important elements described above from the “landscape terms” and an intermediate step needs to be taken to properly identify a Rural Historic Landscape with existing National Register elements. An intermediate step would be closer to the Rural Historic Landscape guidelines and remove only those elements that could fall under another specific designation process. This would remove built structures that are essentially intact from the Rural Historic Landscape inventory area. An example of this would be the exclusion of a building or structure that has been or could be rehabilitated, but the inclusion of ruins or remains of a building or structure that have become part of the landscape. An essentially intact residence would be removed and a remnant of a fence or building would remain.

The proposed method for identifying a Rural Historic Landscape through landscape assessment for this thesis is as follows:

1. Review past inventory and documentation of the Mendocino Historic Preservation District and surrounding area.

2. Compile preliminary site inventory through field observation, site photos, aerial photography and historic document research and develop preliminary boundary of Rural Historic Landscape to reflect the preliminary findings.
4. Use field observation, site photos, aerial photography and historic documents to identify the considerable elements utilizing the processes and components adapted from the National Park Service while taking into consideration the work complete by McClelland.

Landscape Terms:

- Land use and activities
- Patterns of spatial organization
- Response to the natural environment
- Cultural traditions.
- Circulation networks
- Boundary demarcations
- Vegetation related to land use
- Clusters
- Archeological sites
- Small-scale elements

5. Evaluate the identified landscape terms using the National Register Criteria and Characteristics.

National Register Criteria:

- A: association with events and activities
- B: association with important persons
- C: distinctive physical characteristics of design, construction, or form
- D: potential to yield important information.

Criteria Considerations are

- A: location
- B: design
- C: setting
- D: materials;
- E: workmanship
- F: feeling
- G: association

6. Assessment of the integrity of the landscape.
7. Identify clear boundary of the Rural Historic Landscape.

The changes from Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places (Appendix C) can be seen in the identification of noteworthy elements. In Beyond Bricks and Mortar the identification the suggested “landscape terms” are limited to circulation networks, vegetation related to land use, the overall spatial organization or division of the land, or the presence of natural features and when compared with the Guidelines for Evaluating and Documenting Rural Historic Landscapes Process and Components (Appendix A) it appears incomplete. For this identification the following terms have been included: land use and activities, patterns of spatial organization, response to the natural environment, cultural traditions, circulation networks, boundary demarcations, vegetation related to land use, clusters, archeological sites and small-scale elements. Use of these terms will provide a complete identification of the elements in definable landscape terms.

A landscape that has been impacted by human habitation would include most if not all of these components and therefore meets the definition of a Rural Historic Landscape. This intermediate step, between the Guidelines for Evaluating and Documenting Rural Historic Landscapes and Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places, provides a complete identification of the significant elements within the area in landscape terms while eliminating the built

environment. This middle ground between the two evaluation and documentation techniques will provide a complete representation when analyzing a landscape associated with registered Historic Places.

Chapter 5

Preliminary Site Investigation and Defining a Preliminary Boundary

Developing a preliminary boundary through preliminary site investigation will identify an area of significance. The concentrated site inventory of the area of significance will provide the data for the analysis and evaluation. This preliminary investigation and boundary provide the groundwork of a complete documentation, analysis and evaluation of the area.

To conduct the preliminary site investigation an aerial photo, a selection of site photos and a review of the most significant historical documentation were used. The aerial photo focused the research to the areas of current and past activity. The selection of important site of photos previously presented in this document identifies the areas directly impacted by daily use. The review of the most significant historical documentation provided insight to the activities at the time of significance. These three data sources identified the significant elements that created the basis for identifying the preliminary boundary.

An aerial photo of the geographic area revealed the land mass projecting into the Pacific Ocean and Mendocino Bay, circulation systems of trails and roads, the clustering of activity on the southern side of the headlands and the surrounding natural features that dominate the area. The village was clustered on the south side for protection from prevailing winds and access to Mendocino Bay and the main transportation of shipping. The dominance of the water as a resource and a constraint is apparent. The circulation patterns along the bluff edge and the grid on the village appear to have remained constant over time.

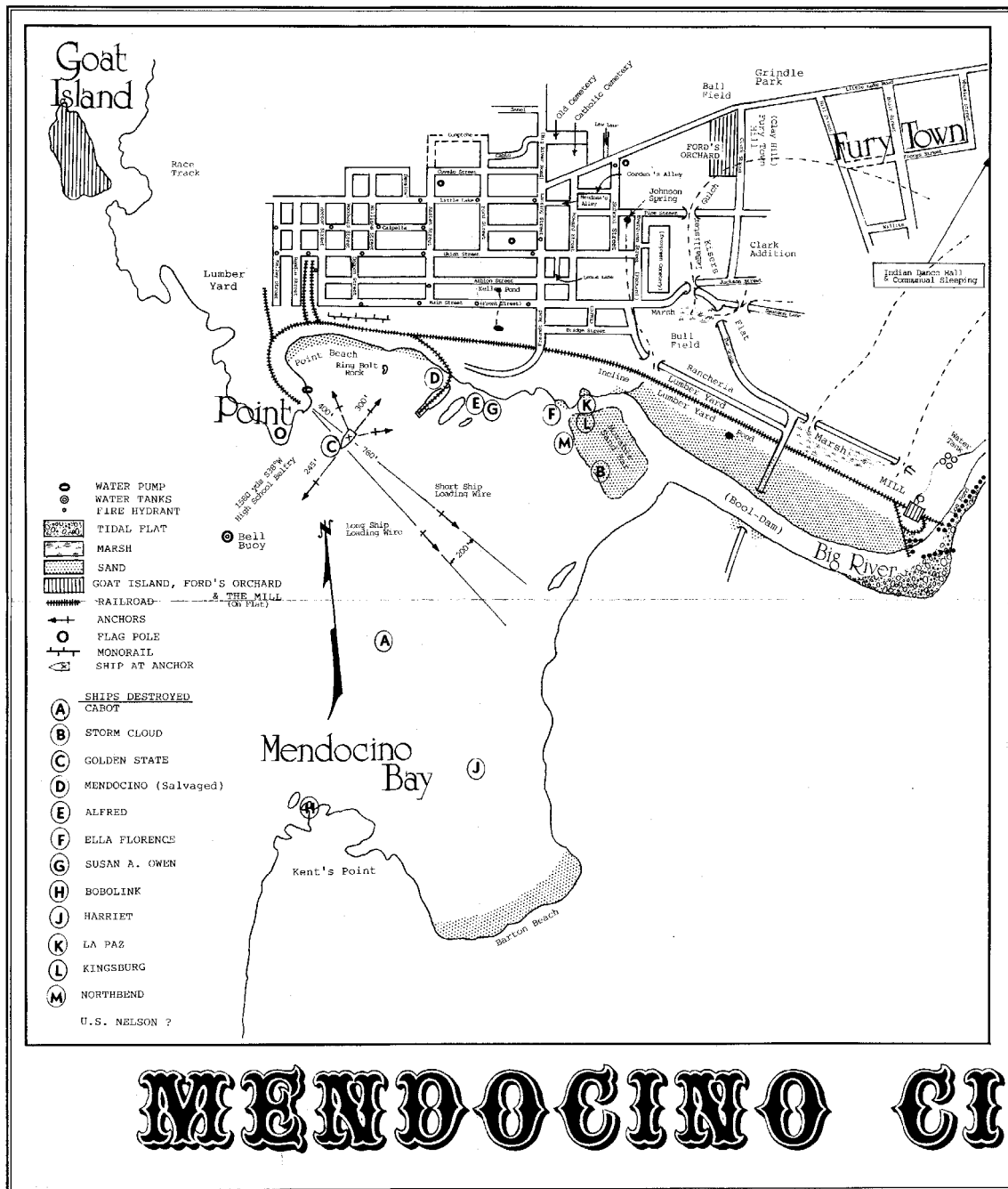


Figure 13 Aerial photo of headlands. WAC 1995

In the previous site photos, figures 3 through 7, important historical elements appear readily accessible to a visitor. The vandalism to the post, deterioration of the railway, the discarded building footing and dump are in the vicinity of the original mill site where a concentration of activity on the undeveloped portion of the headlands occurs. A visitor would not know today how extensive the shipping was from the southern point, Mendocino Bay and the islands in Mendocino Bay, but a wealth of resources reside on the main island that supported the wharf. These as well as other elements exist in the landscape and they need to be assessed and addressed.

The best historic resource to identify the activities on the headlands is a map. This map is Mendocino City 1852-1938 by Francis Jackson. In the map the mills, shipwrecks, wharf and other important elements and activities are identified. This map provides a plan for identifying the important elements that

existed during the time of significance. The graphic consists of two maps. These maps are presented in this thesis separately to provide a clearer image.



14 Mendocino City 1852-1938 by Francis Jackson identifies the mill at Big River, the incline railway to the shipping point, the wharf location on the island and many of the historic elements of the area.



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be identified, analyzed and evaluated to create a clear boundary. The dashed line in figure 15 indicates the preliminary boundary that meets the National Register Standards.

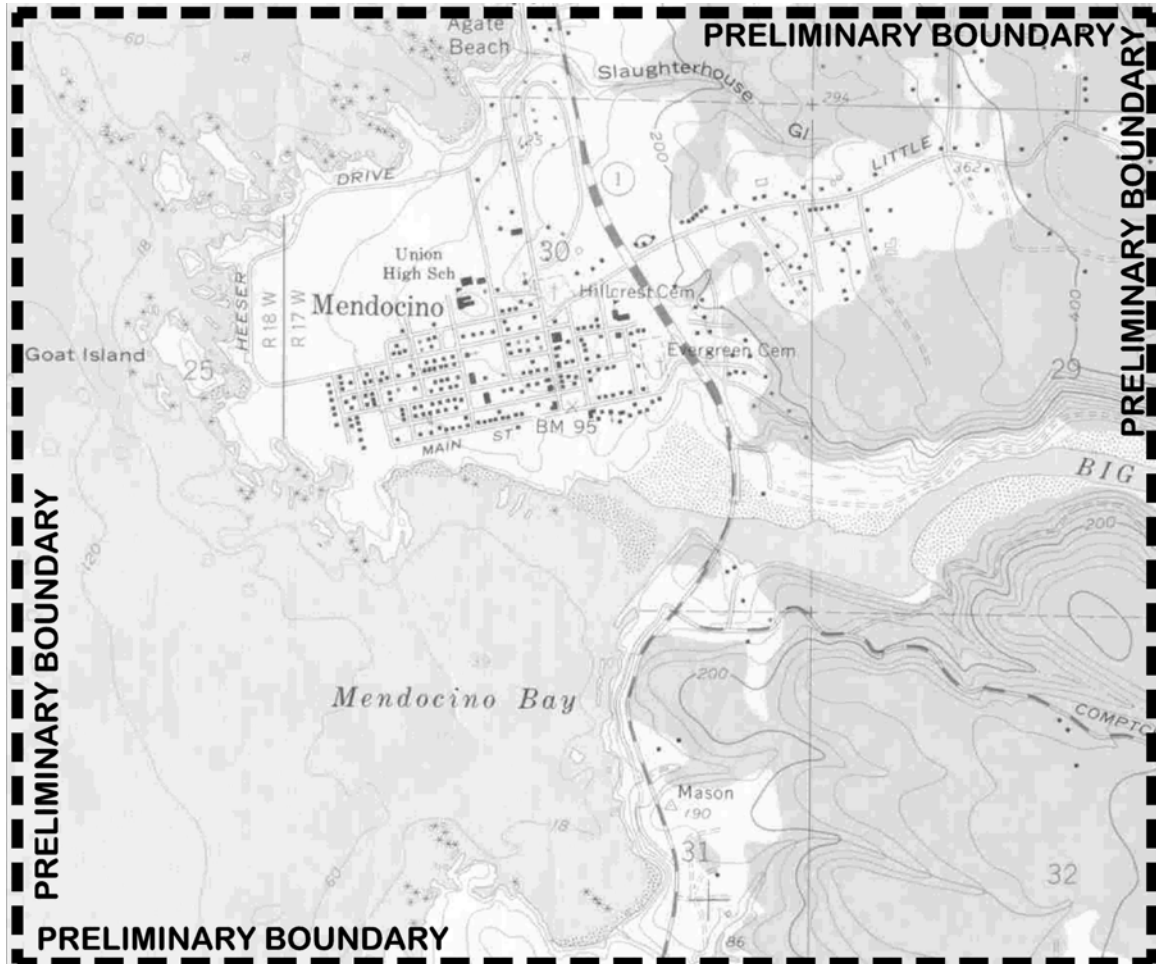


Figure 15 Preliminary boundary of Rural Historic Landscape.

Chapter 6

Identification of Landscape Elements

The identification of significant elements recognized through field observation and written documentation provides the base of the identification. The identification section used by the National Park Service consists of eleven terms. The terms used for National Park Service identification are as follows:

- Land use and activities
- Patterns of spatial organization
- Response to the natural environment
- Cultural traditions.
- Circulation networks
- Boundary demarcations
- Vegetation related to land use
- Clusters
- Buildings, structures, and objects
- Archeological sites
- Small-scale elements

During the identification procedure all of the terms are used in a supportive role for the evaluation of the Rural Historic Landscape.

Linda McClelland uses the following list of terms in her break down to the basic “landscape terms”

- Circulation networks
- Vegetation related to land use

- The overall spatial organization or division of land or presence of natural features

For this identification the landscape terms will be the following:

- Land use and activities
- Patterns of spatial organization
- Response to the natural environment
- Cultural traditions.
- Circulation networks
- Boundary demarcations
- Vegetation related to land use
- Clusters
- Archeological sites
- Small-scale elements

These ten “landscape terms” will vary on the depth to which they reach during the identification, but it is important to collect all the data available during the identification process. The intent of the landscape terms is to provide a tool for the identification process that is applicable to this and other projects of this nature. The ten landscape terms are broken down by their National Register elements and the National Register elements found in Mendocino are identified. Location maps follow at the end of the section to provide visual documentation of the existing conditions.

The Land Uses and Activities elements described in the National Register guidelines are fields, pastures, orchards, open range, terraces, commons,

cemeteries, playing fields, parks, mining areas, quarries, and logging areas. The Land Uses and Activities found with the landscape of the area are pastures, milling activities, lumber storage, shipping points, wharfs and open range.

The pastures and open range are represented in the open coastal prairie on the northern, western and central headlands. This area was once the Heeser family farm and many other farmsteads and has now reverted back to open coastal prairie. This area remains open and can be seen in images 43, 44 and 46.

The milling activities, shipping point, wharf and lumber storage were concentrated on the southern point of the headlands with in Mendocino Bay, along the southern edge of the headland bluffs above Mendocino Bay, at the mouth and beaches of the Big River and at various points up the Big River from Mendocino Bay. The activities within Mendocino Bay can be verified in the map Mendocino City 1852-1938 by Francis Jackson in figure 14a and 14b. The milling activities along the Big River area documented in various publications and will be identified in future efforts. The mill and shipping activities around the headlands can be seen in images 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26.

The Patterns of Spatial Organization identified in the National Register guidelines are overall pattern of the circulation networks, areas of land use, natural features, clusters of structures, and division of property. The Patterns of Spatial Organization identified in the landscape area are circulation networks, clusters of structures, natural features and patterns of development.

The clustering of structures, the grid pattern of development and the constraints and uses of the natural features in development can be seen in the overall map and in the aerial photo in figure 13. The focus on building along the southern edge of the headlands along Mendocino Bay can be seen in images 16, 53 and 54. The circulation networks can be seen in the overall map, in the aerial photo in figure 13 and in images 15, 48 and 51.

The Responses to the Natural Environment described in the National Register guidelines are adaptations to climate and natural features seen in land use, orientation of clusters, and methods of transportation. The Responses to the Natural Environment identified within the landscape of the area are orientation of clusters, land and water use and methods of transportation.

The orientation of clusters, land and water use and methods of transportation can be seen in the overall map and in the aerial photo in figure 13. Big River and Mendocino Bay were used for transporting lumber that was unrefined and milled from the loggers to the ships for delivery. The clustering along the southern edge of the headlands was a protected place from natural elements and it focused on Mendocino Bay as the hub of activity. These activities are evident in images 22, 31, 53 and 54.

The Cultural Traditions described in the National Register guidelines are land use practices, use of plants, methods of transportation, and patterns of land division. The Cultural Traditions identified within the landscape of the area are methods of transportation, use of plants, land use practices and patterns of land division.

The methods of transportation, land use practices and patterns of land division can be seen in the overall map and in the aerial photo in figure 13. Image 10 offers a view into the land transportation used during the time of significance and the height of shipping. The low water in the image at the Big River crossing is a result of the damming of the river upstream. The practice of damming the river and then opening the dam was used to float the raw lumber down to mills at the beach and on the point. Images 9, 25 and 26 show the remains of the rail system that brought the lumber from the 2nd and 3rd mill location at Big River Beach to the shipping point and lumber yard on the point. The uses of the native plant material, lumber, was the focus of the development along the coast. Some non-native plant material brought in by the residents can be seen in image 38.

The Circulation Networks described in the National Register guidelines are paths, roads, streams, or canals, highways, railways, and waterways. The Circulation Networks identified within the landscape of the area are waterways, paths, roads, rivers, and railways. The paths, roads and rivers can be seen in the overall map and in the aerial photo in figure 13.

The paths and roads circle and criss-cross the headlands. Many of these paths and roads have remained unchanged since the period of significance. Images 15, 48 and 51 show a selection of well worn paths. The Big River was used to transport logs down to the mills in Mendocino. Dams along the Big River collected the logs and they were opened to float the materials down stream to be collected. These areas up stream from Mendocino Bay and Big River Beach are

under consideration for future investigation. The rail ways used to transport the mill lumber to the lumberyard and shipping point are identified on the map Mendocino City 1852-1938 by Francis Jackson in figure 14a and 14b. Images 9, 25 and 26 show the remains of the rail way.

The Boundary Demarcations described in the National Register guidelines are divisions marked by fences, walls, land use, vegetation, roadways, bodies of water, and irrigation or drainage ditches. The Boundary Demarcations identified within the landscape of the area are land use, roadways, and bodies of water. Land use, roadways, and bodies of water can be seen in the overall map and in the aerial photo in figure 13.

Land use was divided into residential and commercial along the south side of the headlands with the north, west and central headlands being used for pasture and farming. The narrow grid pattern of roadways within the residential and commercial core provided quick and easy access to and from the shipping point for deliveries. The headlands are surrounded on three sides by bodies of water with the Pacific Ocean to the north and west and Mendocino Bay to the south. The relationship of Mendocino to Mendocino Bay can be seen in images 22, 31, 50, 53 and 54. The Pacific Ocean can be seen in images 41 and 42.

The Vegetation Related to Land Use described in the National Register guidelines are for cropping, tree lines along walls and roads, native vegetation, orchards, groves, woodlots, pastures, gardens, allees, shelter belts, forests, and grasslands. The Vegetation Related to Land identified within the landscape of the area are grasslands, native and non-native vegetation.

