

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100002995

Date Listed: 10/5/2018

Property Name: Ramona Main Street Colonnade

County: San Diego

State: CA

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



Signature of the Keeper

10/5/2018

Date of Action

=====

Amended Items in Nomination:

Historic/Current Function:

The Historic and Current Functions are revised to add: *Landscape-Natural Feature; Landscape-Street Furniture, and Transportation-Road related.* [The Colonnade is not simply a collection of trees, but is also a component of a significant transportation corridor, similar to a designed parkway or boulevard.]

Significance:

Note on page 8.13. The second paragraph statement regarding previous designations should read: *Two eucalyptus tree roadside and windbreak plantings have been listed in or determined eligible for listing in the National Register of Historic Places...* [The Etiwanda Windbreaks were not listed.]

Verbal Boundary Description and Justification

The narrative should clearly acknowledge that the boundary of this site fully encompasses the entire Main Street right-of way, including the three-lane (two directional lanes plus turn lane) asphalt roadway and the eight-foot planting beds to either side. While the 300 trees represent the most significant character-defining feature of the site, they do not exist in a vacuum and are components of a larger designed transportation landscape. The roadway itself may not contain any important specific features or characteristics, but its general linear layout and dimensions are elements of the overall historic design. The Colonnade was developed as a fully formed designed landscape and served as an important transportation amenity welcoming driving visitors into the city core and providing a lasting visual image for the community.

The CALIFORNIA SHPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Ramona Main Street Colonnade

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing N/A)

2. Location

Street & number: State Route 67/78 - Main Street

City or town: Ramona State: CA County: San Diego

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria:

x A ___ B ___ C ___ D

	State Historic Preservation Officer <u>16 August 2018</u>
Signature of certifying official/Title:	Date
<u>California Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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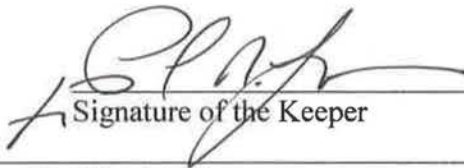
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

10/5/2018
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public - Local
- Public - State
- Public - Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
_____	_____	buildings
<u>1</u>	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

LANDSCAPE/Tree Colonnade

Current Functions

(Enter categories from instructions.)

LANDSCAPE/Tree Colonnade

7. Description

Architectural Classification

(Enter categories from instructions.)

No Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: N/A

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Ramona Main Street Colonnade along Main Street in Ramona California, consists of a 1.8-mile corridor of over 300 eucalyptus trees, originally established in 1909 and continuing to be maintained and replanted to the present day, by the community of Ramona. Two hundred twenty-six existing trees, reaching up to 70 feet in height, were planted between 1909 and 1931. At least eighty eucalyptus trees have been planted in the intervening years by the Ramona community...many since 2002 by the Ramona Tree Trust (see www.RamonaTreeTrust.org). The Colonnade retains integrity, in its regularity and density of trees, to continue to represent the agricultural history of Ramona. The adjacent agriculturally-focused commercial enterprises and vacant properties continue to provide the Colonnade with historic context.

Narrative Description

The Ramona Historic Colonnade occupies an approximately 1.8-mile extent of Main Street, between Wynola Street on the west and 9th Street on the east. The historic trees are generally greater than 70 feet in height and regularly spaced, forming the appearance of a Colonnade lining Main Street at its entry into the community of Ramona. Over 300 trees of the Colonnade line both sides of Main Street, consisting of 226 historic eucalyptus trees (planted between 1909 and 1931), interspersed with at least 80 smaller trees (planted over the past century by the Ramona community and since 2002 by the Ramona Tree Trust). The historic trees are primarily Red Gums (*Eucalyptus camaldulensis*) and the younger trees are other Eucalyptus species of similar appearance, including many Sugar Gums (*Eucalyptus cladocalyx*) that have been planted in more recent years due to their resistance against borer infestations. The historic trees are located within the California Department of Transportation (Caltrans) right-of-way where they were originally planted by the citizens of Ramona during several episodes in 1909, 1910, 1915, 1920, 1931, and the 1980s and 2000s.

Despite grandiose newspaper reports of the thousands of eucalyptus trees planted in the early twentieth century, the 1928 aerial photographs (see Continuation Sheets, Additional Documentation, page 3) confirm that the major corridor of trees extended historically from Wynola Street to 9th Street and consisted of approximately 626 trees. Although a number of trees have been lost to drought, disease, and development, the community has continued to ensure that replacements are replanted, both by developing property owners and by the Ramona Tree Trust. The result is that, in 2014, the Colonnade is comprised of a total of over 300 eucalyptus trees, roughly half of the original 626, and coincides with the extent from Wynola Street to 9th Street shown in the historic (1928, 1949, 1953, 1960/2) aerial photographs. (This description data is based on a detailed field update and intensive inspection of historic aerial photographic data,

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completed by Ramona Tree Trust volunteer Carolyn Dorroh in February 2009. The maps updated with February 2009 field data are included as Continuation Sheets, Additional Documentation, pages 4-11.)