The open coastal prairie of the central, western and northern headlands reflects the pastures used in farming. This can be seen in images 43 and 46. Many of the native plant materials of the coastal prairie have been forced out by non native species but several native plant species remain. Images 34, 35, 37, 38, 39 and 40 show some of the native and non native species from on the headlands. Image 38 shows the non native berry patch the dominates the south side of Main Street. The forests that brought the settlers to the area still exist to the east of Mendocino. There are tree lines found with in the village to provide shelter from the strong winds from the northwest.

The Clusters described in the National Register guidelines are crossroads, harbors, and ranching or mining complexes. The Clusters Demarcations identified within the landscape of the area are harbors and milling complexes. The map Mendocino City 1852-1938 by Francis Jackson in figure 14a and 14b, the harbor of Mendocino Bay and the milling complexes can be seen in the overall map and in the aerial photo in figure 13. The cluster of buildings along the southern headlands supported the milling and shipping industries that were associated with the southern point, the Big River Beach mills and the ships moored in the protected Mendocino Bay.

The Archeological Sites described in the National Register guidelines are road traces, reforested fields, and ruins of farmsteads, mills, mines, irrigation systems, piers and wharves, and quarries. The Archeological Sites identified within the landscape of the area are focused on the traces of the milling and lumbering operations that took place on the headlands, Mendocino Bay and the

shores of the Big River. These are documented in site photos and written documentation. Many of the important archeological sites for prehistoric remains are currently federally protected and shall be identified by location only. In the map Mendocino City 1852-1938 by Francis Jackson in figure 14a and 14b a wharf is located on an island in Mendocino Bay. The island is isolated from the headlands and can be seen in image 22.

The Small-scale Elements described in the National Register guidelines are foot bridges, cow paths, road markers, gravestones, isolated vegetation, fence posts, curbstones, trail ruts, culverts, foundations, and minor ruins. The Small-scale Elements identified within the landscape of the area are isolated vegetation, posts, trail ruts, shipping and logging artifacts or ruins. Trail ruts can be seen in the overall map and in the aerial photo in figure 13.

Minor ruins that are associated with the milling and shipping industry can be found around the headlands. Images 1, 2, 3, 5, 6, 7, 8, 9, 11, 13, 14, 16, 18, 19, 20, 23, 24, 25 and 26 represent the findings of site observation but do not reflect the complete extent of the ruins on the headlands. In these images pasts and artifacts associated with shipping and milling practice can be easily identified.

The following maps offer a focused identification of the existing conditions that are of historical, natural and cultural importance. All of these images are described in a index that follows the maps. These images were collected through field observation and historic document research. The historic photos were provided by the Mendocino Historic Research, Inc.

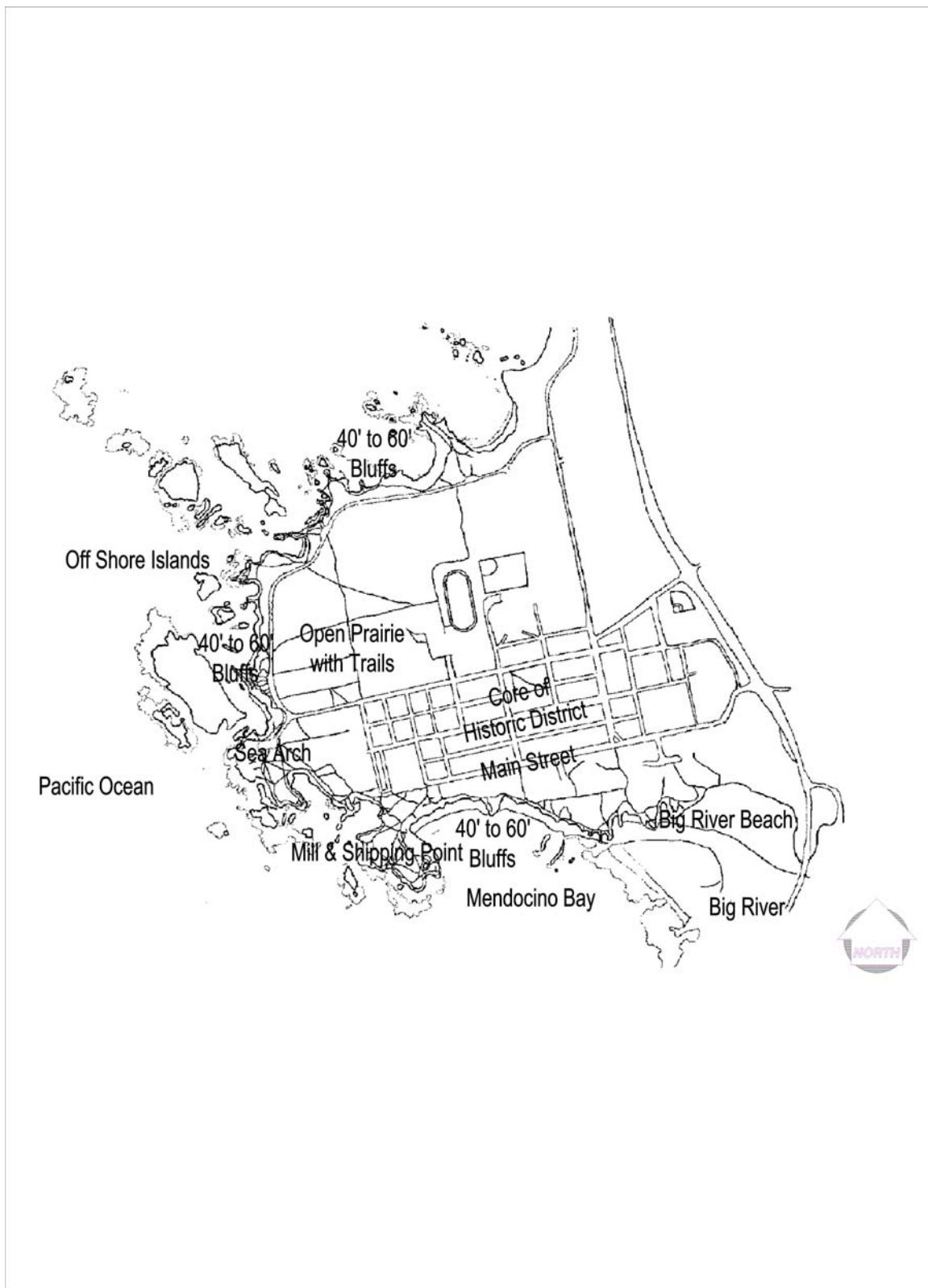


Figure 16 Overall location map of Mendocino



Figure 17 Historic feature location map

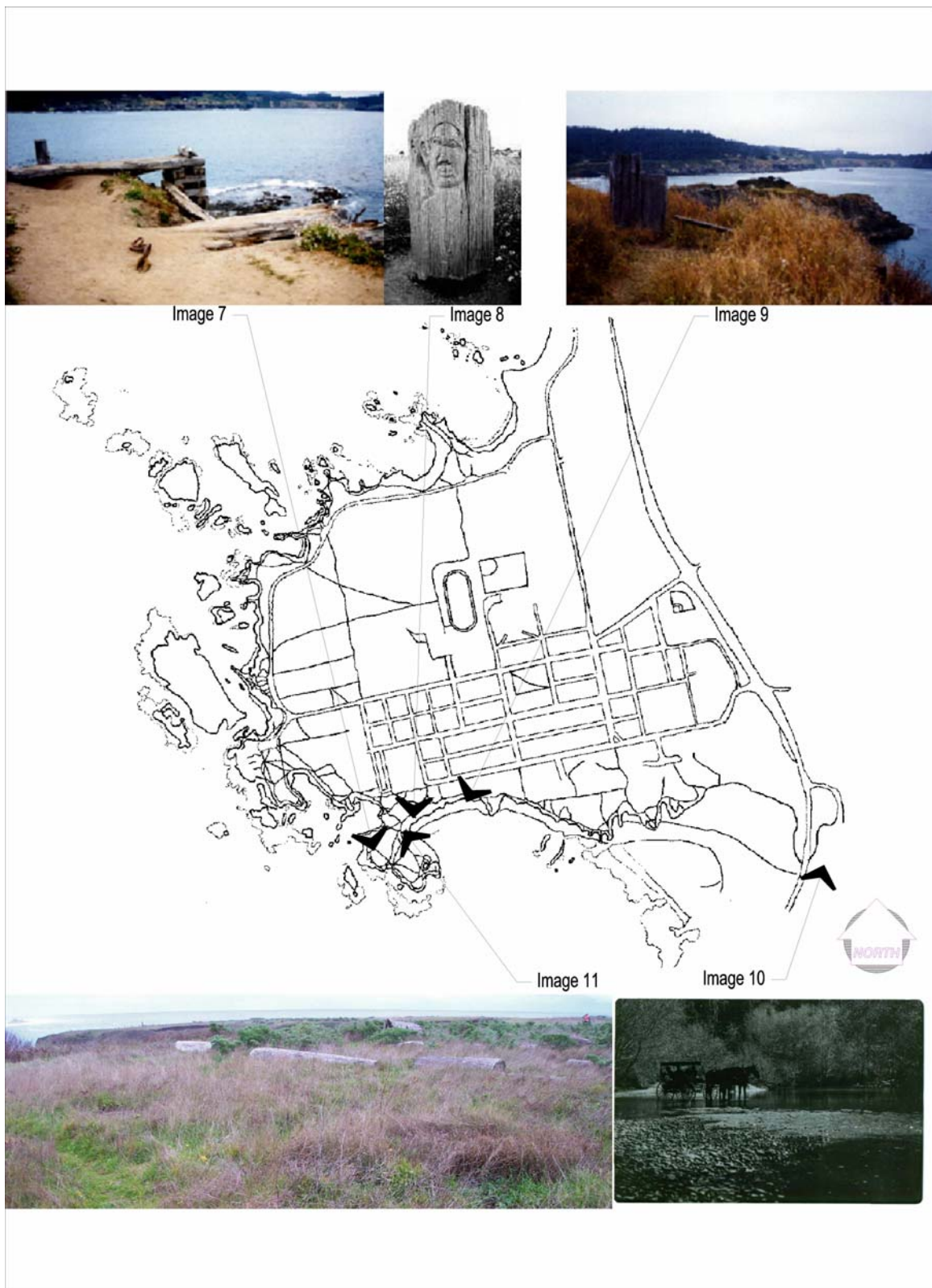


Figure 18 Historic feature location map



Figure 19 Historic feature location map

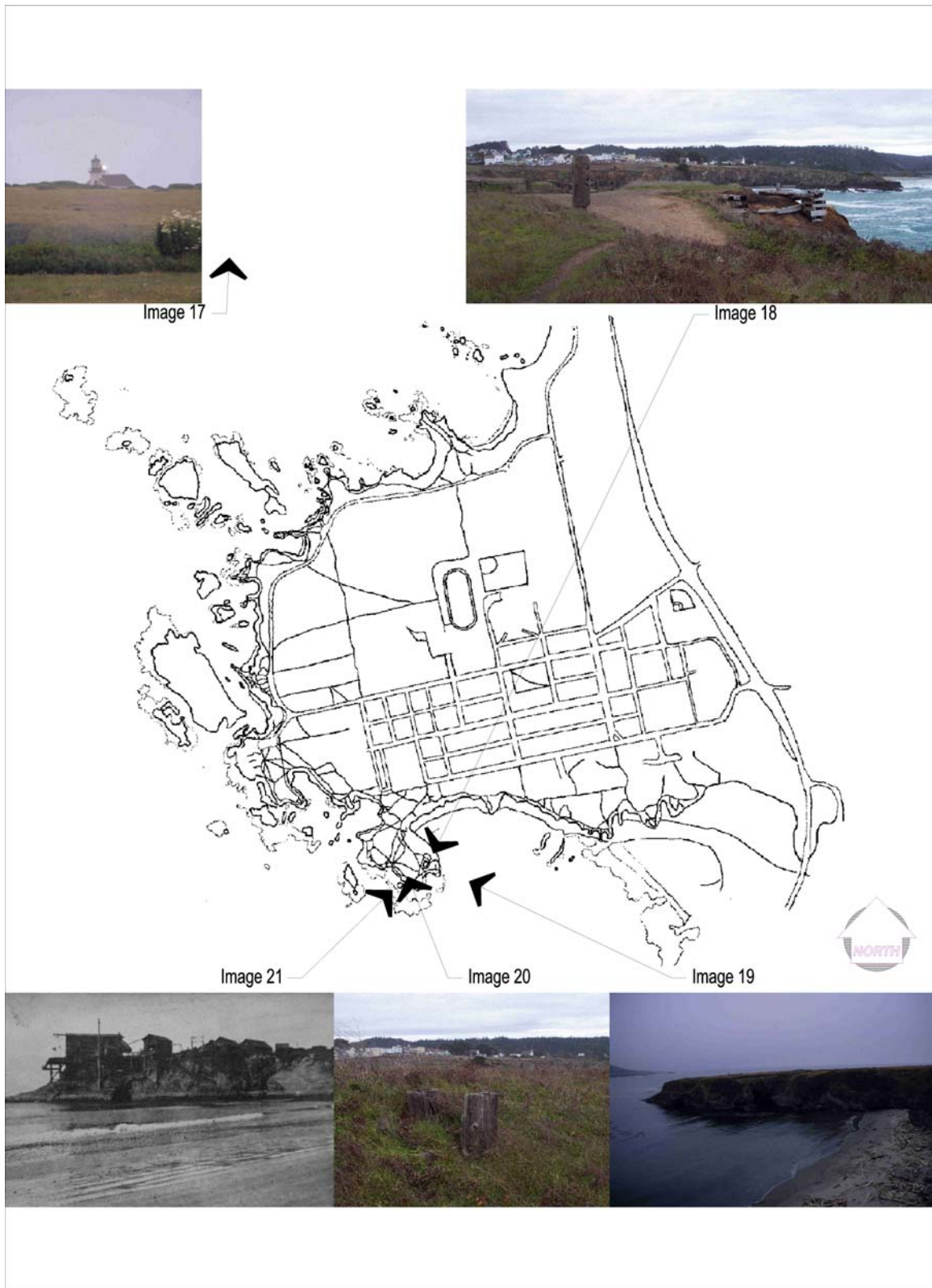


Figure 20 Historic feature location map

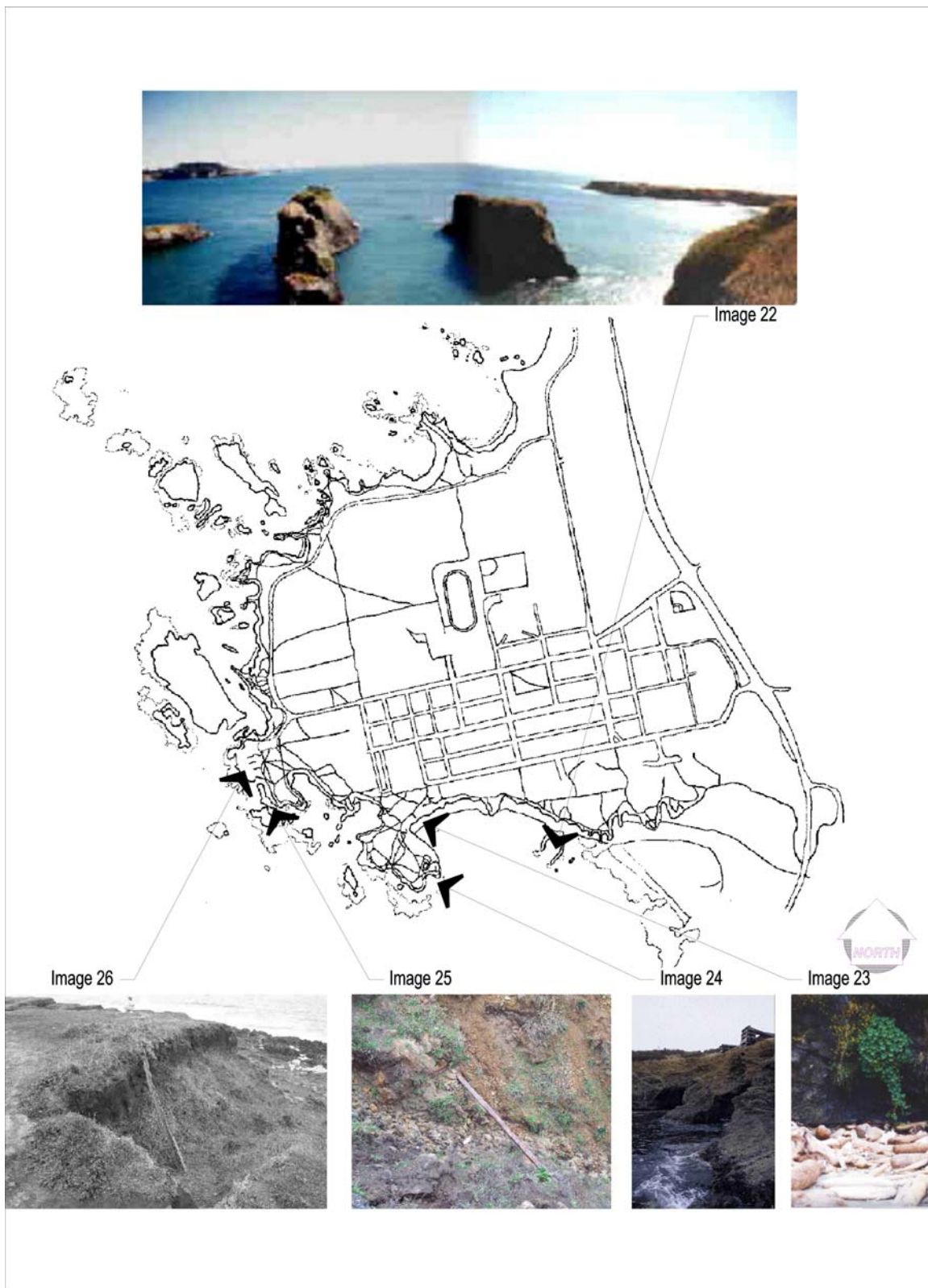


Figure 21 Historic feature location map

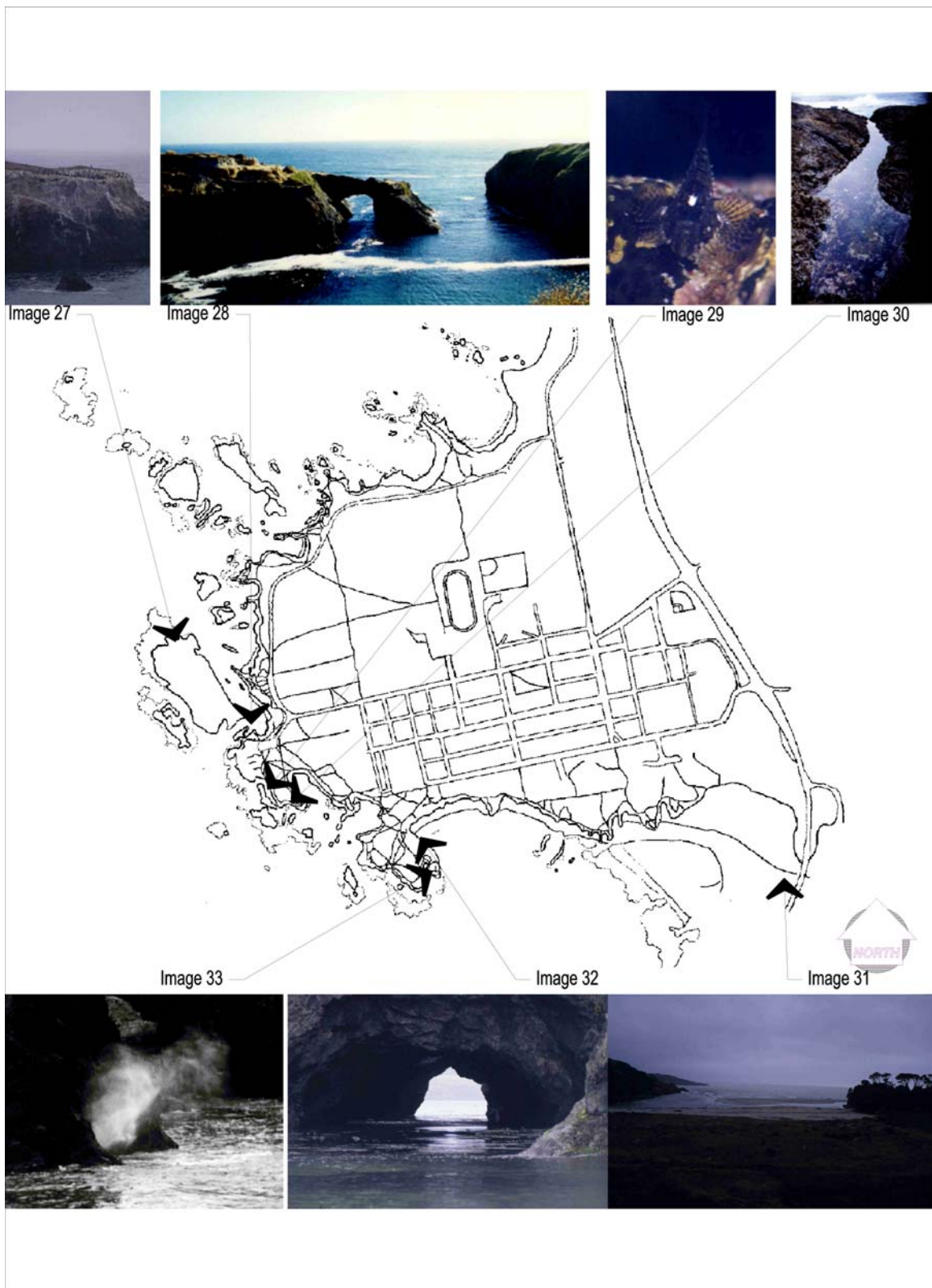


Figure 22 Natural feature location map

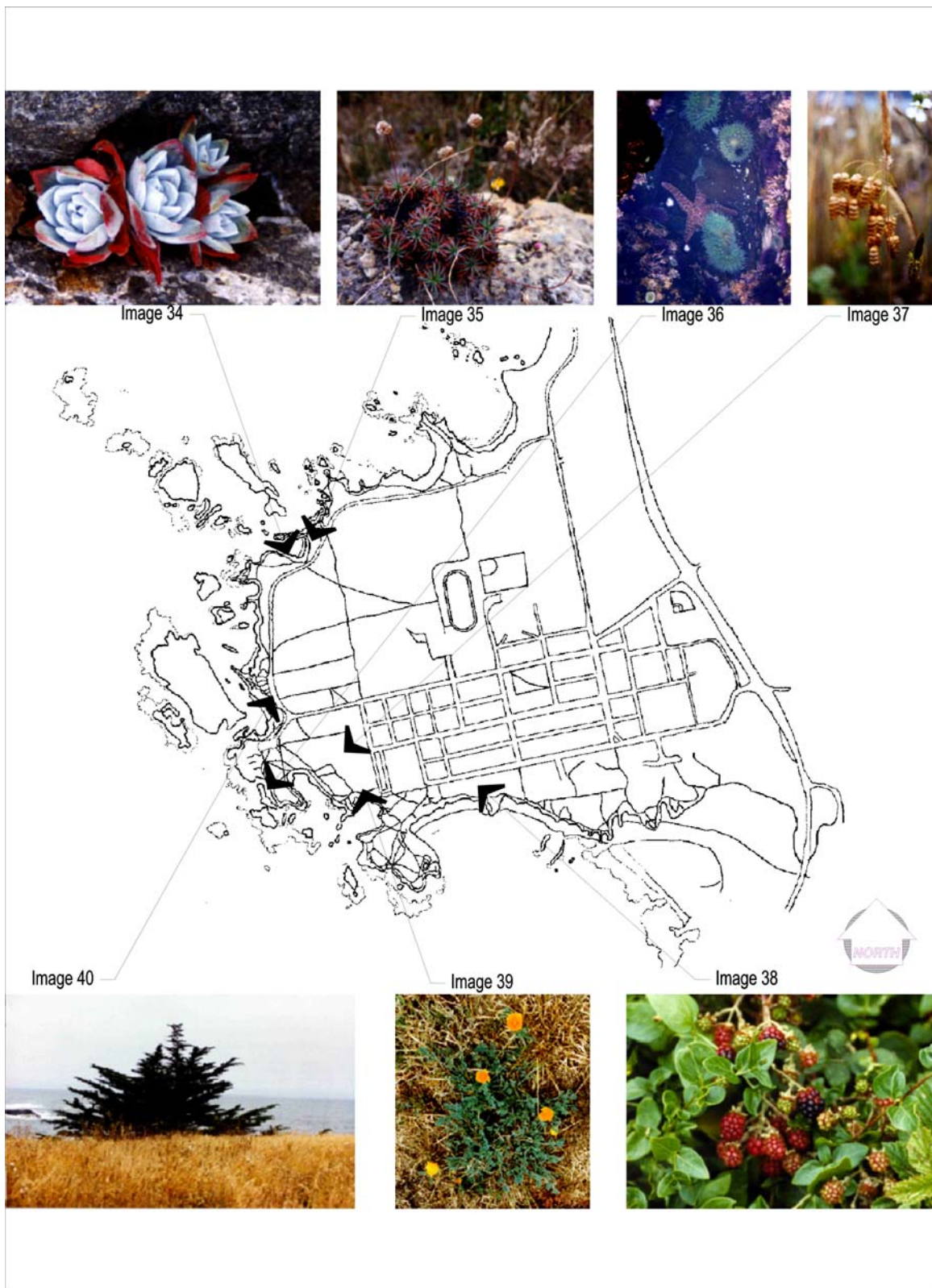


Figure 23 Natural feature location map

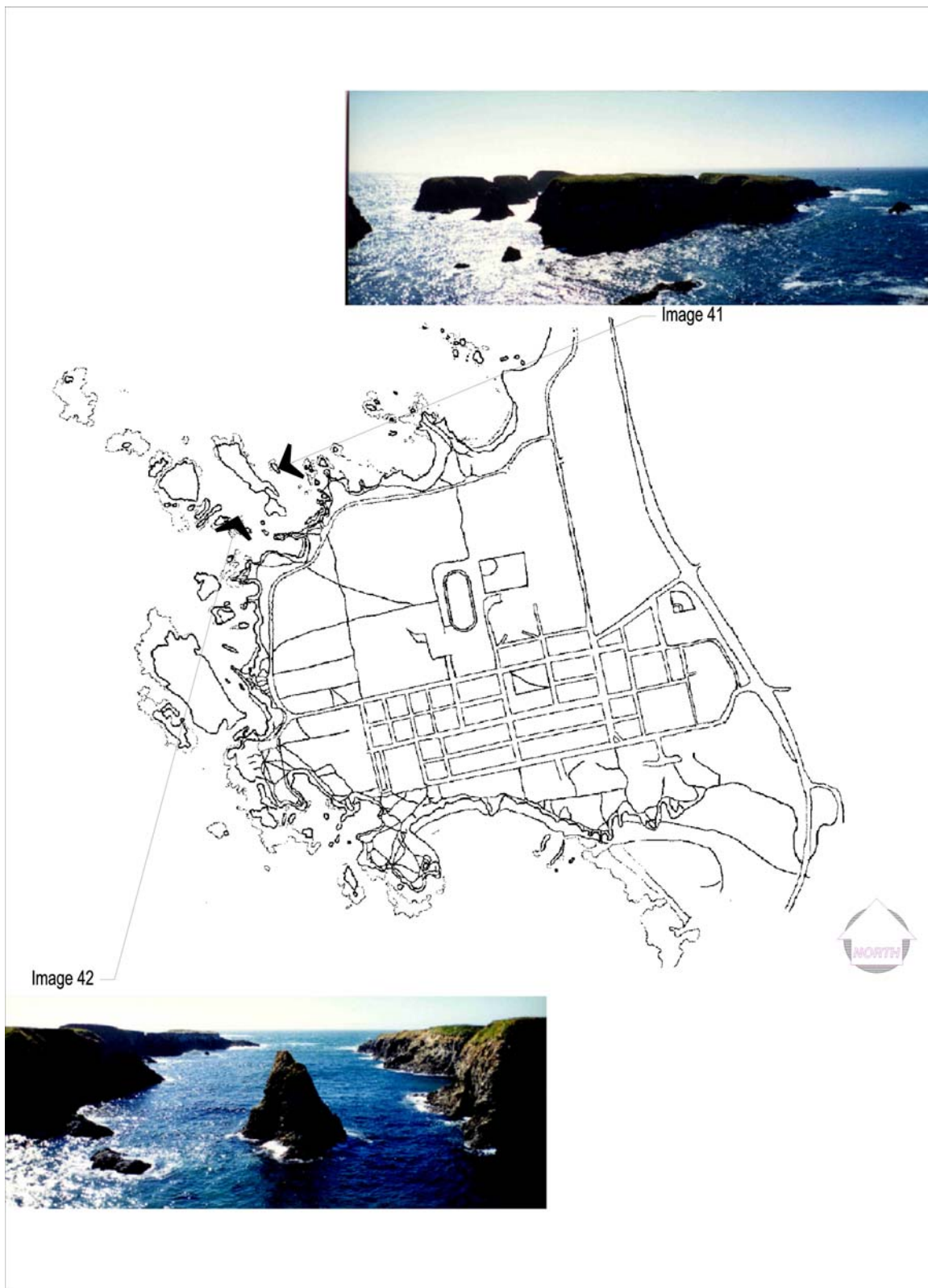


Figure 24 Natural feature location map



Image 43

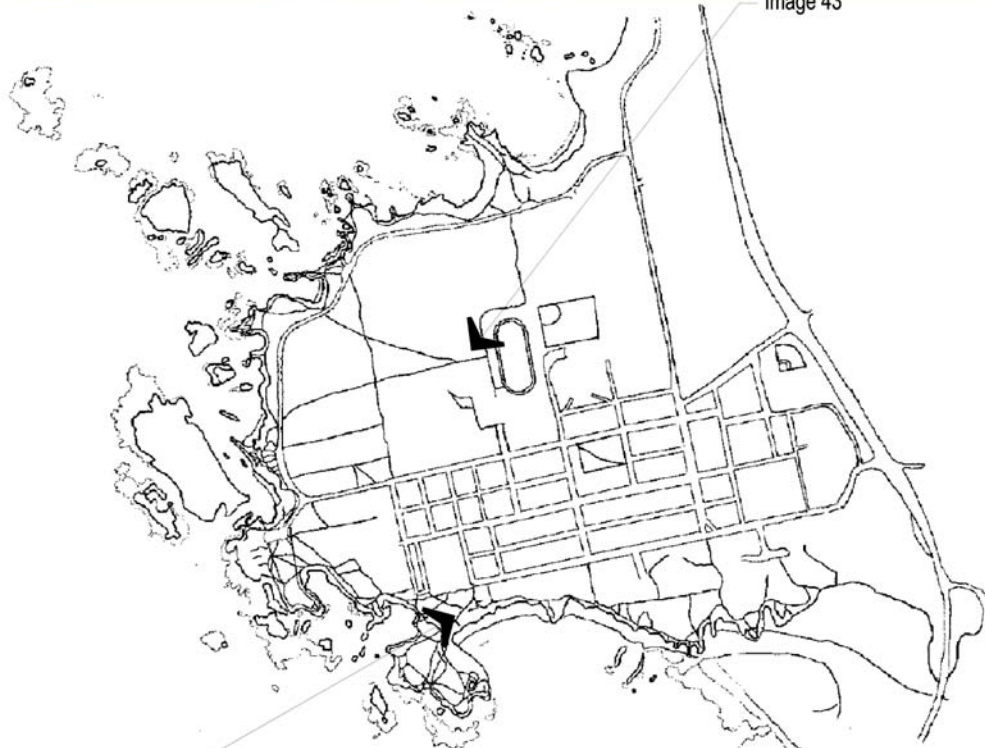


Image 45



Image 44



Figure 25 Natural feature location map

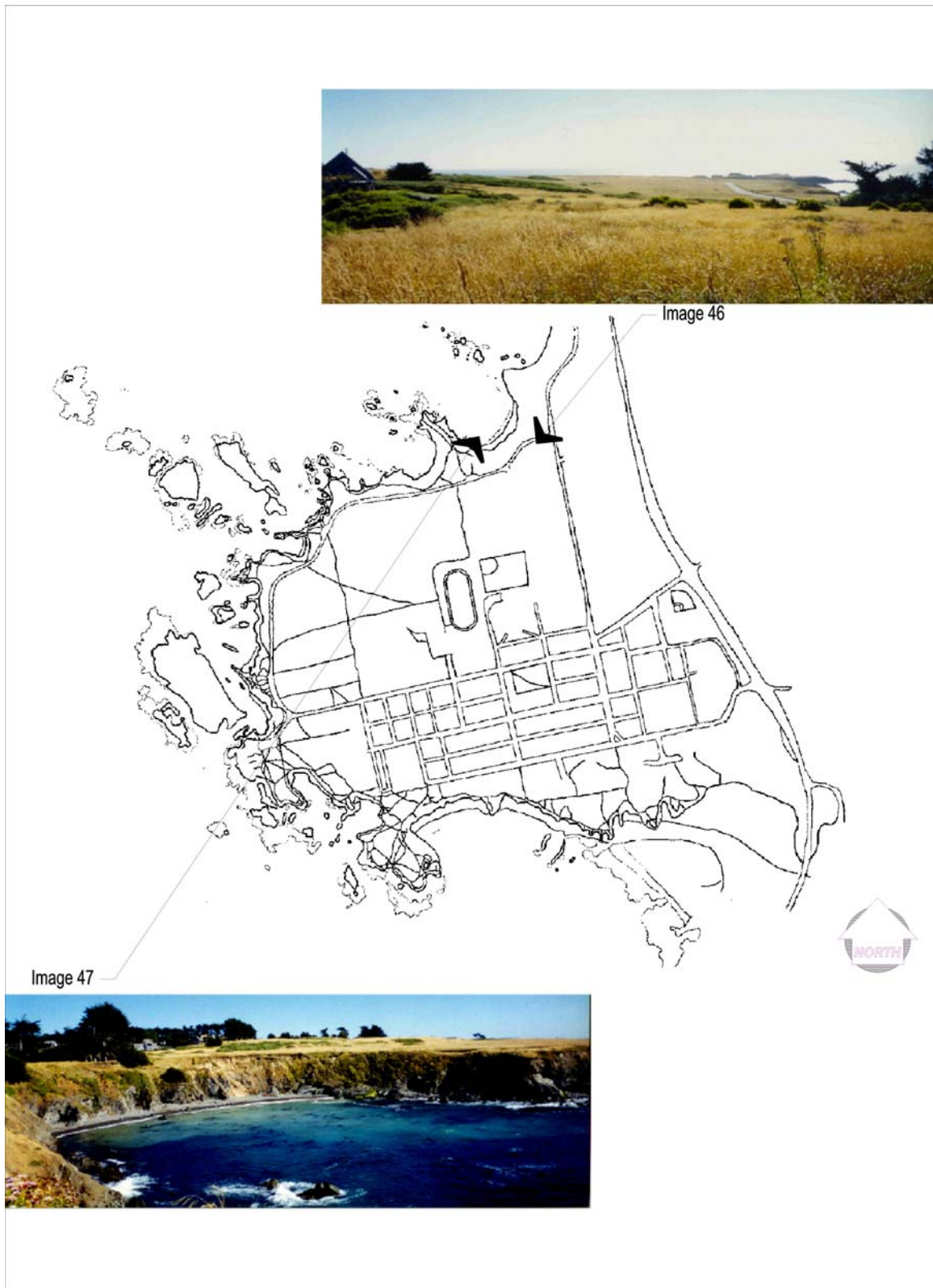


Figure 26 Natural feature location map



Figure 27 Cultural feature location map



Image 53



Image 54



Figure 28 Cultural feature location map

Index to images from location maps:

1. Anchor ring found on north west corner of headlands in rock
2. Anchor ring found on peninsula where first mill was located
3. Anchor ring found on peninsula where first mill was located
4. Beach location where second and third mills were located
5. Cement footing for building found between mill and Main Street
6. Large chain links found on peninsula where first mill was located
7. Remains of first mill and shipping point with chain in foreground
8. Post form mill and shipping point
9. Old dump location that was closed in early 1900 south of Main Street
10. Buggy crossing the Big River in the past. Damming caused low water.
11. Circle of logs between peninsula and Main Street
12. Lumber mill and shipping point in the past
13. Post form mill and shipping point
14. Shipping and mill point from Mendocino Bay
15. Portuguese Beach between peninsula and Main Street
16. Mill and shipping point with Main Street in background
17. Point Cabrillo Light House to the north viewed from the headlands
18. Mill and shipping point with post and bay and Main Street
19. Mill and shipping point from old dump location. Logs on beach.
20. Post on peninsula behind point
21. Old photo of shipping from point
22. Location of wharf on island in center of picture in Mendocino Bay

23. Logs from milling operations on Portuguese Beach
24. Milling and shipping point from sea level
25. Rail on headlands from transportation of lumber to shipping point
26. Rail on headlands from transportation of lumber to shipping point
27. Federally protect bird rookery on island off headland
28. Sea Arch that represents the many natural arches on the headlands
29. Fish found in tide pool at low tide on rock out cropping
30. Tide pool on rock out cropping
31. View of the mouth of Big River, Big River Beach and Mendocino Bay
32. Arch under mill and shipping point that connects to a sinkhole
33. As the tide comes in many arches become blowholes with tidal flow
34. Native Dudleya found among the rocks on the headlands
35. Native Sedum found among the rocks on the headlands
36. Starfish and anemones found in tide pools
37. Rattlesnake grass found on headlands
38. Berry patches found along the south side of Main Street
39. California Poppy found on Headlands
40. Lone pine at bluff edge of headlands
41. North west islands that absorb the strong north west swells
42. Channel between north west islands
43. Open Coastal Prairie on the central headlands
44. Location south of Mendocino representing natural coastal prairie
45. Main Street with Peace Bench in middle ground from point

46. Open Coastal Prairie along northern edge of headlands
47. North west facing cove at north east corner of headlands
48. Trails at Sea Arch. Heavy compaction over time has 4-6" ruts
49. Peace bench made from found materials with visitors
50. Headlands, Main Street and Mendocino Bay from southern bay
51. Southern Mendocino Bay and bridge crossing Big River
52. Plaque acknowledging preservation efforts of Emmy Lou Packard
53. Main Street and wood fence surrounding sinkhole from point
54. View of Mendocino Bay and Mendocino from southern bay

Chapter 7

Evaluation by National Register Standards

The Criteria and Considerations are used to determine if the property possesses significance as specified by the National Register, which is considered the current evaluation standard for Historic Preservation. This determination is an evaluation of the landscape terms identified as pertinent to the time of significance. For a property to be considered historically significant by the National Register the elements must possess significance in at least one of the Criteria.