As was the situation for most of the Colonnade's history, the adjacent lands on the northwest and southeast sides of Main Street remain a mixture of rural land and commercial properties.

Agricultural enterprises such as feed and hardware stores, equipment rental yards, vehicle repair shops, used vehicle lots, a butcher shop, and a nursery serve Ramona's agricultural needs. These are interspersed with vacant lots, convenience stores, and small sole proprietorships.

Because of the Colonnade preservation and continued rural focus of the community of Ramona, The Ramona Main Street Colonnade retains its historical integrity to still convey the sense of pride and welcome to the community of Ramona.

Integrity of Location: While the historical records suggest the grandiose plans of the Ramona community to plant 50,000 trees along a 6-mile stretch of the highway, review of the historical maps and aerial photographs indicate that, nearly from the time of its planting, the Colonnade existed as an entity along Main Street from approximately Wynola Street to 9th Street. The Caltrans Tree Inventory and the field review conducted for this nomination illustrates that 226 eucalyptus trees of greater than two-foot diameter still comprise the Colonnade between Wynola Street and 9th Street. The Colonnade, as it currently exists from Wynola Street to 9th Street, thus retains integrity of location.

Integrity of Design: The Caltrans tree inventory and the field review conducted for this nomination identify 226 trees greater than two feet diameter that are clearly members of the original planting. Originally planted at regular intervals with the intention of shading Main Street into and through Ramona, the current spacing, height, and numbers of trees that comprise the Colonnade demonstrate that the Colonnade retains integrity of its original design.

Integrity of Setting: Originally conceived to beautify and shade the entrance and center of Ramona, the Colonnade lined Main Street as it traveled through the western agricultural lands and into the eastern commercial town center. Today, the western portion of the Colonnade, from Wynola Street to Letton Street, travels through lands that, while not agricultural, still reflect an open rural setting (see Continuation Sheet, Additional Documentation, Page 15, Photographs 10-11). The Colonnade-lined Main Street then travels into the commercial area of Ramona. Thus, the Colonnade still retains the original rural agricultural as well as small-town commercial setting.

Integrity of Materials: The Colonnade is currently made up of 226 eucalyptus trees that are the original trees planted 100 years ago. Interspersed with the original trees, and in keeping with the method of original planting that spanned several decades, are newer eucalyptus trees of a similarly-appearing species that were selected for their resistance to the Lerp Psyllid infestation and similarity in appearance to the original Colonnade trees. Thus, the Colonnade between Wynola Street and 9th Street retains integrity of materials.

Integrity of Workmanship: The Colonnade retains the spacing and orientation to provide shade and a welcoming feeling that was the intention of the original planters. Its reflection of the care taken with the planting and maintenance is substantiated by the existence of a good portion of the Colonnade trees after 100 years. Maintenance and restoration of the Colonnade is being

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undertaken by a local charity, the Ramona Tree Trust, which has planted 80 trees along Main Street between 2002 and 2014 under the auspices of and supervised by Caltrans. The Trust intends to plant 100 trees in the Colonnade and is currently planning another phased planting of trees.

Integrity of Feeling: The height and linear alignment of the trees along Main Street lend an imposing ambiance to the entry into the town of Ramona. It is this feeling that is most often referred to by the citizens when speaking or writing about the importance of the Colonnade to the community and its character. Described as “Ramona’s western approach,” “living memorials to our pioneers,” “living history of Ramona,” and “our signature eucalyptus trees,” the Colonnade is repeatedly included in the town’s promotional and historical literature as an emblem of Ramona. The Colonnade has been the focus of the volunteer Ramona Tree Trust both in planting and caring for new trees in the Colonnade as well as efforts to preserve this living legacy bequeathed to the community by Ramona’s pioneers. This community-based activity is further evidence of vital and ongoing community interest and support of the Main Street heritage trees 100 years after they were planted in the historic Colonnade. The Colonnade remains as the signature marker of the town of Ramona and central to its collective heart. The passion of the Ramona community for the Colonnade demonstrates that the Colonnade retains a significant sense of feeling for the community.