National Register Criteria:

- A: association with events and activities
- B: association with important persons
- C: distinctive physical characteristics of design, construction, or form
- D: potential to yield important information.

Criteria Considerations are

- A: location
- B: design
- C: setting
- D: materials;
- E: workmanship
- F: feeling
- G: association

National Register Criteria

A: association with events and activities

The events and activities at the inception of the Lumber Industry along the North Coast of California are tied to the need for building material for the growing city of San Francisco during the Gold Rush. The village of Mendocino was the first non-native lumber community along the North Coast of California. The village developed around the original mill that opened in 1851. The village and surrounding landscape, although not the current center of the lumber industry, retain significant historical, cultural and natural elements. These elements have not seen significant change since the bustling mill village's time of significance between 1850 and 1910. Criteria A establishes the strongest evidence for the establishment of a Rural Historic Landscape.

B: association with important persons

The persons associated with Mendocino are of local significance. Those areas and buildings associated with these people are preserved and documented. Criteria B holds little significance in the evaluation of the Rural Historic Landscape.

C: distinctive physical characteristics of design, construction, or form

The physical characteristics of the village have been documented and preserved through the original designation and current ordinances. These physical characteristics are important to the village. The Historic District and structures are on the National Register of Historic Places and they represent an important part of the Rural Historic Landscape, but this evaluation is for the

landscape surrounding these historic structures. Criteria C holds great significance of the Rural Historic Landscape when the Historic District structures are included but for this evaluation the landscape was evaluated.

D: potential to yield important information.

The prehistoric settlements in the area are federally restricted and not the focus of this evaluation. The important information that is currently available in documentation collected on the area is missing a physical component. The shipwrecks identified in figure 14a and 14b show the potential that important information can be produced through future investigation. The potential to yield important information beyond the text documentation to the identification and classification of the remaining physical elements from the time of significance is important. Criteria D develops a significant argument for the creation of a Rural Historic Landscape to preserve and research the potential information the site holds.

The National Register Criteria is a foundation on which to make a statement for the creation of a Rural Historic Landscape. The area can be considered a Rural Historic Landscape under Criteria A, C and D with Criteria A providing the strongest evidence for the creation of a Rural Historic Landscape independent of the Historic District. The intention of this evaluation is to define a Rural Historic Landscape that includes a Historic District yet focuses on the greater importance of the landscape, so Criteria A and C are of equal importance for the creation of a Rural Historic Landscape. Criteria D provides a focus on further efforts in defining the elements within and the boundaries of the Rural

Historic Landscape. Criteria A, C and D all develop strong arguments for the creation of a Rural Historic Landscape and suggest that further investigation needs to take place.

Table 2. – National Register Criteria

<u>National Register</u>	<u>Landscape</u>		<u>Rural Historic Landscape</u>	
	(Landscape Only)		(Historic District and Landscape)	
<u>Criteria</u>	Yes	No	Yes	No
A	X		X	
B		X		X
C		X	X	
D	X		X	

National Register Considerations

A: location

The physical location of the community on the coast was entirely driven by the natural features. The development is situated on a high bluff overlooking the natural bay at the mouth of the river away from the strong northwest winds.

These natural features remain almost completely intact as they did when the first settlers arrived in Mendocino to set up the mill.

B: design

The design of the architecture has been documented in the original nomination and subsequent research documents and therefore is not an aspect of evaluation and analysis for this document.

C: setting

The natural features that surround the location dominate the setting of the community. The bluffs, coastal prairie, woodlands, rivers, bay and offshore sea

stacks remain intact as they did when the first settler arrived. The setting plays as an important role today as it did during the time of the first inhabitants.

D: materials

The materials used for the construction of the architecture have been documented in the original nomination and subsequent research documents and therefore will not be an aspect of evaluation and analysis for this document.

E: workmanship

The workmanship of the architecture has been documented in the original nomination and subsequent research documents and therefore will not be an aspect of evaluation and analysis for this document.

F: feeling

The present climate of preservation and conservation in Mendocino has established the feeling the time of significance identified in the original nomination. The current preservation ordinances provide the protection and direction needed to keep the architecture of the area in it's preserved condition that reflects the feeling that was found during the height of Mendocino's life. The state owned land of the State Park is preserved through the conservation efforts of the State of California. The combination of preservation and conservation has retained the feeling that is associated with the history of Mendocino.

G: association

The association of this area with the growth of the city of San Francisco as well as other areas of the state, nation and in other countries is tied to the lumber industry in Mendocino. This association with the lumber industry is still present in

the area. The area that developed with the lumber industry is as it was during the time when there was a mill in each village. This association with the lumber industry is still strong in the area and the village of Mendocino retains the character of a mill village during the height of the lumber industry.

The larger scale Criteria Considerations of location, setting, feeling and association provide a strong argument for the creation of a Rural Historic Landscape. When design, workmanship and materials are added from the Historic District properties the creation of a Rural Historic Landscape is the next logical step in preservation. This evaluation of the elements of this area by the National Register Criteria and Considerations presents strong evidence that this area is a Rural Historic Landscape.

Table 3. – National Register Criteria and Considerations

<u>National Register</u>	<u>Landscape</u>		<u>Rural Historic Landscape</u>	
	(Landscape Only)		(Historic District and Landscape)	
<u>Criteria</u>	Yes	No	Yes	No
A	X		X	
B		X		X
C		X	X	
D	X		X	
<u>Consideration</u>				
A	X		X	
B		X	X	
C	X		X	
D		X	X	
E		X	X	
F	X		X	
G	X		X	

Chapter 8

Assessment of Integrity

The landscape of the area retains significant natural, cultural and historical values as documented in the identification of the elements and their evaluation by the National Register Criteria and Considerations. The existence of these elements in this area is due to the absence of development on the headlands. This preservation of the natural features such as the coastal prairie and the offshore islands has maintained a vision into the past. Additionally, this preservation effort has also preserved elements of the cultural and historical identity found among the remains of the milling industry that are found on the headlands.

The period of significance is represented by many of the cultural, historical and natural features. The remains of the mill and shipping point date back to the earliest days of Mendocino. The railway tracks on the south side of the headlands follow the movement of the cut lumber from the second and third mill to the shipping point at the location of the first mill. The open prairie that dominates the western, central and northern headlands resembles the look and feel of what the original settlers viewed. The offshore islands remain a sanctuary for sea birds as it did prior to the first Europeans arrival in the 1800s. The depths of Mendocino Bay offer a view into the shipping industry and the Big River Estuary and Watershed offer examples of the lumber industry practices. This area surrounding the Historic Village of Mendocino offers an abundance history

lessons that tell the story of the early Mendocino as well as the architectural elements of the Village.

This area exists along the coastline that links the village of Mendocino, the historically rich headlands and the undocumented historic remains of the Mendocino Bay and Big River Estuary in the setting that provided for the preservation of the architecture. The conservation efforts that have preserved the natural features of the area reflect the limit of development associated with the lumber industry during the areas time of significance. The integrity of the natural, cultural and historical elements to the historically significant period of time of Mendocino is conclusive when looking at the elements identified through the ten landscape terms and their evaluation by the National Register Criteria and Considerations. When this assessment of integrity is based on the landscape along it is conclusive enough to be considered a Rural Historic Landscape and when Mendocino is assessed as a whole it represents a complete Rural Historic Landscape and should be designated as a Rural Historic Landscape. To complete this designation it is important to identify a boundary that represents limits of the continuity of integrity and documented significant landscape elements.

Chapter 9

Identification of a Clear Boundary

A clear boundary identifies the extent of the historic property that has been deemed to contain elements that reflect the integrity required by the National Register. The appropriate edges are identified to incorporate the significant elements of the Rural Historic Landscape. The boundary of the Rural Historic Landscape of Mendocino follows off the north coastline around the Headlands to the southern side of the Mendocino Bay east back along the Big River Estuary along the Shoreline Highway and back to the north side of the Headlands. This boundary was established to include the area in which the concentration of features identified by the ten landscape terms considered to be within the period of significance by the National Register Standards are most evident.

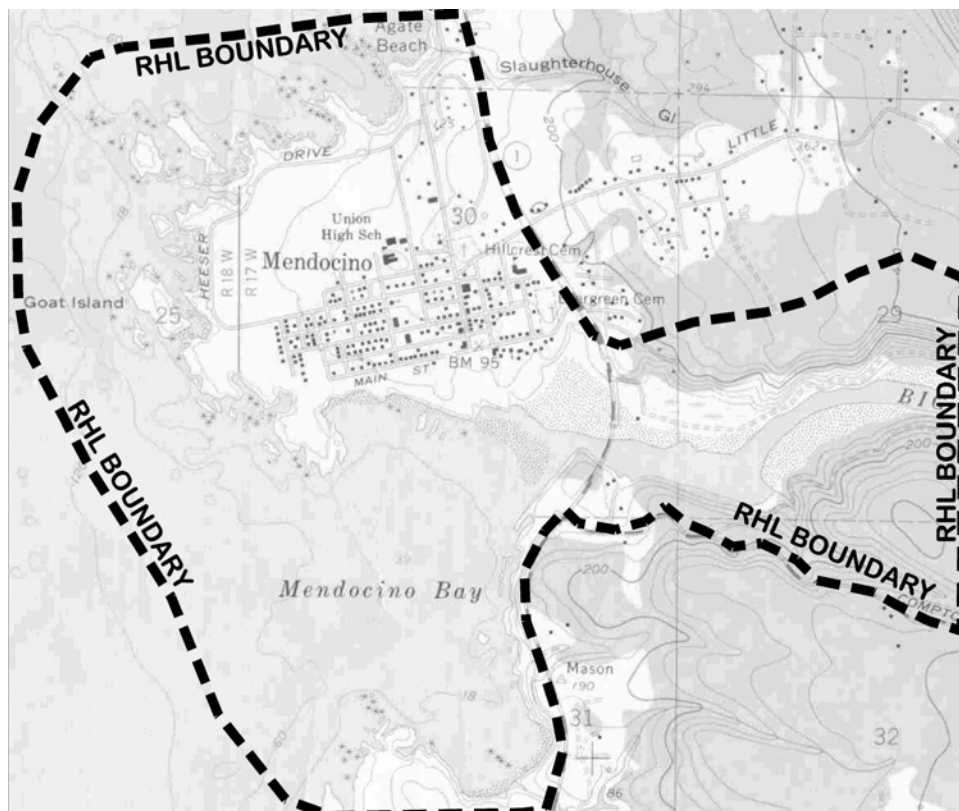


Figure 29 Clear boundary demonstrated by the dashed line

The interests in preserving this area were implemented on the local level with the Mendocino Historic Preservation District, on the county level with the Mendocino Town Plan and on the state level by the California Coastal Conservation and through the ownership of much of the land by the state of California and non-profit conservation organizations. The expansion of this boundary into other areas can be expected in the future with additional research into the cultural and historical elements within the areas of current and future conservation efforts.

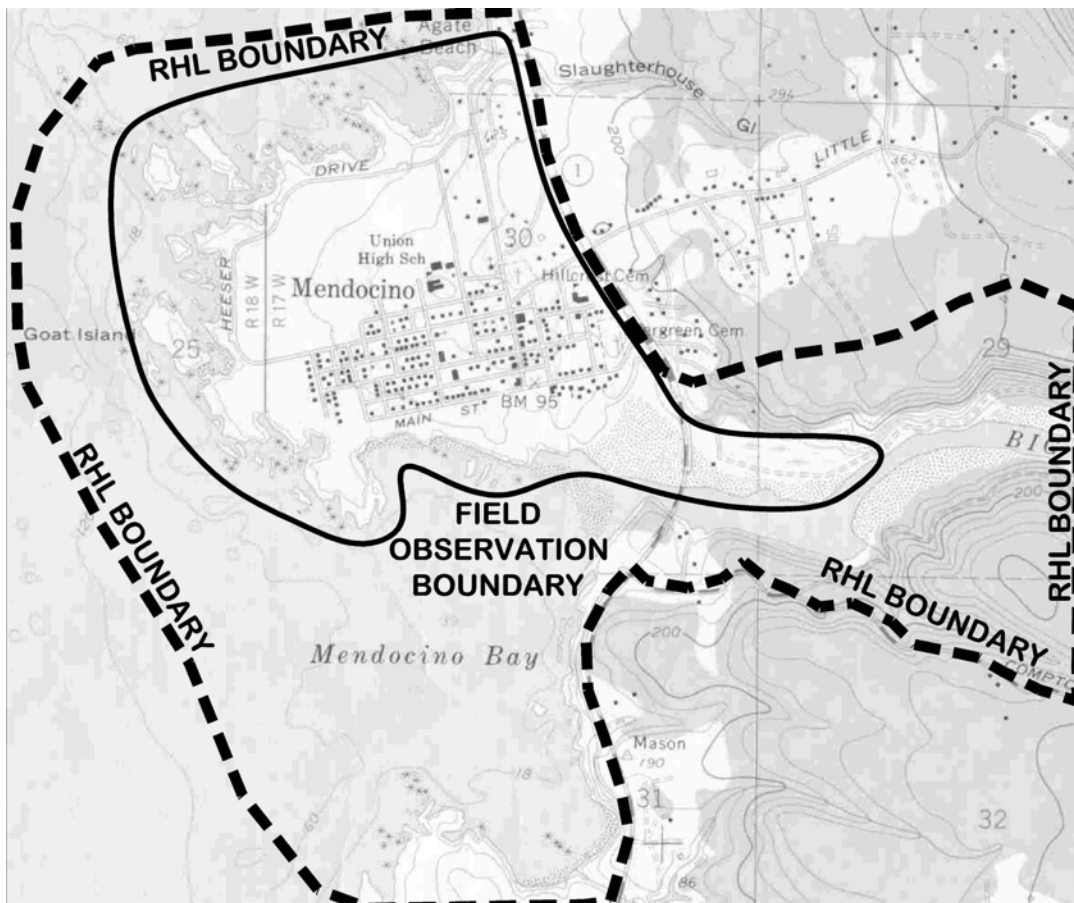


Figure 30 Within the clear boundary the area within the inner solid line represents the elements identified through field observation.

Chapter 10

Conclusion and Future Efforts

This document developed a methodology to be used to identify the Landscape of a Rural Historic Landscape. The objective of this methodology is provide a tool for reevaluating Places of historic significance to determine if a Rural Historic Landscape coexists with a designated historic place. This is the case with Mendocino, and it was determined that a Rural Historic Landscape does exist by the National Register Standards with the existing Mendocino Historic Preservation District.

The methodology developed a more detailed scope of “landscape terms” from the scope developed by McClelland. The “landscape terms” developed in Bricks and Mortar are narrow. The “landscape terms” developed for this thesis create a larger vision of what is the landscape. If Mendocino were to be identified by the “landscape terms” developed in Bricks and Mortar significant historical features such as the ruins of the old mill and wharf would not have been considered.

Though the identification, evaluation and analysis of Mendocino using the “landscape terms” developed for this thesis, a clearer picture has been painted than if the “landscape terms” of Bricks and Mortar had been used. This clearer pictures completes an in depth look that complements the detailed preservation of the Historic District over the past 50 years. With this understanding of the Landscape and the Historic District, an application for a Rural Historic Landscape could be completed and submitted.

To take this project to the next level the designation process needs to be completed. With the designation of Mendocino as a Rural Historic Landscape the guidelines for preservation, conservation and restoration can be developed along with an educational component for the million annual visitors and residents of the area. After these two steps are taken for Mendocino other state parks in the area need to be looked at as Rural Historic Landscapes. Eventually the entire North Coast of California needs to be assessed as a Heritage Area based on the lumber industry of the 1800s and early 1900s.

This research into Rural Historic Landscapes and the expansion of the “landscape terms” provides a workable template for future landscape preservation projects. With the Rural Historic Landscape being a national level program this template of “landscape terms” could be used on a national, state or local level. This template can be used to assess the landscape of existing Places of historic significance to determine if Rural Historic Landscapes exist. This assessment tool for Rural Historic Landscapes is important. As in the case of Mendocino and its pre Rural Historic Landscape designation many of the currently designated Places of historic significance may exist in greater Rural Historic Landscapes. This Rural Historic Landscape template of “landscape terms” could be used to assess the possible presence of Rural Historic Landscapes on a case by case level without developing a complete designation package.

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Appendix A

Guidelines for Evaluating and Documenting Rural Historic Landscapes

Created *October 12, 1995*

SYNOPSIS

A rural historic landscape is:

a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

The evidence of human use or activity is examined through eleven landscape characteristics:

- * land uses and activities
- * patterns of spatial organization
- * response to the natural environment
- * cultural traditions
- * circulation networks
- * boundary demarcations
- * vegetation related to land use
- * buildings, structures, and objects
- * clusters
- * archeological sites
- * small-scale elements.

Rural historic landscapes are listed in the National Register as:

- * sites or
- * historic districts

following:

- * identification of historic landscape characteristics,
- * evaluation according to the National Register criteria, and
- * documentation on a registration form.

To identify a rural historic landscape:

- * develop historic context,
- * conduct historic research, and
- * survey the landscape.

To evaluate National Register eligibility:

- * define significance,
- * assess historic integrity, and
- * select boundaries.

To register a rural historic landscape:

- * complete the National Register Registration Form (NPS 10-900), and
- * follow the procedures in 36 CFR Part 60.

PROCESSES

1. Land Uses and Activities: Land uses are the major human forces that shape and organize rural communities. Human activities, such as farming, mining, ranching, recreation, social events, commerce, or industry, have left an imprint on the landscape. An examination of changing and continuing land uses may lead to a general understanding of how people have interacted with their environment and provide clues about the kinds of physical features and historic properties that should be present.

Topographic variations, availability of transportation, the abundance or scarcity of natural resources (especially water), cultural traditions, and economic factors influenced the ways people use the land. Changing land uses may have resulted from improved technology, exhausted soils or mineral deposits, climatic changes, and new economic conditions, as well as previous successes or failures. Activities visible today may reflect traditional practices or be innovative, yet compatible, adaptations of historic ones.

2. Patterns of Spatial Organization: The organization of land on a large scale depends on the relationship among major physical components, predominant landforms, and natural features. Politics, economics, and technology, as well as the natural environment, have influenced the organization of communities by determining settlement patterns, proximity to markets, and the availability of transportation.

Organization is reflected in road systems, field patterns, distance between farmsteads, proximity to water sources, and orientation of structures to sun and wind. For example, spatial patterns can be seen in the grid of square mile townships and 160-acre farmsteads in the Midwest established by the land ordinances of 1785 and 1787; the distribution of towns every seven miles along a railroad corridor; and the division of land in Louisiana, by the French long-lot system, to ensure that every parcel has river frontage.

Large-scale patterns characterizing the settlement and early history of a rural area may remain constant, while individual features, such as buildings and vegetation, change over time. Changes in technology, for example, may have altered plowing practices, although the location of plowed fields, and, therefore, the overall historic pattern may remain the same.

3. Response to the Natural Environment: Major natural features, such as mountains, prairies, rivers, lakes, forests, and grasslands, influenced both the location and organization of rural communities. Climate, similarly, influenced the siting of buildings, construction materials, and the location of clusters of buildings and structures. Traditions in land use, construction methods, and social customs commonly evolved as people responded to the physiography and ecological systems of the area where they settled.

Early settlements frequently depended upon available natural resources, such as water for transportation, irrigation, or mechanical power. Mineral or soil deposits, likewise, determined the suitability of a region for particular activities. Available materials, such as stone or wood, commonly influenced the construction of houses, barns, fences, bridges, roads, and community buildings.

4. Cultural Traditions: Cultural traditions affect the ways that land is used, occupied, and shaped. Religious beliefs, social customs, ethnic identity, and trades and skills may be evident today in both physical features and uses of the land. Ethnic customs, predating the origins of a community, were often transmitted by early settlers and perpetuated by successive generations. Others originated during a community's early development and evolution. Cultural groups have interacted with the natural environment, manipulating and perhaps altering it, and sometimes modifying their traditions in response to it.

Cultural traditions determined the structure of communities by influencing the diversity of buildings, location of roads and village centers, and ways the land was worked. Social customs dictated the crops planted or livestock raised. Traditional building forms, methods of construction, stylistic finishes, and functional solutions evolved in the work of local artisans. For example, rustic saunas appeared among the outbuildings of Finnish farmsteads in northwestern Michigan, while community churches occupied isolated crossroads in the High Plains. Taro, grown as a staple in the Hawaiian daily diet, also assumed an important role in the traditional luau. At the Amana Colonies in Iowa, large expanses of farmland and forest--based upon communal ownership, a village settlement pattern, and religious beliefs--varied from the rectangular grid typical of Midwestern family farms.

COMPONENTS

5. Circulation Networks: Circulation networks are systems for transporting people, goods, and raw materials from one point to another. They range in scale from livestock trails and footpaths, to roads, canals, major highways, and even airstrips. Some, such as farm or lumbering roads, internally served a rural community, while others, such as railroads and waterways, connected it to the surrounding region.

6. Boundary Demarcations: Boundary demarcations delineate areas of ownership and land use, such as an entire farmstead or open range. They also

separate smaller areas having special functions, such as a fenced field or enclosed corral. Fences, walls, tree lines, hedge rows, drainage or irrigation ditches, roadways, creeks, and rivers commonly marked historic boundaries.

7. Vegetation Related to Land Use: Various types of vegetation bear a direct relationship to long-established patterns of land use. Vegetation includes not only crops, trees, or shrubs planted for agricultural and ornamental purposes, but also trees that have grown up incidentally along fence lines, beside roads, or in abandoned fields. Vegetation may include indigenous, naturalized, and introduced species.

While many features change over time, vegetation is, perhaps, the most dynamic. It grows and changes with time, whether or not people care for it. Certain functional or ornamental plantings, such as wheat or peonies, may be evident only during selected seasons. Each species has a unique pattern of growth and life span, making the presence of historic specimens questionable or unlikely in many cases. Current vegetation may differ from historic vegetation, suggesting past uses of the land. For example, Eastern red cedars or aspens indicate the natural succession of abandoned farmland in the Midwest.

8. Buildings, Structures, and Objects: Various types of buildings, structures, and objects serve human needs related to the occupation and use of the land. Their function, materials, date, condition, construction methods, and location reflect the historic activities, customs, tastes, and skills of the people who built and used them.

Buildings--designed to shelter human activity--include residences, schools, churches, outbuildings, barns, stores, community halls, and train depots. Structures--designed for functions other than shelter--include dams, canals, systems of fencing, systems of irrigation, tunnels, mining shafts, grain elevators, silos, bridges, earthworks, ships, and highways. Objects--relatively small but important stationary or movable constructions--include markers and monuments, small boats, machinery, and equipment.

Rural buildings and structures often exhibit patterns of vernacular design that may be common in their region or unique to their community. Residences may suggest family size and relationships, population densities, and economic fluctuations. The repeated use of methods, forms, and materials of construction may indicate successful solutions to building needs or demonstrate the unique skills, workmanship, or talent of a local artisan.

9. Clusters: Groupings of buildings, fences, and other features, as seen in a farmstead, ranch, or mining complex, result from function, social tradition, climate, or other influences, cultural or natural. The arrangement of clusters may reveal information about historical and continuing activities, as well as the impact of varying technologies and the preferences of particular generations. The repetition of similar clusters throughout a landscape may indicate vernacular patterns of siting, spatial organization, and land use. Also, the location of

clusters, such as the market towns that emerged at the crossroads of early highways, may reflect broad patterns of a region's cultural geography.

10. Archeological Sites: The sites of prehistoric or historic activities or occupation, may be marked by foundations, ruins, changes in vegetation, and surface remains. They may provide valuable information about the ways the land has been used, patterns of social history, or the methods and extent of activities such as shipping, milling, lumbering, or quarrying. The ruins of mills, charcoal kilns, canals, outbuildings, piers, quarries, and mines commonly indicate previous uses of the land. Changes in vegetation may indicate abandoned roadways, homesites, and fields. The spatial distribution of features, surface disturbances, subsurface remains, patterns of soil erosion and deposition, and soil composition may also yield information about the evolution and past uses of the land.

11. Small-scale elements: Small-scale elements, such as a foot bridge or road sign, add to the historic setting of a rural landscape. These features may be characteristic of a region and occur repeatedly throughout an area, such as limestone fence posts in Kansas or cattle gates in the Buffalo River Valley of Arkansas. While most small-scale elements are long-lasting, some, such as bales of hay, are temporal or seasonal. Collectively, they often form larger components, such as circulation networks or boundary demarcations. Small-scale elements also include minor remnants--such as canal stones, road traces, mill stones, individual fruit trees, abandoned machinery, or fence posts--that mark the location of historic activities, but lack significance or integrity as archeological sites.

DOCUMENTATION OF LANDSCAPE CHARACTERISTICS

Landscape characteristics are the tangible evidence of the activities and habits of the people who occupied, developed, used, and shaped the landscape to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of these people.

This section summarizes the kinds of data, gathered through field survey and historic research, to be described on National Register forms. Certain landscape characteristics require location, dating, and detailed description, while others may be described collectively as they contribute to the general character and setting of the landscape. Generally those meeting the definitions used in the National Register for buildings, structures, objects, and sites, require the most detail. A double asterisk (**) identifies those characteristics that should be located on sketch maps accompanying National Register forms. Preservation planning and management may call for additional documentation, for example, a detailed site plan of types of vegetation.

The features within a landscape are the physical evidence of past uses, events, and associations. They may reflect a variety of activities occurring at one time, or evolving functions in different periods of time, for example, orchards planted sequentially as a farm's productivity increased. They may or may not be historic, or contributing to the significance for which the landscape meets the National Register criteria. Although larger characteristics require the greatest documentation, those less prominent also help define the landscape's setting and character, and should not be overlooked. The characteristics of a landscape interrelate and may overlap in some cases. For example, cultural traditions may be evident in clusters of structures and buildings, spatial organization, and vegetation.

Characteristics: Land Uses and Activities

Features: Fields, pastures, orchards, open range, terraces, commons, cemeteries, playing fields, parks, mining areas, quarries, and logging areas.

Documentation:

- Describe principal and significant land uses.
- Identify the tangible features related to land uses by type, general location, dates of use, condition, and related vegetation.
- Describe historic processes related to land use, such as mining, irrigation, lumbering, contour farming, or quarrying.
- Point out obsolete historic operations, ongoing traditional practices, or modern adaptations related to significance.
- Identify threats to integrity, and indicate their location, extent, and impact on historic integrity.
- **Identify areas having major importance or predominance, by location and type, and classify as historic or nonhistoric.

Characteristics: Patterns of Spatial Organization

Features: Overall pattern of the circulation networks, areas of land use, natural features, clusters of structures, and division of property.

Documentation:

- Describe any patterns characterizing the landscape as a whole.
- Relate patterns to land uses and activities, responses to nature, and cultural traditions.

- Relate spatial organization to components, including vegetation, boundary demarcations, and circulation networks.
- Describe and locate any areas where historic spatial organization is particularly visible or substantially lost.

Characteristics: Response to the Natural Environment

Features: Adaptations to climate and natural features seen in land use, orientation of clusters, construction materials, design of buildings, and methods of transportation.

Documentation:

- Describe the physical environment and ecological systems of the region.
- Describe the kinds of the features that have resulted from cultural adaptations or responses to the natural environment.
- **Identify natural features that have major importance or predominance, by name, type, and location.

Characteristics: Cultural Traditions

Features: Land use practices, buildings and structures, ethnic or religious institutions, community organization, construction methods, technology, trades and skills, use of plants, craftsmanship, methods of transportation, and patterns of land division.

Documentation:

- Describe land use practices, patterns of land division, institutions, building forms, workmanship, stylistic preferences, vernacular characteristics, use of materials, and methods of construction that have been influenced by cultural tradition.
- Identify the sources of cultural influences, and name specific individuals, such as artisans, builders, community leaders, or farmers, responsible for perpetuating or establishing such traditions.
- Describe the kinds of features resulting from or exhibiting cultural traditions, and name, date, and locate the primary features reflecting such traditions.

Characteristics: Circulation Networks

Features: Paths, roads, streams, or canals, highways, railways, and waterways.

Documentation:

- Describe the principal forms of transportation and circulation routes that facilitate travel within the landscape and connect the landscape with its larger region.
- Name, date, and describe principal or significant examples.
- **Identify principal roadways and other transportation routes, by name, type, and location, and classify as contributing or noncontributing.

Characteristics: Boundary Demarcations

Features: Divisions marked by fences, walls, land use, vegetation, roadways, bodies of water, and irrigation or drainage ditches.

Documentation:

- Describe the ways in which land ownership and activities are physically divided within the landscape, and discuss the differences between historic and current practices.
- Relate boundary demarcations to overall spatial organization and regional patterns of land division.
- Identify the predominant features that mark divisions within the landscape and locate important historic ones.

Characteristics: Vegetation Related to Land Use

Features: Functional and ornamental trees and shrubs, fields for cropping, treelines along walls and roads, native vegetation, orchards, groves, woodlots, pastures, gardens, allees, shelter belts, forests, and grasslands.

Documentation:

- Describe principal, predominant, and significant vegetation, by type, condition, age, use, and general or specific location.
- Discuss changes that have occurred in vegetation since the period of significance.
- Relate the function, massing, and details of vegetation to land uses and activities, cultural traditions, and response to the natural environment.
- For rotated crops, identify the general types of crops that might be grown over a period of several years.

Characteristics: Buildings, Structures, and Objects

Features: Buildings: residences, schools, churches, outbuildings, barns, stores, community halls, and train depots. Structures: dams, canals, tunnels, mining shafts, grain elevators, silos, bridges, earthworks, and highways. Objects: monuments, threshers, and cider mills.

Documentation:

- Describe the kinds of buildings, structures, and major objects present.
- Relate the function, form, materials, and construction of buildings, structures, and objects to land uses and activities, cultural adaptations, and response to the natural environment.
- Identify patterns and distinctive examples of workmanship, methods of construction, materials, stylistic influences, and vernacular forms.
- Describe the condition of historic buildings and structures, and nature of additions and alterations.
- Describe the principal and most important buildings, structures, and objects, by name, type, location, date, function, condition, methods of construction, materials, stylistic influence, and, if known, builder.
- Discuss the impact of nonhistoric construction and alterations on historic integrity.
- **Identify all buildings and structures and principal objects, by location, name or number, and type, and classify as contributing or noncontributing.

Characteristics: Clusters

Features: Village centers, farmsteads, crossroads, harbors, and ranching or mining complexes.

Documentation:

- Describe the clusters, historic and nonhistoric, found in the landscape, by general location, function, scale, spatial arrangement, density, condition, and composition.
- Discuss any patterns visible in the arrangement, location, or presence of clusters, and relate these to spatial organization, cultural traditions, response to the natural environment, and land uses and activities.
- Identify principal, representative, or important examples, by name, type, function, and location.

- Discuss the impact of nonhistoric development on historic integrity.
- **Identify all buildings, structures, and principal objects comprising clusters, by type and location, and classify as contributing or noncontributing.

Characteristics: Archeological Sites

Features: Road traces, reforested fields, and ruins of farmsteads, mills, mines, irrigation systems, piers and wharves, and quarries.

Documentation:

- Describe the types of archeological sites, their cultural affiliations, and the period of history or prehistory represented.
- Indicate the extent of archeological sites within the landscape, their distribution, environmental setting, and general location.
- Identify principal sites, by number or name and location, and describe surface and subsurface features, condition, disturbances, and any excavation or testing.
- **Identify all archeological sites, by site number or name, location, surface and subsurface characteristics, and condition.

Characteristics: Small-scale Elements

Features: Foot bridges, cow paths, road markers, gravestones, isolated vegetation, fence posts, curbstones, trail ruts, culverts, foundations, and minor ruins.

Documentation:

- Describe the kinds of elements that collectively add to the landscape's setting by type, function, general location, and approximate date.
- Relate these elements to historic patterns of land use, spatial organization, cultural traditions, boundary demarcations, circulation networks, or vegetation.
- Discuss the extent to which the loss of these has cumulatively affected historic integrity.

IDENTIFICATION

An in-depth study is necessary to identify the significant historic properties of a rural area or to determine if the area as a whole is a historic district. An understanding of important aspects of a community, region, or State's historic development and physiography, in the form of historic contexts, helps identify rural areas that merit study and indicates the reasons they may be significant.

The study requires several steps: the history of the area targeted for study is related to local or State contexts, historical records are examined, and existing landscape characteristics are surveyed. The purpose of the study is to gather the information needed to make decisions about the eligibility for the National Register of the entire area or smaller properties within it. The guidance below describes historic resource studies in rural areas; it supplements the general guidelines in National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*.

Developing Historic Context

Information about the history and development of the rural area is organized into historic contexts based on common themes, periods of time, and geographical areas. A historic context is an important theme, pattern, or trend in the historical development of a locality, State, or the nation at a particular time in history or prehistory. Because rural areas often reflect multiple land uses and physical evolution over many years, they usually relate to more than one historic context.

Themes derive from important aspects of development, such as settlement, dairy farming, railroad transportation, or gold mining. They are related to the specific periods of time and geographical areas that they were influential in shaping, for example, grain production in eastern Washington, 1860 to 1940. Each theme is associated with specific types of historic properties, such as granary complexes or large wheat-growing ranches, that may be eligible for listing in the National Register.

A knowledge of historic contexts can guide the selection of a study area that is likely to possess historic landscape characteristics and contain one or more significant properties, including rural historic landscapes. For example, the knowledge that cherry production played an important role in a State's agricultural economy since the early 20th century, or that reforestation has occurred in 80 percent of a county extensively farmed in the 1840s can lead to the identification of significant cherry-producing areas or reforested farms that have evidence of early land uses and division.

A knowledge of contexts provides a historical focus for conducting a rural study. It helps in determining the appropriate sources for research, survey techniques, professionals to make up the study team, and specialists to consult. It gives team members direction on the kinds of properties they are likely to encounter in the field, the characteristics they should look for and record, and the historical documentation that will be most useful for evaluating significance. It enables

them to view landscape characteristics as integral parts of overall economic or social systems rather than isolated features. For example, a drainage ditch is seen as part of an extensive system of waterways that allowed thousands of acres of tidewater to be settled and farmed.

A written statement of historic contexts should be developed at the beginning of the study. The statement incorporates or references information about previously identified contexts and documented historic properties. It also documents contexts identified during the initial consideration of the study area. It includes research questions to guide the analysis of landscape characteristics and describes the characteristics that an eligible rural property must possess. The statement can be refined, augmented, and revised as information is gathered during identification, as evaluation proceeds, and when National Register forms are completed.

[State Historic Preservation Offices](#), [Federal Preservation Officers](#), and some local governments, are defining historic contexts as part of their historic preservation planning process. These may be a source of comparative and thematic information about patterns of community or regional development, specialized activities, and properties important in the history of a particular State or locality.

Sources on both cultural and natural history should be consulted. Facts about the events, persons, groups, and physical development that shaped an area's cultural identity may be found in State or local histories, archeological studies, or specialized studies on topics such as transportation, ethnic heritage, vernacular architecture, irrigation, wheat farming, mining, or hardwood lumbering. Historic maps, plats, and land records provide valuable information about historic boundaries and ownership, circulation networks, clusters, and land uses. Studies on physical geography provide information about topography, soils, climate, natural vegetation, and water resources that determined land uses, circulation networks, and spatial organization. Ecological studies may address hydrology, climate, patterns of vegetation, and biotic communities that have influenced land uses, vegetation, and responses to the environment.

The eleven landscape characteristics relate to historic contexts in several ways. The four processes--land uses and activities, patterns of spatial organization, response to the natural environment, and cultural traditions--directly reflect themes on which contexts are based. Knowledge of a region's settlement patterns, natural topography, cultural influences, and historic land uses, provides an understanding of how a region was organized and developed historically. For example, waterways in the Colonial period influenced settlements around natural harbors and at the fords and falls of rivers, and Hispanic traditions of land division in New Mexico created a recurring pattern of long narrow fields.