Integrity of Association: Although the number of trees in the Colonnade has been reduced through the later decades of the twentieth century, the Colonnade still retains sufficient numbers and density to convey its association with Ramona’s agricultural history and the community’s pride in their town. The Colonnade is unique in the San Diego backcountry region and is remembered by travelers as the gateway to the agricultural backcountry. The Colonnade continues to convey a sense of welcome to Ramona and provide a sense of community pride.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

1909-1970

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

Ramona's Main Street Eucalyptus Colonnade (see Maps 1 and 2 for location) is eligible at the local level of significance for listing in the National Register of Historic Places under Criterion A. in the area of Community Planning and Development. The period of significance is 1909-1970, the period from the colonnade's first planting until a 1970 campaign by students to save the trees from encroaching development.. Because the resource is older than 50 years and the period of significance overlaps the 50-year threshold by only a few years, the property does not need to satisfy the requirements of Criteria Consideration G.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Statement of Significance: Criterion A, Urban Planning and Development

For over 100 years, the Eucalyptus Tree Colonnade has characterized the Main Street of Ramona as well as welcomed travelers into San Diego’s rural agricultural backcountry. Originally planted by the town’s boosters in 1909 and enhanced over the decades of the 20th and 21st centuries, the Colonnade is a physical symbol of the townspeople’s pride in their agricultural community. The Colonnade is integral to the historic town landscape, tying together the surrounding agricultural lands with such historic Main Street structures as the Town Hall, the Verlaque House, and multiple blocks of “false front” commercial buildings. Today as well, the Colonnade is a vital link to Ramona’s agricultural history and is a well-known visual feature to urban travelers, often characterized as the gateway to the backcountry. As such, it has made and continues to make a significant contribution to local history and cultural heritage and is eligible under Criterion A.

The community of Ramona cooperated to plant the first Colonnade trees in 1909 with additional plantings documented in subsequent decades of the early 20th century. The 1970 campaign by high school students and vocal support of Ramona pioneer family members were successful in including preservation of the trees in State Route 67/Main Street improvement planning. Despite continued development threats to the Colonnade, continued preservation efforts have prevailed and the Colonnade retains the character that defines its significance under Criterion A.

Historic Context

Agricultural Community History: San Diego Region and Ramona

Although in the twenty-first century, urbanization has expanded throughout San Diego County, rural agricultural (both ranching and farming) has defined the character of the backcountry for 250 years. Agriculture began almost as soon as the Spanish colonists arrived in San Diego Bay in 1769. Settlement during the Spanish period focused on the Presidio defensive post at the opening of the San Diego River into San Diego Bay and on the Mission San Diego de Alcala several miles inland on the north terrace of the San Diego River valley. The mission rapidly incorporated huge tracts of surrounding valleys and mesas into cattle and horse pasturage. The inland valleys became a part of this pasturage and were the richest grazing lands of the mission. The mission’s influence was only limited in the southern San Diego County back country; however, successful ranches and *assistencias* were established in the mountains at Pala, El Valle de San Jose (Warner’s Ranch), and Santa Ysabel. Development of the Santa Ysabel Mission in 1818 established communication and a traveled route from San Diego to the mountains, through

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the Santa Maria (Ramona) Valley. This traveled route to the backcountry was the origin of today's State Route 67 and Ramona's Main Street.

After the Mexican revolution and subsequent secularization of the mission, Jose Joaquin Ortega and son-in-law, English Captain Edward Stokes were granted, in 1843, the Rancho Santa Maria o Valle de Pamo—17,708 acres including today's community of Ramona. During this time, the road through Ramona valley was a part of the established travel corridor to San Diego, with routes departing from the valley to the northwest through San Pasqual or to the southwest through today's Lakeside. To the east the route traveled to Warner Ranch, Julian, over the mountains to the Colorado Desert, and eventually to the Colorado River, Yuma Arizona, and Sonora, Mexico. Stokes' home was along this route at the east end of the valley. In 1848, Captain Gillespie and his volunteers camped at the Stokes Rancho home before joining the ill-fated Kearney expedition in the Battle of San Pasqual (Pourade 1963). Shortly thereafter, in the 1850s, the route was the last leg of the San Antonio-San Diego Overland Mail Route, the first Continental Mail Route that arrived in San Diego to great celebration in 1857, as well as the Butterfield Stage route.

The valley continued as Ortega's and Stokes' grazing land after the American takeover of California in 1848. In 1872, and after receiving American patent to the land, Captain Stokes' son, Adolfo, sold all but 1000 acres to Juan B. Arrambide. In partnership with Arrambide, French immigrant Bernardo Etcheverry developed the valley in fruit orchards, grain fields, and grazing lands (LeMenager 1989). By the late 1870s, Etcheverry had 12,000 head of sheep grazing in the valley. However, the steady flow of Yankee settlers into California began to reach the Santa Maria Valley by the 1880s.