Landscape processes explain how communities were structured and divided into smaller units based on ownership, land use, geography, politics, social custom, and economic needs. This information is a logical basis for defining property

types that existed in a particular geographical area during a period of history, for example, a square mile township, a 10,000-acre ranch, or a 160-acre farm. Rural property types can be described by the landscape characteristics and the features representing them.

Property types meeting the definition of rural historic landscape--such as a village cluster with outlying farms--become manageable units for survey, evaluation, and National Register listing. Landscape characteristics not only define the types, but also explain their interrelationship and evolution from a historical perspective. As survey and research proceed, the characteristics become the hallmarks of historic properties that should be considered for National Register listing.

Conducting Historic Research

Useful sources for studying the history of rural areas include: historic maps and plats, historic photographs, aerial photographs, census records, local and county histories, federal land-grant records, homestead papers, deeds, wills, diaries, commercial records, newspapers, farm accounts and receipts, soil surveys, vegetation surveys, oral histories, local stories and folklore, and family records.

Selection of sources, for both general information and references to specific properties, should be based upon the statement of historic context and the character of the rural area under study.

Historic maps indicate the location of historic roads, settlements, mills, ports, quarries, and meeting houses. Land records, plats, deeds, and wills indicate the historic ownership of land, patterns of land division, and historic boundaries of properties. Historic photographs indicate changes in land use practices, land division, vegetation, and clusters. Historic periodicals may help date developments in technology--such as fencing materials, dry-land farming, or irrigation techniques--that have affected the division or character of land. In addition to original applications, homestead records at the Washington National Records Center (Suitland, Maryland) include the proofs filed after settlement to fulfill the terms of ownership; these describe early land uses, improvements, and buildings. Changes in spatial organization can be observed by comparing aerial photographs of various dates. Population schedules of the U.S. Census provide demographic information, such as the size of households, occupations, and ethnic associations. Also, census records for agriculture and industry provide data and statistics on the historic land uses, ownership, and productivity of an area. Agricultural census records may also indicate the kinds and numbers of livestock on farms, and whether they were fenced or at free range.

Agricultural practices generally vary from state to state, and region to region. Agricultural periodicals, such as the Michigan Farmer or Connecticut Valley Farmer and Mechanics, were published state by state or regionally beginning in the early 19th century. State colleges of agriculture, established under the Morrill Act of 1862, and experiment stations first established in 1887 became valuable sources of information for farmers on topics of science, agriculture, and even construction methods for farm buildings. Similarly, mining periodicals and the

publications of mining schools, in many states, provide information about scientific and technological advances that affected mining activities.

Beginning in the 1930s, the U.S. Soil Conservation Service assumed an active role in shaping American farms by recommending the planting of wind breaks, revitalization of soils, contour plowing, and other techniques. Reports, pamphlets, and bulletins of federal agricultural programs may be found in university libraries and archives and the National Agricultural Library of the U.S. Department of Agriculture (Beltsville, Maryland). Aerial photographs and soil maps are available from the U.S. Department of Agriculture, National Archives, EROS Data Center of the U.S. Geological Survey, and private air photo services (see Sources of Aerial Photographs). Records of other federal agencies in the National Archives, including those of the Corps of Engineers, Bureau of Mines, Bureau of Fisheries, Coast Guard, and Forest Service, also provide information on rural land uses and activities.

Oral history is often essential. Local farmers, foresters, mining engineers, and extension agents are often valuable sources of information about the agriculture, silviculture, or mining of a particular region. Onsite interviews with local farmers may provide insight into how a farm has been managed and what changes have occurred in the past 20 to 50 years. Other long term residents, including merchants, teachers, librarians, and town officials, may recollect events or activities related to changing community patterns. Information about current vegetation and agricultural practices is available from the agricultural extension service, State experimental stations, and plant ecologists and other scientists in universities and State government.

Surveying the Landscape

An onsite survey is essential in gathering information about a rural area, its characteristics, and condition. The section "Documentation of Landscape Characteristics" provides a convenient checklist of the landscape characteristics that can be used in the field. The boundaries of the survey area should be based on a knowledge of historic property types, as well as current planning needs. Field investigations should be directed at identifying existing landscape characteristics and determining the extent to which historic properties and characteristics remain intact.

The amount of documentation to be collected for each characteristic depends on its relative size, scale, and importance. The statement of contexts should be used as a guide for determining which characteristics are most important given the area's primary activities, associations, and period of development. If, for example, canals played a vital role in the region early 19th century development, then locks, towpaths, canal sections, natural waterways, and associated buildings should be given particular attention. Landscape characteristics meeting the National Register definitions of building, site, structure, and object, furthermore, require classification as contributing or noncontributing and must be located on a sketch map that will accompany the National Register form.

To view a rural area from various perspectives and observe landscape characteristics, the survey team should:

- travel all roadways;
- gain access to as much acreage as possible, on foot or by car, horse, bicycle, boat, or other means appropriate to study area;
- cover fields, orchards, forests, mines, waterways, pastures, and open range; and
- examine abandoned roadways, land use areas, and homesites, as well as those still in use.

Surveyors should be prepared to take photographs and make detailed notes and sketch maps in the field. They should be acquainted with the general history of the area, including major land uses, important persons and events, historic property types, and the landscape characteristics that are likely to exist. They should be equipped with maps and photographs from various time periods, as well as current topographic and base maps, for reference during field investigations. On site, surveyors should:

- describe and mark on a sketch map major natural features, archeological sites, buildings, bridges, outbuildings, roadways, waterways, orchards, fields, pastures, quarries, mining shafts, and boundary demarcations;
- identify vegetation that is predominant or related to land uses;
- date features as accurately as possible (they can be verified by historical research before or after field investigation);
- record the condition of characteristics, noting the evidence of historic field patterns, roadways, or boundary markers; deteriorated and altered buildings and structures; ground disturbances; new land uses and construction; age and condition of vegetation; abandoned fields or roads; reforested areas; and relocated farm structures;
- note visible changes in the landscape, by comparing historic and contemporary views provided by maps, illustrations, and photographs. Indicate changes to the historic boundaries of properties due to subdivision, consolidation, growth, or abandonment;
- relate characteristics to the statement of context and historical data, by associating existing features with specific historic activities, land uses, persons, customs, and periods of time; and
- note any characteristics or processes requiring further research.

Field observations should be recorded in a standard format that can be readily used for evaluation, registration, and planning. Landscape characteristics as well as categories of information for buildings, engineering structures, districts, and

archeological sites should be included. To facilitate recording landscape characteristics, the survey area should be divided into geographical units, perhaps based on the boundaries of properties under single ownership, or on quarter or half sections of United States Geological Survey (USGS) topographical maps.

Aerial surveys are useful for examining large tracts of land. Aerial views can help determine the spatial relationships among natural features, areas of land use, vegetation, waterways, roadways, and buildings and structures. When photographed at appropriate times of year, aerial views may reveal details such as stone walls or ruins that may otherwise be obscured by foliage or dense vegetation. Aerial surveys are most helpful in identifying field patterns and land division, but they are of little help in describing type condition of individual structures and buildings. Aerial photographs taken with infrared film distinguish plant materials of differing types and age, and often detect abandoned roads, buried walls, and refuse sites not visible from the ground.

Computerized Geographic Information Systems (GIS) are useful in analyzing data about rural land uses, viewsheds, clusters, and vegetation. Aerial photographs, historic maps, and current maps can be compared to determine the nature and extent of land use changes through time. GIS can create a standard scale for maps and photographs having different scales. Topographic information can be plotted with rural landscape characteristics to determine spatial organization and visual relationships by using typical operations such as map overlays, distance calculations, and interpolation. These operations can also be used to define the boundaries of National Register properties and to assess the visual impact of land use changes.

Suggestions for Completing a Rural Survey

1. *Be comprehensive* both in documentary research and site observations. Important information may be found in state and county offices, but also in local historical museums, in family collections, or through personal recollections. The physical evidence present in the landscape itself is an important source of information.
2. *Use the statement of historic contexts as a guide* for identifying historic properties and judging what features require the greatest attention and contribute most to historic significance. Do not hesitate to change, refine, and add to the statement as the survey proceeds. Early ideas help guide and shape further investigations.
3. *Be well-equipped* as you enter the field with both a knowledge of the history of the area and personal tools such as maps, aerial photos, sketch pads, markers, note pads, cameras, compasses, and binoculars. Being ready physically may be just as important as being well-prepared intellectually. Necessities such as gasoline, water, or food are not always readily available in rural areas. Field work may require special outfitting and provisions, such as hiking boots, rain gear, or insect repellent.

4. *Be sensitive* to ongoing rural activities and the rights of property owners. Receive permission before entering private land. Inquire about unsafe conditions or areas that are off-limits, such as newly planted fields, animal pens, uncovered wells, open mining shafts, sink holes, traps, poison ivy, or potentially dangerous animals--domestic or wild. Close gates behind you, and take care not to interrupt working operations.
5. *Listen to the people who know the landscape.* Talk with people, try to understand the history of the place from the viewpoint of the people who live and work there. Have specialists in aspects of agriculture, mining, or local history and ecology accompany you in the field; they can provide important insights.
6. *Keep careful records* of photographs, maps, notes, ideas, and thoughts. Record the subject and vantage point of each photograph, and key the information, if possible, to a map or aerial photograph while you are in the field since this information may be difficult to recollect back in the office. Also record the film roll number, frame number, date, and photographer.
7. *Remember, always, landscapes change.* Historic photographs are good indicators of the ways things were and can be used to compare changes over time. Do not expect to find any property in its historic condition. Look for the landscape of the past as you would expect it to appear today. Trees may be larger, ground cover may be different, buildings may have been moved, fences may be lost or in relic condition, and farming techniques may have changed.
8. *Do not rely upon any single source.* Check and counter-check any information. Eyewitness accounts are not always accurate and historical photographs can sometimes be misleading. Judge the value of each historical photograph; it may record a moment in time, but not necessarily an important one.

EVALUATION

Evaluation entails three major activities: [defining significance](#), [assessing historic integrity](#), and [selecting boundaries](#). Information gathered through historic research and field survey is related to the study area's historic contexts to determine the extent to which identified properties possess the characteristics of important rural property types. Significance, integrity, and boundaries depend upon the presence of tangible landscape features and the evidence of the processes, cultural and natural, that have shaped the landscape.

Historical facts and survey data should verify the presence of significant historic landscape characteristics and the condition of the properties that made up a community or region historically. For example, the historic patterns of an agricultural community subject to increasing suburbanization may be evident in

eight farms having at least 75 percent of their historic acreage, a substantial number of historic buildings, and compatible agricultural use.

Patterns of change, within a regional or local context, may affect significance. For example, in a six-county region of a midwestern State, typical farmsteads contain similarly arranged clusters of corncribs, sugar houses, wellhouses, and poultry pens; fruit orchards of a standard size; maple-lined roadways; and fenced pastures. As changing agricultural methods and new land uses destroy more and more of these characteristics, isolated communities and individual farmsteads retaining the historic configuration may become eligible for National Register listing.

Properties relating to the same historic contexts may be compared to identify those eligible for listing in the National Register and to determine the relative level--local, State, or national--at which the property is significant. For example, several communities in Nebraska may have local significance for their association with Russian settlement; when they are compared, only those with a high degree of integrity--exhibited in intact field patterns, boundary demarcations, roadways, clusters of vernacular structures and buildings, and continuing traditional activities--have statewide importance.

Defining Significance

An understanding of significance is paramount. It is necessary, first, to determine whether a rural property meets the National Register criteria, and, second, to guide decisions about integrity and boundaries. Historical facts are examined to define those periods of time and aspects of development in which a specific property contributed to the broad themes, or historic contexts, important to its community, State, or the nation.

1. Apply the National Register Criteria

A property must possess significance in at least one of the four aspects of cultural heritage specified by the [National Register criteria](#). Because of their complex evolution and the layering of subsequent land uses without destroying previous ones, many rural landscapes have significance under several criteria.

The criteria can be applied to the study area as a whole and to smaller properties within it. Judgements of significance are made by relating facts about the history and existing landscape characteristics of the study area to the themes and property types recognized as important by the area's historic contexts.

CRITERION A

Criterion A applies to properties associated with events that have made significant contributions to the broad patterns of history. Some events may have been brief, such as a battle or treaty signing. Others may be activities that spanned long periods of time and underwent substantial change, such as dairy farming or silver mining.

Criterion A recognizes the significant contributions that rural properties have made through diverse events and activities, including exploration, settlement, ethnic traditions, farming, animal husbandry, ranching, irrigation, logging, horticulture, fishing, fish culturing, mining, transportation, and recreation. Village and farm clusters, fields and other land use areas, roadways, natural features, vegetation, and boundary demarcations may together illustrate important events and activities that led to a community's development.

Although significant events are often closely related to land uses, historic significance should not be equated with general land uses or the functions of specific buildings or structures. A rural agricultural community may be more important for the role its founders played in settlement and ethnic heritage, than for the logging, farming, or fishing activities that sustained its economy. A canal system may have significance for its impact on the settlement and agricultural development of a region but have little importance in the history of transportation routes.

Many rural properties contain landscape characteristics related to agricultural land uses and practices. Eligibility for significance in agriculture on a local level depends on several factors. First, the characteristics must have served or resulted from an important event, activity, or theme in agricultural development as recognized by the historic contexts for the area. Second, the property must have had a direct involvement in the significant events or activities by contributing to the area's economy, productivity, or identity as an agricultural community. Third, through historic landscape characteristics, the property must cogently reflect the period of time in which the important events took place.

CRITERION B

Criterion B applies to properties associated with the lives of persons significant in our past. Such persons may have, by their success, talent, or ingenuity, contributed to the historic development or economic prosperity of their community, for example, a prominent rancher who successfully employed newly-available irrigation for citrus-growing in the Southwest.

Significance under criterion B is often unrelated to historic uses. This is particularly true of farms that were the home of political leaders, writers, poets, artists, or industrialists. For example, Connemara, in Flat Rock, North Carolina, is significant as the home where poet Carl Sandburg spent the last 22 years of his life and wrote much of his poetry. Historic landscape characteristics are important in establishing the historic association and setting of these properties.

Properties, such as centennial farms, are recognized in many States for the ownership or contributions of one family over a long period of time. These properties qualify for National Register listing, under criterion B, if the accomplishments of one or more family members stand out. (The cumulative accomplishments of several individuals or the continuing operation of the farm over several generations may meet criterion A).

CRITERION C

Criterion C applies to properties embodying the distinctive characteristics of a type, period, or method of construction; possessing high artistic values; or representing a significant and distinguishable entity whose components may lack individual distinction.

Significant physical qualities may be present in a number of ways. The organization of space, visible in the arrangement of fields or siting of farmsteads, may illustrate a pattern of land use significant for its representation of traditional practices unique to a community. Buildings and outbuildings, whether high-style or vernacular, may be distinctive in design, style, or method of construction, and be representative of historic local or regional trends. Similarly, an irrigation or transportation system may reflect an important innovation in engineering that fostered a community's prosperity. Rural landscapes may also contain smaller, designed landscapes that have importance. These may include a formal garden having high artistic value or a farmyard laid out according to a professionally-designed plan such as those published in agricultural journals and State extension service bulletins.

Significance may be based on vernacular patterns of land use and division, architecture, circulation, and social order. These patterns may indicate regional trends or unique aspects of a community's development. An important pattern may be represented by a single farm, or be repeated by adjoining farms within a township or county. The recognition of important patterns may require in-depth primary research, multidisciplinary study, the judgement of experts, and comparisons with survey data from other areas. Landscape characteristics may be used to define these patterns and to establish a measure of integrity, as a guide for identifying eligible properties that illustrate these patterns.

CRITERION D

Criterion D applies to properties that have yielded or are likely to yield, information important to prehistory or history. Surface or subsurface remains may provide information about agricultural or industrial land uses, settlement patterns, or ceremonial traditions. For example, the Hohokam-Pima Irrigation Canals in Arizona have provided information about the agricultural practices and engineering capabilities of the Hohokam culture from 1000-1450 A.D., and about the Pima Indians' reuse of the canals to irrigate crops in the 17th century.

Vegetation and landscape features may themselves provide archeological evidence. Pollen and soil studies, remote-sensing, and an examination of vegetation may provide valuable information about past uses or activities. The abandoned roadways, reforested fields, remnant stone walls, and farmstead clusters in Harrisville, New Hampshire, for example, indicate significant patterns of 18th and early 19th century land division and diversified agriculture. For additional guidance on historic archeological sites, see National Register Bulletin

36: Guidelines for Evaluating and Registering Historical Archeological Sites and Districts.

LANDSCAPE ARCHEOLOGY

It is relatively simple to determine when a building or structure has lost its structural integrity and any potential significance lies in its value as an archeological site. More difficult, however, is deciding when to treat a landscape as an archeological site. Abandoned land, when undisturbed by later development or construction, may retain surface or subsurface features that can provide information important to an understanding of historic or prehistoric activities. When land historically cleared and cultivated is reforested, visual qualities of the historic period are lost, yet landscape characteristics such as walls, ditches, roadways, streams, and canals may still be in place and capable of indicating important patterns of land use or organization.

Landscape archeology may involve the examination of characteristics such as walls, road remnants, trail ruts, foundations, and refuse sites. It may also draw information from observable patterns of erosion and vegetation. A number of techniques may be used: analysis of soil stratigraphy; analysis of pollens and other sediments through flotation and core sampling to determine planting patterns; surficial surveys to identify remnant vegetation, boundary demarcations, and evidence of land use; analyses of existing vegetation or plant succession; remote sensing to detect buried walls, foundations, and roadways; and excavation to uncover buried irrigation systems, canals, or planting beds.

Assessments of significance are based on a well-formulated research design that considers the historic contexts for the study area. The research design needs to indicate the landscape characteristics that are represented in the site and the information the site is likely to provide about the landscape characteristics that shaped an area in history or prehistory. It must explain how the information will add to an understanding of the property. The lack of other sources of information, such as written records or intact properties, generally increases the importance of an archeological site.

CRITERIA CONSIDERATIONS

National Register criteria considerations require some rural properties to meet additional standards. These include properties owned by religious organizations, cemeteries, commemorative properties, reconstructed farms, ceremonial sites, grounds associated with birthplaces or graves, and areas predominated by landscape characteristics less than fifty years of age.

Properties, such as farms or estates owned by religious institutions, and rural areas that were the site of religious activities, such as ceremonies or camp meetings, are eligible if they derive their primary significance from the physical characteristics of the land or from the historical events that took place there. The birthplace or grave of an historical figure of outstanding importance, with any associated land, may be eligible if there is no other appropriate site or building directly associated with the individual's productive life. Cemeteries in rural areas may be eligible if their primary significance is derived from the graves of persons of transcendental importance, or from age, distinctive design, or association with historic events, such as a cemetery that is the only tangible remains of a community's pioneering period. A commemorative property may be eligible if design, age, tradition, or symbolic value has invested it with historical importance, for example, a State forest named for an important public figure may be important for its recreational or economic uses.

Farm museums that are reconstructions of farms or artificial assemblages of moved buildings are not eligible. Historically important farms or agricultural communities used as museums, may be eligible if their historic integrity has not been destroyed by new construction, moved buildings, or adaptive uses. Farm museums at least fifty years of age, whether reconstructions, assemblages, or original farms, may be eligible based on their significance as museums.

Continuity of land uses and cultural associations is a common concern in evaluating rural landscapes. Properties less than fifty years of age may be listed only if they are exceptionally important. The passage of time is necessary to recognize historic importance. This requirement applies to rural properties where a large proportion of buildings and structures were built or moved within the past 50 years, or where the predominant patterns of land use and division developed within the past 50 years. For guidance on evaluating exceptional importance, see [National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years.](#)

2. Select Areas of Significance

Area of significance is that aspect of history in which a rural property, through use, occupation, physical character, or association, influenced the development or identity of its community or region. Although agriculture is most common, a number of other areas of significance may also apply, including industry in the case of mining or lumbering areas, conservation and recreation for parks and natural reserves, and transportation for migration trails. The area of significance is not necessarily the same as the general land use; for example, a farming community may be important in ethnic heritage but not in agriculture.

Several areas of significance apply to the physical qualities of a rural landscape. Community development and planning applies to areas reflecting important patterns of physical development, land division, or land use. Landscape architecture applies to properties based on established design principles or a conscious design. Architecture is used when significant qualities are embodied in

the design, style, or method of construction of buildings and structures such as houses, churches, community buildings, barns, and outbuildings. Engineering applies to properties having significant systems of irrigation, drainage, transportation, or water power, as well as significant structures such as dams, bridges, tunnels, mining shafts, and fencing.

3. Define Period of Significance

Period of significance is the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses, or when it attained important physical qualities or characteristics. Although it may be short, more often it extends many years, covering a series of events, continuum of activities, or evolution of physical characteristics. Properties may have more than one period of significance.

The period of significance begins with the date of the earliest land use or activity that has importance and is reflected by historic characteristics tangible today. The period closes with the date when the events, activities, and construction having historic importance ended. Properties that have evolved and achieved importance during separate periods, some spanning several hundred years, should be given several periods of significance. All landscape characteristics should be considered, since buildings and structures may date to one era, while roads, field patterns, and archeological sites may date to earlier ones.

Continuous land use, association, or function does not by itself justify continuing the period of significance. The length of time should be based on the years when the property historically made important contributions in the areas of significance. Fifty years ago may be used as the closing date for the period of significance if a more specific date cannot be identified.

AREAS OF SIGNIFICANCE FOR RURAL LANDSCAPES

The following areas of significance commonly apply to rural landscapes:

Agriculture, where the land has been used for cultivating crops, raising livestock, and other activities that have contributed to the growth, development, and economy of a community during particular periods of its history.

Architecture, where a collection of high-style or vernacular buildings and outbuildings are integrally related to large areas of landscape by historical association, function, design, spatial arrangement, or setting; and are indicative of the physical development, materials, or land uses of a State, region, or community, or the building practices or traditions of the people who occupied it.

Archeology, where patterns visible upon the land or evident in subsurface remains can provide important information about land use and occupation of prehistoric or historic peoples.

Community Planning and Development, where the spatial organization and character of the landscape are the result of either a consciously designed plan or vernacular patterns of land use or land division.

Conservation, where the landscape has been the subject of an important stage, event, or development in the conservation of natural or cultural resources.

Engineering, where the landscape and its uses reflect the practical application of scientific principles to serve human needs, such as reclamation, irrigation, and water power.

Exploration/Settlement, where the landscape continues to reflect the exploration, establishment, or early development of a community or region.

Industry, where the landscape has been shaped or manipulated to provide goods or services, through activities such as lumbering, mining, milling and quarrying, that have contributed to the development of a community or society in general.

Landscape Architecture, where the landscape contains sites—including gardens, farmyards, and parks—that have been based on established design principles or conscious designs, or are the work of a master, having importance within the context of landscape design.

Science, where the landscape has been the subject of research related to the advancement or understanding of agriculture, horticulture, silviculture, animal husbandry, or other scientific disciplines.

Assessing Historic Integrity

Historic integrity is the composite effect of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Decisions about historic integrity require professional judgements about whether a property today reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance. A property's periods of significance become the benchmark for measuring whether subsequent changes contribute to its historic evolution or alter its historic integrity.

Historic integrity requires that the various characteristics that shaped the land during the historic period be present today in much the same way they were historically. No landscape will appear exactly as it did fifty or one hundred years ago. Vegetation grows, land use practices change, and structures deteriorate. The general character and feeling of the historic period, however, must be retained for eligibility. Historical vistas that have remained open often provide a general vantage point for evaluating change. Historic and contemporary views may be compared through old photographs, diary entries, and letters.

Depending on significance, the presence of some characteristics is more critical to integrity than others. Vegetation and land uses are important to an area historically significant for grazing and cropping, while landforms and circulation networks may be essential to a mining community. The integrity of a significant collection of vernacular stone construction may rely heavily on the condition of boundary walls, farmhouses, barns, outbuildings, bridges, and community buildings. Boundary demarcations, early roadways, clusters, and small-scale elements may be necessary to depict the significant patterns of settlement and field arrangements in an ethnic community.

1. Apply Qualities of Integrity

Because of the overriding presence of land, natural features, and vegetation, the seven qualities of integrity called for in the National Register criteria are applied to rural landscapes in special ways.

The relationship of landscape characteristics and integrity is complex. Patterns of spatial organization, circulation networks, and clusters directly relate to design and strongly influence the cohesiveness of a landscape. Boundary demarcations, small-scale elements, vegetation, and the evidence of responses to the natural environment all add to location and setting as well as design. Continuing or compatible land uses and activities enhance integrity of feeling and association. Buildings and structures, vegetation, small-scale elements, and land uses all reflect materials, workmanship, and design. Archeological sites may strengthen integrity by providing physical evidence of activities no longer practiced.

Location is the place where the significant activities that shaped a property took place. Geographical factors, including proximity to natural resources, soil fertility, climate, and accessibility, frequently determined the location of rural settlements. In some places, these factors have continued to spur growth and development. In others, they have insulated communities from change, fostering the preservation of historic characteristics, practices, and traditions. A rural landscape whose characteristics retain their historic location has integrity of location.

Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Design results from conscious and unconscious decisions over time about where areas of land use, roadways, buildings and structures, and vegetation are located in relationship to natural features and to each other. Design also relates to the functional organization of vegetation, topography, and other characteristics, for example, upland pastures bounded by forested hillsides and windbreaks sheltering fields or orchards.

New vegetation or reforestation may affect the historic integrity of design. Changes in land use may not seriously alter integrity if historic boundary demarcations, circulation networks, and other components remain in place. Shifts in land use from wheatfield to pasture or the introduction of contour plowing may

not seriously affect the overall design, whereas the extensive irrigation and planting of fruit trees on land historically used for cattle grazing would.

Setting is the physical environment within and surrounding a property. Large-scale features, such as bodies of water, mountains, rock formations, and woodlands, have a very strong impact on the integrity of setting. Small-scale elements such as individual plants and trees, gateposts, fences, milestones, springs, ponds, and equipment also cumulatively contribute to historic setting.

Materials within a rural property include the construction materials of buildings, outbuildings, roadways, fences, and other structures. The presence of native minerals, stone, and even soil can add substantially to a rural area's sense of time and place. These may be present in natural deposits or built construction.

Vegetation, as material, presents a complex problem. Plants do not remain static but change over time and have a predictable lifespan. While hardwoods and evergreens thrive for decades, most crops are seasonal and demand rotation. Plants and trees are subject to blights and disease and may be damaged by weather and climatic changes. Furthermore, the relationships among plant species vary over time due to differing growth patterns and lifespans, animal grazing behavior, and changes in soil conditions. Soil exhaustion, erosion, improper crop rotation, availability of water, and pollution may affect soil productivity and alter the succession of vegetation.

Original plant materials may enhance integrity, but their loss does not necessarily destroy it. Vegetation similar to historic species in scale, type, and visual effect will generally convey integrity of setting. Original or in-kind plantings, however, may be necessary for the eligibility of a property significant for specific cultivars, such as a farm noted for experiments in the grafting of fruit trees.

Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes. It is seen in the ways buildings and fences are constructed, fields are plowed, and crops harvested. The workmanship evident in the carved gravestones of a rural cemetery endures for a long time. Although the workmanship in raising crops is seasonal, it does contribute to a property's historic integrity if it reflects traditional or historic practices.

Feeling, although intangible, is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials, and workmanship creates the sense of past time and place. Alterations dating from the historic period add to integrity of feeling while later ones do not.

Association is the direct link between a property and the important events or persons that shaped it. Integrity of association requires a property to reflect this relationship. Continued use and occupation help maintain a property's historic integrity if traditional practices are carried on. Revived historic practices, traditional ceremonies or festivals, use of traditional methods in new construction,

and continuing family ownership, although not historic, similarly reinforce a property's integrity by linking past and present. New technology, practices, and construction, however, often alter a property's ability to reflect historic associations.

2. Identify Changes and Threats to Integrity

Historic integrity is threatened by single major changes such as large scale farming practices that obliterate historic field patterns, flatten the contours of the land, and erase historic boundary markers, outbuildings, and fences. Integrity may also be lost due to the cumulative effect of relocated and lost historic buildings and structures, interruptions in the natural succession of vegetation, and the disappearance of small-scale features that defined historic land uses.

The following changes, when occurring after the periods of significance, may reduce the historic integrity of a rural landscape:

- abandonment and realignment of roadways and canals
- widening and resurfacing of historic roadways
- changes in land use and management that alter vegetation, change the size and shape of fields, erase boundary demarcations, and flatten the contours of land
- modern methods of mining that leave large open pits or massive tailings uncharacteristic of historically significant extraction methods
- introduction of nonhistoric land uses (quarries; tree farms; sanitary landfill; recreational areas; limited access highways and interchanges; power plants, wastewater treatment plants, and other public utilities; subdivision for residential, commercial, or industrial development)
- loss of vegetation related to significant land uses (blights, abandonment, new uses, reforestation, and introduction of new cultivars)
- deterioration, abandonment, and relocation of historic buildings and structures
- substantial alteration of buildings and structures (remodeling, siding, additions)
- replacement of structures such as dams, bridges, and barns
- construction of new buildings and structures
- disturbance of archeological sites (bulldozing, earth removal, highway construction, nonscientific excavation)
- loss of boundary demarcations and small-scale features (fences, walls, ponds, and paving stones)

3. Classify Contributing and Noncontributing Resources

Buildings, structures, objects, and sites are classified as contributing or noncontributing based on their historic integrity and association with a period and area of significance. Those not present during the historic period, not part of the property's documented significance, or no longer reflecting their historic character are noncontributing.

Criteria considerations may affect the classification of religious properties, moved structures, birthplaces and graves, cemeteries, reconstructions, commemorative properties, and properties less than fifty years of age. These may contribute as integral parts of districts, that is, resources that relate, by date and function, association, or character, to the historic significance of the overall property. Examples include: a church founded by an ethnic group that settled an area, a corncrib moved during the period of significance to serve a farm's ongoing evolution, a rural cemetery where generations of local families are buried, and a historic war memorial within a village green.

Reconstructed fields and orchards, as well as buildings and structures, may contribute if suitably located and accurately executed according to a restoration master plan.

Buildings and structures built or moved within the past fifty years generally do not contribute. They affect historic integrity by altering the historic relationships of buildings, structures, and land areas, and by disrupting historic patterns of land division and organization. Recent agricultural buildings--whether built by traditional methods or in modern forms and materials, such as Harvestor silos or corrugated metal hay barns--may be recognized as contributing when sufficient time has lapsed to consider them integral parts of the historic landscape.

4. Weigh Overall Integrity

The final decision about integrity is based on the condition of the overall property and its ability to convey significance. The strength of historic landscape characteristics and the nature, extent, and impact of changes since the periods of significance are important factors to consider.

Integrity depends to a substantial degree on the area's historic contexts. This information indicates the extent of integrity that can be expected for a particular type of historic property given the unique aspects, cultural and natural, of the area and the condition of comparable properties. The survival of significant characteristics, such as field patterns and boundary demarcations, that in other areas have been lost can make a rural property significant despite the deterioration of its buildings and loss of outbuildings.

Loss or relocation of a few features usually does not affect a rural property's overall historic integrity. But the repeated loss of buildings, structures, roadways, and small-scale elements, as well as gradual changes to boundaries and land uses, may cumulatively destroy integrity.

New construction and incompatible land uses covering extensive acreage such as residential subdivisions, modern mining or quarrying operations, refuse dumps and land fill, limited access highways and their interchanges cause the greatest damage. Not only do they introduce major visual intrusions and interrupt the continuity of the historic scene, but they reshape the land, disturb subsurface remains, and introduce ahistorical characteristics.

Large rural districts may be able to absorb new development and still maintain their overall historic integrity, provided large-scale intrusions are concentrated in a relatively few locations and cover a proportionately small percentage of the overall acreage. For example, the 15,000 acres of Oley Township Historic District, Pennsylvania, maintain a strong sense of the agricultural activities begun in the 18th and 19th centuries despite the presence of several sizeable modern quarries, a large housing subdivision, and contemporary houses along roadways. While the new development is noncontributing it occurs in isolated pockets and covers only ten percent of a historic district otherwise characterized by cultivated fields and scattered farmsteads.

Selecting Boundaries

Boundaries for rural historic landscapes must encompass the area having historic significance, rather than just scenic values, and contain contributing resources that express the characteristics of the historic landscape. For this reason, all of the acreage making up a rural site or district should be reviewed through either an onsite survey or aerial photography.

1. Define the historic property

The historic property is the unit of land actively managed, occupied, settled, or manipulated during the historic period for purposes related to significance.

In the development of historic contexts, the types of historic properties for an area were identified. This information helped determine the study area and focus research and survey activities on specific properties. As facts were associated with existing historic landscape characteristics, the existence of historic properties or portions of them were verified.

Historic properties may be evaluated at various geographical scales. A rural property, such as a farm, may have its own significance, but also be part of a significant collection of neighboring farms or an entire community with a village cluster, outlying farms, and interconnecting roads, that form larger historic districts. The initial step in selecting the boundaries of a rural historic landscape is to determine the extent to which properties at the smallest scale, such as a single farm, are intact and form larger properties that may be listed as large and cohesive historic districts.

If the study area was based on a historic property clearly defined by physical characteristics, historic ownership, or concentration of activity, National Register

boundaries may vary little from those of the area studied. In cases, however, where a large area was studied, such as a township or county, with the purpose of identifying eligible properties, a number of properties of varying scales and boundaries may be defined, for example, a large village district and several outlying farms and mill sites.

2. Decide what to include

National Register boundaries must encompass a concentration or continuity of historic landscape characteristics. Many properties will not retain their historic property lines or possess significant characteristics throughout. The next step in selecting boundaries is deciding what land within the historic property today has both historic significance and integrity.

Information from survey and research—including historic land uses, dates of buildings and other components, and changes since the period of significance—can indicate to what extent the historic property was actively used and today reflects that use. Consulting historic maps, land plats, aerial photographs, land grant records, property deeds, and oral history data can help determine the evolution of the historic property. The overlaying of transparent maps of the same scale to represent various stages of development, including the current condition, is useful for comparing changes over time and for arriving at boundaries. Geographic Information Systems (GIS) can also be used for this purpose.

Continuity is essential. Historic landscape characteristics should predominate and occur throughout. Peripheral areas having a concentration of nonhistoric features should be excluded, while the impact of centrally located ones on historic integrity should be considered. If, because of their density, distribution, and predominance, nonhistoric features seriously fragment the overall historic integrity of large-scale properties, smaller properties having integrity should be identified for listing. This applies, for example, to individual farmsteads in an agricultural community that is experiencing rapid and widespread suburbanization.

Buffer zones or acreage not related to historic use are excluded from National Register listings, but may be considered in planning and protection. These include natural features that fall within significant historic vistas but were not actively used, managed, or controlled by historic land use or ownership. Also excluded are nonhistoric areas of compatible or similar land use adjoining a historic area—for example, land recently cleared and placed into agricultural use.

Natural features may be included if they are centrally located within the landscape, such as a hill or stream, or if they were actively used for purposes related to historic significance, for example, forests historically used for woodlots, and wetlands used for foraging wild berries.

Peripheral land that provides historic setting, such as forested hillsides or rock escarpments, may be included only if the historic record indicates that the land was historically an integral part of the property being nominated. Such an integral

relationship can be established through common historic ownership, the role of the peripheral land in significant land uses or community development, or a passive function such as providing a barrier for defense or protection from wind and weather.

3. Select Appropriate Edges

Edges may be defined in several ways. Legal boundaries, based on historic ownership, land use, or incorporation, should be used where a historic property remains intact and is significant in its entirety. Natural features such as bodies of water, ridgelines, and sharp rises in elevation often form edges that have historically separated areas having different land uses. In areas undergoing widespread change, edges, based on current ownership, may be drawn to exclude new land uses or incompatible development. When none of the approaches listed in [Defining the Edges of a Rural Landscape](#) fit a situation, a certain degree of professional judgement will be needed to define an edge—for example, a line drawn between the end of a stone wall and a hedge row that, while somewhat arbitrary, can still be justified.

Edges should be appropriate to the location, historic significance, and integrity of the property. A natural stream and field demarcations may work well in the Piedmont region, while quarter sections of a USGS map are more logical in rural Minnesota where land was divided according to the national rectangular survey.

Several approaches may be combined. An agricultural district, for example, might be bounded by a natural river, the political boundaries of a national forest, the limits of a modern development, and, where intact, the legal boundaries of historic parcels. Whatever the approach, boundaries must be fixed in space and capable of accurate description by metes and bounds, legal descriptions, lines appearing on USGS topographical maps, or site plans drawn to scale.

DEFINING THE EDGES OF A RURAL LANDSCAPE

The following are commonly used to define the edges of rural historic landscapes:

Historic legal boundaries of a single property, a group of properties, or an entire political jurisdiction when the historic property possesses continuity of historic landscape characteristics throughout, even though the ownership or division of land may have changed.

Boundary demarcations that are relatively permanent, such as stone fences, irrigation or drainage ditches, and mature hedge rows, when such barriers are based on historic land use or ownership and encompass the concentration of related historic landscape characteristics.

Rights-of-way, such as roads, established paths, and highways, when they separate areas of land that are historically significant from those that are either unrelated, insignificant, or not historic.

Natural features, such as rivers, lakeshores, ridges, plateaus, and contour elevations when such features limited the historic development of the land and continue to contain historic landscape characteristics.

Changes in nature of development or spatial organization, such as the departure of a community having vast tracts of communally owned farmland from the typical Midwestern grid of 160-acre farms, when differences are related to significance.