During the late 1880s, San Diego and all of southern California experienced an economic boom unparalleled in the history of the region up to that time. Land speculation provided the real stimulus to the economic boom. Land speculation fever seized San Diego in the spring of 1887. Speculators formed land companies and subdivided town sites throughout the county, including Escondido, Ocean Beach, El Cajon, Lakeside, and Ramona (Pourade 1964:167-191). In the 1880s, Milton Santee, an engineer and land speculator, was part of an investment group that bought 6000 acres of the Santa Maria rancho, subdividing it into smaller tracts for ranches and farms (Pourade 1964). Main Street was established as the focus of Santee's Subdivision Map 644 in 1890 (San Diego County Recorder's Records 1890).

The real estate boom also stimulated a dramatic demand for county agricultural lands as farmers moved into the county's coastal and foothill valleys that constituted the choice agricultural

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regions of the growing city's vast hinterland (Van Wormer 1986a). Southern California's weather had manifested an abnormally wet cycle during the late 1870s through the 1880s, fostering the belief that most crops could be successfully grown without irrigation. It was stated that with repeated plowing following the rains to work moisture into the soil combined with thorough cultivation to keep fields free of weeds, dry farming could be depended upon. This promotion led to the rapid occupation of San Diego County's backcountry foothills during the 1880s. The number of San Diego County farms increased from 696 in 1880 to 2,474 by 1890 (United States Census 1883:34-35; 1890:124-125). Most settlers took up unoccupied government land through homesteads, timber claims, or purchase (Van Wormer 1986a; 1986b). This backcountry boom brought increased settlement of the Ramona area by pioneer farmers.

Agriculture, either crop cultivation or livestock raising, continued to be the primary land use in the Santa Maria Valley throughout the remainder of the nineteenth century and in to the early twentieth century. By the turn of the century, a network of dirt roads defined the community of Ramona—a checkerboard in the outlying areas reflecting the subdivision into farm plots. Ramona had developed into a farming community of individuals tied together through geographical boundaries, a common schoolhouse, and a church. The community's pride centered on Main Street where important commercial businesses, such as the Verlaque General Store, the famed Kenilworth Inn, and the Town Hall built by Augustus Barnett, were soon established (LeMenager 1989:88-97).

Eucalyptus Tree History: Southern California and Ramona

By the first decade of the twentieth century, the rural agricultural landscape of the Ramona Valley began to be characterized by windrows and groves of eucalyptus trees. Easily grown, eucalyptus were planted in Ramona to provide windbreaks and shade, to indicate property boundaries, to augment fence lines, to validate land claims on public lands, and to serve as renewable sources of wood for firewood and miscellaneous other uses.

Eucalyptus trees were introduced into California from Australia in the mid-1800s. Various reasons are suggested for their desirability at that time including the ease of shipping the seeds and the need for quick-growing sources of wood for fire, construction, and landscaping. Varieties of the Eucalyptus tree were initially introduced and sold in San Francisco and East Bay nurseries as garden ornamentals. Early San Francisco propagators of the eucalyptus included W.C. Walker, owner of the Golden Gate Nursery in San Francisco, and Dr. H.H. Behr, a botanist who imported and cultivated eucalyptus in the 1850s (Santos 1997a:8).

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As the nineteenth century progressed, both Federal and State government programs encouraged tree protection and planting throughout California. State laws in 1862 and 1868 disallowed cutting of trees and encouraged tree planting along California roads. Many eucalyptus tree groves were planted as timber claims, encouraged by the 1873 Federal law that gave 160 acres to individuals who planted 40 acres in trees and maintained them for eight years (Santos 1997a). Soon, Eucalyptus plantings began to appear near homes, along country roads and next to barns throughout northern California, where they provided shade and landscape decoration. As an easily-replenished resource due to its rapid growth and large size, the Eucalyptus, by the 1860s, was quickly perceived as an answer to the increasing demand for both fuel and timber by California's quickly expanding population (Barratt 2007).

The eucalyptus arrived in southern California by the 1870s. Albert Workman planted eucalyptus from seed obtained from his native Australia, on his Canoga Park ranch in the early 1870s. Ellwood Cooper and J. L. Barker of Santa Barbara County planted 100 acres with 150,000 blue and red gum eucalyptus in 1872. Widney and Nadeau groves were planted near Los Angeles in 1874 and 1875 (Santos 1997a:10). Ellwood Cooper, in a lecture at Santa Barbara College, promoted the planting of tree belts to beneficially affect climate and beautify landscapes. His argument for the widespread planting of the quick-growing and easily propagated eucalyptus tree was instrumental in the widespread planting of the trees in southern California in the late nineteenth century (Santos 1997a:11).

As the promotion of railroad access to the West Coast grew during the 1870s and 80s, The Central Pacific became actively interested in planting eucalyptus for railroad construction. In the 1870s, the railroad reportedly planted a million trees in the San Joaquin Valley (Santos 1997b:12). Between 1877 and 1885, the Southern Pacific Railroad planted 44,000 eucalyptus trees to be used as telegraph poles and rail ties. Between 1906 and 1910, 8800 acres of Rancho Santa Fe had been planted in three million eucalyptus trees. It is reported that the railroad mania stimulated similar plantings of trees in other parts of the County (*San Diego Union*, 12/6/1959, quoted in Stanford 1970:6).

In the first decade of the twentieth century, a flurry of promotional publications created a boom of eucalyptus planting, primarily with the hopes of reaping profits from the sale of the wood for construction. From Fall 1909 to Spring 1910, 23,000 acres in California were planted in eucalyptus, mostly red and blue gums (Santos 1997a:17). From the 1880s through the twentieth century, the Federal Government, California Forestry Bureau, the University of California Berkeley College of Agriculture, and many local municipalities, promoted the eucalyptus for

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shade, to beautify parks and streets, to enhance ranch and residential landscapes (Santos 1997a:12). By the twentieth century, eucalyptus trees were common on the California landscape, used for fuel, windbreaks, medicines, shade, and beautification (Santos 1997a:13).

Unfortunately, as the railroads had discovered in the late nineteenth century and the construction industry discovered in the early twentieth, the eucalyptus wood could not be properly seasoned to create a reliable construction wood. Eucalyptus wood warped, cracked, twisted and became too tough once cured. The boom fizzled and throughout the remainder of the twentieth century, eucalyptus would be used mostly for fuel, windbreaks, and in a few medicines (Santos 1997a:17).

From the late nineteenth century through the early twentieth century, many communities beautified and shaded their roads and highways by planting eucalyptus trees. These efforts were encouraged by State legislation, the first in 1913 and later in 1931, encouraging tree-planting efforts. Examples of state highways planted in eucalyptus during this era include Route 160 near Rio Vista, Route 91 from Fresno to Bakersfield, Highway 99 from Marysville to Modesto, and Highway 17 in the Bay area (Santos 1997a: 23). *Sunset Magazine* identified three sections of Highways 101 and 99 where eucalyptus trees lined a day's drive of roadway (Farmer 2007:21). Two eucalyptus tree roadside and windbreak plantings have been listed on the National Register of Historic Places (Boronda Road in Carmel and the Etiwanda Windbreaks of San Bernardino). As Jared Farmer, Mellon Postdoctoral Fellow with the Huntington-USC Institute on California and the West, observed in a published excerpt from his forthcoming book, "Throughout the state, the stands of gums that lined the entrances to towns became landmarks of home (Farmer 2007: 21).

Because the tree is non-native and because it often stands in the way of development, there have been many removed in the late twentieth century. Faced with planned removals of eucalyptus trees from public lands, developing properties, and public streets, local communities have demonstrated the community importance of these historical trees. In many cases, community efforts have resulted in the preservation of the trees (Santos 1997c:6-7, Farmer 2007:21-22).

Many of the eucalyptus windrows, groves, and roadside tree rows in Ramona were planted during the late-nineteenth/early-twentieth century era. It is said that that the large Munger grove at the intersection of Warnock and San Vicente Roads was planted in anticipation of the construction of the railroad from Foster's station to Ramona (Kunkel n.d.). Eucalyptus timber claims were a common landscape feature of agricultural homesteads in Ramona. Eucalyptus groves were particularly useful in Ramona as windbreaks and many eucalyptus fence line

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windrows divide hay fields in areas such as along Trayner Road northeast of Mount Woodson and in the Ramona Valley proper (1928 aerial photographs). Because of their quick stump growth after cutting, a eucalyptus grove, such as that at Barnett Ranch, was a handy source of firewood (Philip Parker 1998). However, the eucalyptus trees that line Main Street from the western end of the valley through the eastern end of town were unique in that they were a community undertaking to beautify the town. The eucalyptus Colonnade has been a well-known Ramona feature throughout the twentieth century (LeMenager 1989, Beck 2004).