Edges of new development, such as modern housing, limited access highways, or industrial parks.

Current legal boundaries, when they coincide with the area retaining historic landscape characteristics today. Acreage may be the same or smaller than that within the historic boundaries.

Lines drawn along or between fixed points, such as stone walls, shorelines, or the intersection of two roads, when they contain the area retaining historic landscape features.

Long-standing vegetation that is visible at all seasons, such as a row of hardwoods, when it marks the edge of the area containing historic landscape characteristics.

CONSIDERATIONS IN EVALUATING RURAL HISTORIC LANDSCAPES

This section provides additional guidance for evaluating certain types of properties that either meet the definition of a rural historic landscape or possess historic landscape characteristics.

Properties Having Significant Patterns of Folklife

Historically established patterns of folklife may be perpetuated by the people living in rural properties today. These include traditional customs, crafts, or land use practices that have historic origins and have been passed from one generation to another.

Tangible characteristics may reflect traditional materials, craftsmanship, or functions, such as a cider-press, a community hall, or communally-owned fields. When these date to the historic period, they may contribute to areas of significance such as ethnic heritage, art, architecture, community planning and development, or social history.

Seasonal, short-lived, or recent expressions of folklife are seen in haystacking, using traditional techniques for new construction, and observing traditional customs. While these do not date to the historic period, they do enhance integrity of setting, feeling, and association.

Traditional Cultural Properties

Native Americans and other cultural groups have commonly used natural features or sites for religious, ceremonial, or hunting and gathering activities. Although landscape characteristics may be useful for describing the natural setting of these places, an in-depth study of characteristics is not necessary where traditional uses have not altered the land. For further guidance in evaluating landscapes possessing traditional values, see [National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties](#).

Trails and Roads

Trails and roads require verification that the land nominated is the actual location of the trail. Eligibility requires integrity of setting and location. Boundaries commonly encompass the length and width of the byway and a margin of land, for example, 40 feet, on both sides. Boundaries may be widened to take in encampment sites, mountain passes, fords across streams, and sites marked by trail ruts, arroyos, and surface disturbances associated with historic activity. Boundaries may also include land that forms a historically important and intact setting, for example, the hillsides and rock formations rising from an important pass on a frontier trail. Where the continuity of a byway has been interrupted by nonhistoric development, segments retaining significance and integrity can be nominated together in a multiple property submission.

Battlefields and Encampments

Battlefields, encampments, and other areas where short-term historic events took place may possess important landscape characteristics. Although the significance of these properties does not directly relate to land use, their historic integrity depends upon landscape characteristics such as natural features, land uses, vegetation, and associated buildings and structures. Furthermore, their location may have been determined by natural features, proximity to railroads, land uses, circulation networks, and cultural traditions. When these properties have been preserved for many years, they may have additional significance for patterns of land use and division that have elsewhere disappeared.

Scenic and Recreational Parks

State, county, and national parks set aside for recreational and scenic purposes are designed landscapes to the extent that roads, trails, buildings, vegetation, and other features were developed according to a master plan. These landscapes, due to their location, extensive acreage, purpose, and management, also have the characteristics of a rural landscape. Park features, such as trails,

bridges, campgrounds, native flora, cabins, and scenic overlooks, can be meaningfully examined using the system of landscape classification. Circulation networks, response to natural environment, land uses and activities, vegetation related to land use, clusters, and small scale features are particularly useful in documenting these properties.

Mining Properties

Mining properties may include not only the most prominent mining structures, but also the communities shaped as a result of the mining activity and the surrounding land covered by related mining claims and containing historic shafts, tunnels, pits, and tailings. Landscape characteristics can be used to describe and evaluate these properties.

Modern methods of extraction may alter integrity. While the historic presence of tailings may be viewed as part of the historic setting, modern tailings and excavation, with or without recent structures, threaten historic integrity. Open pit mining in an area historically mined through tunnels and shafts destroys historic characteristics, altering an area's historic integrity. However, an open pit mine that has operated since the historic period retains its integrity, if recent extraction methods have been similar to those practiced historically and if the character of the pit is similar, although greater in size, to that of the historic period.

Lumbering Communities

Historic lumbering communities may contain scattered remains of logging activities and forests in varying stages of reforestation. Current tree cover often varies in species and age from historic vegetation. Abandoned areas frequently reflect the natural plant succession that follows cutting, making it impossible to define the visual quality of historic setting. For these reasons, significance depends on an understanding of changing patterns of vegetation and the presence of other characteristics, such as roadways, logging equipment and structures, workers' camps, and transportation facilities.

Appendix B
National Register of Historic Places Inventory – Nomination Form
from Historic District

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY – NOMINATION FORM**

(Type all entries – complete applicable sections)

STATE: California

COUNTY: Mendocino

FOR NPS USE ONLY

ENTRY NUMBER: _____ DATE: _____

1. NAME

COMMON: Mendocino and Headlands

AND/OR HISTORIC: Mendocino and Headlands

2. LOCATION

STREET AND NUMBER: District

CITY OR TOWN: Mendocino

STATE: California CODE: 95460 COUNTY: Mendocino CODE: 95460

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Yes: <input type="checkbox"/> Restricted
<input type="checkbox"/> Site <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Unrestricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both	<input type="checkbox"/> Preservation work In progress	<input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	<u>Town</u>	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Private Ownership

STREET AND NUMBER: _____

CITY OR TOWN: Mendocino STATE: California CODE: 95460

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Mendocino County Courthouse

STREET AND NUMBER: _____

CITY OR TOWN: Ukiah STATE: California CODE: _____

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Mendocino Headland and Big River Beach Feasibility Study

DATE OF SURVEY: March 2, 1970 ☐ Federal ☒ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS: Department of Parks and Recreation

STREET AND NUMBER: Resources Building - 1416 9th Street

CITY OR TOWN: Sacramento STATE: California CODE: 95814

SEE INSTRUCTIONS

STATE: California

COUNTY: Mendocino

FOR NPS USE ONLY

ENTRY NUMBER: _____ DATE: _____

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

With the exception of five or six buildings, the entire two blocks fronting the ocean provides a panorama of Victorian times. In recent years many of these structures have been repaired or restored, and most are occupied. Isolated historic structures in the town should be added to the preservation project. All structures are styled in wood and show evidence of their having been built by skilled craftsmen.

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input checked="" type="checkbox"/> Industry		
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Sculpture	
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Social/Humanitarian	
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	
<input type="checkbox"/> Communications	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Conservation			
STATEMENT OF SIGNIFICANCE			
<p>The historic values of the site are directly related to the beginning of the California Redwood Lumber industry. The site contains natural and scenic resource values representative of the rugged Mendocino Coast. The site has potential for affording recreation opportunities, and would help satisfy a growing recreation deficiency within the 2-4 hour travel time zone of the San Francisco and Sacramento Metropolitan Area.</p> <p>The community was the first of a number of towns that developed as a result of lumber operations along the California coastline. It was started in 1851. Some buildings which remain date back to 1852-55; with majority covering a period 1860-1900.</p> <p>Today the town remains much as it was in earlier times. It has retained the rare individuality of architecture and environment which makes one's visit a satisfying experience.</p> <p>Among the outstanding architectural values which remain are the Presbyterian Church - 1867-68 (photo attached), the Public Hall - 1866, the McCallen House - 1885, and the Joss House, and "Hotel Row" - a number of buildings fronting Main Street - most of which date back in time to the 1870-80's.</p>			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Rensch's Historic spots in California

Feasibility Report, Department of Parks and Recreation, 1969.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds 39° 18' 43"	Degrees Minutes Seconds 123° 48' 45"		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	39° 18' 43"	123° 47' 38"				
SE	39° 18' 04"	123° 47' 38"				
SW	39° 18' 04"	123° 48' 45"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 130 +-

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:		Allen W. Welts	
ORGANIZATION	DATE		
Department of Parks and Recreation	5/6/70		
STREET AND NUMBER:			
1416 9th Street - P.O. Box 2390			
CITY OR TOWN:	STATE	CODE	
Sacramento	California	95811	

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

~~RUSSIAN~~ CULT



Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE California	
COUNTY Mendocino	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Mendocino and Headlands			
AND/OR HISTORIC: Mendocino and Headlands			
2. LOCATION			
STREET AND NUMBER: District			
CITY OR TOWN: Mendocino City			
STATE: California	CODE 95460	COUNTY: Mendocino	CODE 95460
3. MAP REFERENCE			
SOURCE: U.S.G.S. 7.5 minute series			
SCALE: 1:24000			
DATE: 1960			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE California	
COUNTY Mendocino	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Mendocino and Headlands			
AND/OR HISTORIC: Mendocino and Headlands			
2. LOCATION			
STREET AND NUMBER: District			
CITY OR TOWN: Mendocino			
STATE: California	CODE 95460	COUNTY: Mendocino	CODE 95460
3. PHOTO REFERENCE			
PHOTO CREDIT: Willis B. Foote			
DATE OF PHOTO: 1969			
NEGATIVE FILED AT: 785 Buckland Avenue, San Carlos, California			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Main Street Looking West. Church facade facing South.			

Appendix C

Beyond Bricks and Mortar: Evaluating and Documenting Historic Landscapes for Listing in the National Register of Historic Places

Linda Flint McClelland, National Register of Historic Places

A designed historic landscape is defined as a landscape that has significance as a work of art; was consciously designed and laid out by a master gardener, landscape architect, architect or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has historical association with a significant person trend, event, etc. in landscape gardening or landscape architecture; a significant relationship to the theory or practice of landscape architecture.

Guidelines to Evaluate and Nominate Designed Historic Landscapes (formerly National Register Bulletin 18), 1987

A rural historic landscape is defined as a geographical area that historically been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

Guidelines for Evaluating and Documenting Rural Historic Landscapes (formerly National Register Bulletin 30), 1989

The National Register of Historic Places began developing guidelines for evaluating and documenting historic landscapes in the 1980s. Although many significant landscapes were already listed in the National Register, the documentation of significant landscape values was often weak or lacking in both National Register and National Historic Landmark nominations. In general, the relationship between significant trends in America's landscape history and the character of historic properties, many of which had been recognized for their association with important local or national leaders or for their architectural design, was poorly understood. The bulletins on designed and rural historic landscapes endeavored to define historic landscapes as historic properties possessing distinctive characteristics, such as spatial organization and vegetation, and to establish the concept that designed landscapes might reflect significant trends in landscape architecture and landscape gardening and that rural, or vernacular landscapes generally, could reflect significant patterns of settlement and land use.

The National Register bulletins set forth the idea that simple landscapes--being the location of significant events or activity--were historic sites, and more complex ones--possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects--were historic districts. The guidelines for designed landscapes applied to public parks and parkways, arboreta, college campuses, institutional grounds, suburban neighborhoods, public commons and squares, cemeteries, commemorative monuments, golf courses, parkways, and exhibition or fair grounds. The guidelines for rural landscapes applied primarily to areas of agricultural land use--farms, plantations, and ranches, but could also be applied mining districts, logging camps, natural parks and forests, historic trails, battlefields and encampments, ethnic communities, historic trails, traditional cultural properties, and collections of vernacular architecture. National Register evaluation was based on established historic contexts and a set of eleven landscape characteristics. Four of the characteristics--land uses and activities, patterns of spatial organization, response to nature, and cultural traditions--reflected processes and conditions that shaped the land or characterized it thematically; these could easily be related to broad historical contexts under which the landscape's importance and integrity at the local, State, or national level might be determined. The remaining characteristics--circulation networks, boundary

demarcations, vegetation related to land use, buildings and structures, clusters, archeological sites, and small scale elements--related to the components that comprised a landscape and could be evaluated as contributing or noncontributing features.

A host of more recent bulletins since 1990 recognizes that the evaluation of certain types of historic landscape require special considerations and that most landscapes, in fact, most National Register properties, reflect to some extent landscape values, and exist on a continuum somewhere between the consciously designed landscape and the landscape shaped by land use. Currently bulletins are available on specialized properties including cemeteries, battlefields, mining districts, traditional cultural properties, historic archeological sites and districts, and suburban landscapes.

Historic properties listed in the National Register of Historic Places must possess historic significance and historic integrity. Historic significance in American history, architecture, archeology, engineering, or culture can be achieved in several ways. These correspond to the four National Register criteria: association with events and activities (Criterion A); association with important persons (Criterion B); distinctive physical characteristics of design, construction, or form (Criterion C); and potential to yield important information (Criterion D). The National Register criteria are applied through a knowledge of historic contexts, which, organized by theme, time, and place, link a historic property with broad trends in the history or prehistory of a community, a State, or the Nation. Through a knowledge of context a historic property can be seen as a product of its time and as an illustration of aspects of history that may be unique, representative, or pivotal. The National Register Criteria set forth special conditions, called Criteria Considerations, for listing certain types of properties, including those that have been moved, are less than fifty years of age, and are primarily commemorative in their purpose.

Historic integrity is the authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. It is measured through seven qualities--location, design, setting, materials, workmanship, feeling and association--which may be present in both the overall landscape and in its component parts. Landscape assessment requires that we look beyond the "bricks and mortar" of historic structures to consider evaluation in landscape terms, that is, to examine the ways the seven qualities are present in circulation networks, vegetation related to land use, the overall spatial organization or division of the landscape, or the presence of natural features.

Change is inherent in the ongoing evolution of cultural landscapes. The evaluation of these places raises questions that challenge our traditional approaches to evaluation. Several geographers and landscape writers have called the American landscape a palimpsest--a parchment, or manuscript written upon two or three times--the earlier writing having been wholly or partially erased to make way for the next layer of change. Others have described the cultural landscape as a tapestry where a rich fabric has been woven over time through conscious design or adaptations for land use. These analogies point out the complexity of cultural landscapes and the need to view cultural landscapes holistically. It is only through a multi-disciplinary effort--involving archeologists, historians, horticulturalists, and landscape architects and using interdisciplinary tools and methods--that we can understand the evolution and appreciate the full significance of a historic landscape.

National Register Evaluation Process

The National Register evaluation process requires that the significance and integrity of historic property be considered in relationship to historic context (theme, place, and time) that considers

historic trends and events in broad patterns of American history, architecture, archeology, engineering in culture. Several sequential steps make up the evaluation process:

Define significance

1. Establish historic context at the local, State, or national level
2. Apply National Register criteria (A,B,C, & D) and Criteria Considerations (A to G)
3. Select area(s) of significance
4. Define period of significance

Assess integrity

1. Identify changes to overall landscape since period of significance
2. Assess integrity present in landscape components (location, design, setting, workmanship, materials, feeling and association)
3. Classify contributing and non-contributing resources
4. Weigh overall sense of past time and place

Select definable boundaries

1. Define the extent of the historic property
2. Select historically appropriate edges

Landscape characteristics form a flexible framework for evaluating landscapes of any type. Landscape characteristics help us to define the significant qualities that give a property its importance under any of the National Register criteria. For example, cultural traditions may relate to design principles as well as traditional methods of farming; circulation networks may be major elements of design in a public park or they may function as the backbone of an agricultural community. While criteria considerations apply to cemeteries and commemorative monuments, they generally meet the special requirements when they have significance under criterion C as works of art or for their illustration of important principles of design or trends in America's landscape history. Criterion Consideration G, requiring that properties less-than-fifty years of age possess exceptional significance, is a useful guide to defining period of historic importance, assessing integrity, and determining whether or not landscape components contribute to the property's historic significance. The definition of a landscape's period of significance, significant dates, and areas of significance are important steps in the evaluation process. A measure of integrity under Criteria A, B, and C is that the property resemble its historic appearance and retain physical materials, design, features, and aspects of construction dating from the period of significance. Integrity under Criterion D is dependent on the ability of data known to be present to provide answers to well-formulated research questions.

All National Register properties must have clearly defined boundaries that are justified on the basis of historic significance and integrity. Boundaries for landscapes are typically based on the extent of land that was subject to design or land use during the period of historic significance provided it retains historic integrity. Legally recorded boundaries, historic plats, master plans, and period plans are useful in establishing a property's historic boundaries. Boundaries of historic landscapes typically include areas of active use, such as pastures, fields, orchards, roads, farmyard, and village centers; they may also extend to passively used areas, such as waterways, swamps or woodlands, that were historically used for woodlots, erosion control, foraging, hunting, or fishing. In areas where the historic acreage is no longer intact, boundaries are

typically drawn along the "edges of change" and exclude those portions of the historic boundaries that no longer retain historic integrity. Eligibility under Criterion D, based on the potential of surviving landscape characteristics to yield important data about landscape history, should be considered where extensive acreage that was once cultivated or grazed has regenerated to forests.

Questions are frequently raised about including significant views or viewsheds within the National Register boundaries. While views and vistas are often important aspects of a landscape's character, the National Register recognizes that drawing boundaries to encompass distant views, such as the scene from a mountain pass along an historic migration trail, is generally impractical and impossible. Significant viewpoints, however, should be identified as landscape features and located within the National Register boundaries; both the viewpoint and the view should be described and documented as to significance and integrity.

National Register Documentation

The challenge of documenting a historic landscape for National Register listing is to translate the sense of past time and place that defines the historic landscape into a written and graphic record of the property's significance and condition at the time of listing. Such a record explains the reasons why the property meets the National Register criteria, describes the physical evolution of the property, documents the condition and integrity of property, identifies significant features of the property, and sets the boundaries for the historic property. This information not only justifies the listing, but it also provides a guide for planning by pointing out pertinent historical facts that should be considered in decisions about preservation treatment, maintenance and management, and interpretation. Once significance and integrity are established in a National Register nomination, more detailed analysis of preservation issues and recommendations for treatment or management can be the subject of a cultural landscape report.

Instructions for preparing nominations can be found in How to Complete the National Register Registration Form (formerly National Register 16A) as well as the bulletins for designed landscapes and rural historic landscapes. Sources especially valuable for documenting historic landscapes include period plans and maps, historic photographs, legal records, historical accounts and records, master plans, and aerial photographs. To complete Section 7, Description, of the National Register Registration Form: organize information about landscape characteristics; trace the physical evolution of the landscape through time; and demonstrate historic integrity of 1) overall landscape and 2) component features. To complete Section 8, the Statement of Significance: establish the context(s) for ascribing significance to landscape (eg. landscape architecture, agriculture, community planning and development, ethnic heritage); discuss the history of the landscape; and justify criteria, areas of significance, and period of significance. Graphic materials, such as period plans, maps, and aerial views, may be included to help trace the evolution of the landscape and document its historic significance.

Vita

The author grew up in Whittier, California, and currently lives in Leucadia, California, with his wife Sherry. He attended the University of Southern California and was awarded dual Bachelor Degrees in Public Administration and Urban and Regional Planning. Currently a similar degree is being offered in the combined School of Planning, Policy and Development. He intends on attaining his license in Landscape Architecture in the States of California and Louisiana while continuing a personal interest in the historic preservation of landscape and heritage areas. He maintains an avid interest in surfing and coastal activities.