As Ramona continued to grow and take shape in the first decade of the twentieth century, a major concern of the town's citizens was improving the hot and dusty carriage roads leading in and out of town. As Mrs. Ida Bargar, at the age of 96, recalled during an interview in 1974, "Picture Ramona without Main Street, any eucalyptus trees as an entryway into our town, no vegetation of any kind except brush, and you will see the valley that welcomed a Missouri family which was to become an important part of the Nuevo Ramona history, when the (Bargar) family arrived here in 1891" (Kelly 1974a). Ramonans soon began to plant trees throughout the valley, and particularly on Main Street. Ramonans celebrated Arbor Day in 1904 by "improving the rows of trees on either side of the streets. The tree sites were plowed and harrowed and many trees and flowers were planted, and missing ones replaced" (The *San Diego Union*, 3/23/1904). Laurie Welch, Caltrans researcher of the Colonnade, considered several sources describing differing details on the planting of the eucalyptus trees along the highway. She concluded that the oldest eucalyptus trees comprising the Colonnade today probably date to 1908, when the Ramona Improvement Club, led by A. Foster, and W. E. Woodward, secured an agreement with County supervisors that if the club acquired and planted the trees, then the county would fund their care and protection until they could thrive on their own. Foster said the club planned to plant trees "throughout the Santa Maria Valley." Foster explained that, "One of the routes to be followed will be on the main highway from Ramona to the head of the Foster grade. Another route will be from Ramona to the head of Clevenger Canyon. Both highways are about six miles in length and as the trees are to be set out twenty feet apart nearly 50,000 trees will be used" (San Diego Union 9/9/1908:3). In March or April 1909, the Ramona citizens reportedly succeeded in planting approximately 2,000 sugar gum trees "arranged in a double row, bordering the stage road from the Earl School to the premises of James Booth. With the exception of a half mile tract of adobe located to the east of Etcheverry's and impractical for planting at present, we now have a six mile boulevard in embryo" (*Cuyamaca News* 4/28/1909). What is described is a corridor from approximately 3 miles down Mussey Grade from today's Highway 67 to Eighth Street in Ramona (Ham, Fagot and Ellwel 1992:5).

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The Cuyamaca News article noted that Colonel D. C. Collier donated all the trees and that the Ramona Improvement Club took charge of the planting. In September of 1909, the *San Diego Union* commended Ramona residents for successfully planting trees for three miles along either side of the main highway toward the top of the Mussey Grade. "Eucalyptus was the tree decided upon for the hardy Australian tree has demonstrated beyond any question of doubt that it can do as well and even better in Southern California than in its native country" (*San Diego Union* 9/14/1909). Because the *Union* reported only three miles of trees planted, half what the Cuyamaca News had reported, Welch argues that half of the trees died soon after planting, as the *Union* reports that "conditions of planting were not too favorable but over 60 percent of the trees made good progress" (*San Diego Union* 9/14/1909). The *Union* added that, "the vacant spots on the roadside will be replanted during the present year or next spring, and in addition, trees will be planted along the road to the top of the grade, about a mile in distance." Regarding the length of the Colonnade of trees that survived the 1909 planting, it is likely that given the harsh soil, the extensive labor needed to provide water and care that the County had committed to, and typically dry Ramona summer conditions and unpredictable frosts, there were many young trees that did not survive (Ham, Fagot and Ellwel 1992). An additional planting in 1910 is recalled by Mrs. Carlin Dougherty when, as a little girl of eight, she and several other young children pulled little wagons filled with small eucalyptus and helped plant over 500 trees on Ramona's main thoroughfare (LeMenager 1989:134). Amy Strong apparently obtained eucalyptus trees from Kate Sessions, noted early botanist in San Diego, and arranged for their planting on Main Street in 1915 (Bernhard 1993:40). Although volunteers reportedly continued to plant and hand-water more trees, the hot Ramona summers hindered the survival of many of the trees (LeMenager 1989:135). Many survived, however, as evidenced by contemporary photographs such as a 1915 photograph of the Kenilworth Inn depicting eucalyptus trees along the Inn's Main Street side (Photograph 1). It is clear that the community of Ramona had sown the seeds of a eucalyptus corridor along the entry to the valley and into their downtown, discontinuous perhaps, but reflecting their pride in the Ramona community. It would survive and continue to be augmented for the next 100 years.

Additional efforts to fill out the Colonnade are documented in 1920 and 1931. Ramona citizens undertook another planting in 1920 as evidenced by photos of Main Street from 1923 and 1924 showing young eucalyptus trees still in their supports lining both sides of Main Street. Unfortunately, development of the commercial district in the 1930s apparently resulted in the removals of most of these trees (Welch 2000:9). Another planting of 52 eucalyptus trees along the highway was completed in 1931 about two miles from town in the heart of the Santa Maria

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Valley. “Five local Legionnaires under the direction of Godfrey Elliott planted 52 eucalyptus trees Sunday along the highway. The object is to afford shade and add to the beauty of the valley” (*Ramona Sentinel* 2/13/1931).

As a result of nearly two decades of tree planting efforts, the Ramona citizenry had succeeded in establishing the signature Colonnade of eucalyptus trees that became the emblem of the entry into the community of Ramona. The 1928 aerial photographs depict a distinct row of eucalyptus trees lining both sides of the highway from approximately Wynola Street to 12th Street, with additional trees clustered on Main Street near the Town Hall and Kenilworth Inn between 6th and 9th Streets and another column lining Montecito Way to the north. The 1928 extent of the Colonnade is illustrated in Map 3, included in the Continuation Sheets, Additional Documentation, page 3. This tree colonnade extended somewhat to the east in the ensuing twenty years as evidenced by 1949 aerial photographs, at which time the Colonnade can be seen to extend from Wynola Street on the west at least to 9th Street on the east. A 1953 aerial photograph depicts essentially the same Colonnade, extending from Wynola Street on the west to 9th Street on the east and this same extent is shown on aerials flown in 1960 and 1962 (aerial photographs 1928, 1949, 1953, and 1960/2).

The density and character of Ramona and the surrounding backcountry remained little changed throughout the first half of the twentieth century and for several decades after World War II. The community character remained focused on agriculture and the eucalyptus Colonnade along the two-lane highway into Ramona grew to symbolize the entry into this agricultural community and the rural backcountry beyond. An interesting line drawing of the Ramona valley and environs was published in the 1947 El Año Ramona High School Commemorative Annual (Photograph 2). The drawing depicts the historic schoolhouses, set in the context of the Ramona environs by identifying only roadways and topographic features. The only other signifier of the Ramona town proper is a series of trees lining both sides of the roadway—the eucalyptus Colonnade (Kelly 1974c). Additional promotional brochures of this decade and the two following consistently provide views of the Ramona Main Street Colonnade on their covers together with town slogans such as “Here is Ramona in the Valley of the Santa Maria (1947), “Ramona, Land of Good Neighbors, Above the Fog...Below the Frost” (1953), “Ramona” (Avitt 1958), “Ramona, The Valley of the Sun” (Chamber of Commerce circa 1960), “Ramona, Heart of the Heaven on Earth Country, Ramona’s Western Approach” (Chamber of Commerce circa 1960). These covers are depicted in Photographs 3-6. When compared with 2009 photographs from the same vantage points (Photographs 10-11), they illustrate that in the mindset of the Ramona community the Colonnade is the emblem of the community and that a significant segment of the

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Colonnade persisted in the landscape and as a part of the community's identity throughout the first half of the twentieth century.

Until the backcountry population increases that began in the late 1960s and early 1970s, the community remained quiet, rural, and focused on agriculture. Indeed the late 1960s, County General Plan efforts assessed the community of Ramona as farm and agricultural (*Ramona Sentinel* 1967). The eucalyptus Colonnade along the two-lane highway into Ramona continued to symbolize the auto traveler's entry into this agricultural community and the rural backcountry beyond. Efforts to improve the highway through the Ramona valley and into the back country in the 1960s, however, were harbingers of the conflicts between needed improvements to Highway 67/Main Street and preservation of the Colonnade. Desired improvements to Highway 67/Main Street in 1967 were not of a scale to require tree removals (*Sentinel* 1967b and 1967c). However, by 1970, debate intensified regarding preservation of the trees in the face of proposed road improvements. In 1970, a group of high school students started a campaign to preserve the trees from road construction. Many of the town's pioneer family members contributed statements in support of the trees. Mrs. Hazel Ransom wrote, "These are more than just trees. They are identified with us and have been for more than 80 years. They are living memorials to our pioneers" (Brown 1970). The effort convinced the Division of Highways to look for alternatives to removing the trees in Route 67 improvement planning (Brown 1970). Apparently, these efforts were successful as the 1973 improvements apparently proceeded without removals of the Colonnade trees (*Ramona Sentinel* 1973; Pendergraft 1973). As well, in 1978, San Diego County, in the Ramona Community Plan, identified Main Street and street trees as "certain strong features" to be protected to preserve the rural community character (San Diego County 1978/2006).

Period of Significance Justification

These community efforts to preserve the Colonnade that began in 1970, together with the initial planting date (1909), define the Period of Significance for the Colonnade. A Period of Significance of 1909 to 1970 has been selected for the Colonnade, based on the original planting date of 1909 and the beginning of major Ramona community efforts to preserve the Colonnade in 1970. The community of Ramona cooperated to plant the first Colonnade trees in 1909 with additional plantings documented in subsequent decades of the early 20th century. Historic documents and photographs confirm that the Colonnade persisted throughout the remainder of the century. The 1970 campaign by high school students and comments by Ramona pioneer family members were successful in convincing the Division of Highways to look for alternatives

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to removing trees in State Route 67/Main Street improvement planning. These preservation efforts culminated in formation of the Ramona Tree Trust, which completes additional plantings and advocates for the Colonnade in the 21st century. Despite continued development threats to the Colonnade, continued preservation efforts have prevailed and the Colonnade retains the character that defines its significance under Criterion A.

The 1980s and 90s brought new threats to the Colonnade from commercial development. Soon after the local newspaper published a photograph (Photograph 7) of the Colonnade with a caption stating, "They serve as an historical reminder of the past for Ramonans" (Wells 1986), the Community Planning Group debated the future of 11 trees planned for removal by the proposed K-Mart shopping center. One planner argued that the eucalyptus trees were central to the desire of Ramonans to maintain a "country city" (Robertson 1988). These debates continued into 1990 and generated additional letters to the editor, Community Planning Group debates, and articles lamenting the destruction of the 80-year old trees (Fiddes 1990, Littlefield 1990, Hasley 1990, Selm 1990, Brandes 1990, Williams 1990). In a front-page article in the *Ramona Sentinel*, Larry Littlefield wrote regarding the removal of 13 trees to allow for construction of K-Mart center, "No protestors appeared at the downing of the familiar trees, but some motorists shouted at workmen when they passed. 'Keep the trees!' yelled one." Angus Tobiason, equipment operator and long time Ramonan, commented, "It's sad to see the big trees fall, they've been such a part of the community. ... When I came here in 1939, these trees looked just like this." (Littlefield 1990).

In 1994, a grove of 70 eucalyptus trees cut down near Etcheverry Street by a private property owner, elicited a comment in the *Sentinel* that, "the absence of the trees changes the look of that area as travelers drive into and out of Ramona" (Kasper 1994). While Caltrans highway improvements and San Diego County development permitting allowed the public to comment and to advocate for preservation, this removal was entirely within the right of the private property owner. The Ramona Community Planning Group could only ask that "property owners in the future would consult the tree alliance before cutting down trees" (Kasper 1994). In the face of these continued assaults on the Colonnade, the preservation dialog escalated through the end of the decade and into the new millenium. In 1995, the front page (Photograph 7) and a headline article of the *Ramona Magazine* was devoted to the Colonnade and a discussion of its current state and threats from development, again reiterating that "Ramona' Eucalyptus trees bordering our main road are a landmark to many travelers and residents" (Smith 1995).

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By 1992, individuals at the California Department of Transportation (Caltrans) saw the need to inventory and evaluate the Main Street eucalyptus trees. The “State Route 67/78 Ramona Tree Report, Preservation of a Scenic Resource” (Ham, Fagot and Elwell 1992) recommended preservation of the Colonnade between Wynola Street and 10th Street where possible, and to restore trees with Sugar gum, a variety resistant to the Psyllid infestation. The report’s “Ramona Tree Survey” (Fagot 1988-2007), has provided a valuable tool for tracking the status of the trees. Although the report notes the historic component of the tree Colonnade, it makes no historical evaluations and focuses on the determining that the tree Colonnade is an important Scenic Resource.

It was this Caltrans’ effort, combined with community commitment to preserving and replanting of the eucalyptus Colonnade that led to the formation of the non-profit Tree Conservancy. The Conservancy’s purpose is to administer an endowment to fund the preservation, stewardship, replacement, and new planting of trees and native vegetation in the San Diego County area (Graham 1993). The Ramona Tree Trust (Trust) became the first account to be established in the Tree Conservancy to replant trees destroyed by development. The Ramona Tree Trust was seeded by the tree mitigation money that ensued from the removals of Colonnade trees as part of the Albertson’s commercial development. The planner of this innovative mitigation partnership, Caltrans Landscape Architect Larry Fagot, described the program in his informational article in Caltrans’s Environmental Newsletter. “This mechanism allows the new trees to be planted off of the project site while assuring that they are always maintained. The community does not have to tax itself for long-term tree maintenance. The funds stay in the community. The program allows groups to get involved in enhancing their community and participation builds a sense of community pride” (Fagot 1993). Caltrans’ commitment to Ramona Tree Trust and their efforts to maintain the Colonnade through replanting has been fruitful. Since its incorporation by Ramona residents in 2000, the Ramona Tree Trust has worked in close cooperation with Caltrans, has applied for and received encroachment permits to plant along a state highway, and has planted 80 trees in the historic Colonnade along Main Street (State Highway 67) in phased plantings started in 2002. The Trust’s plantings in the Colonnade, carried out over the years to the present (2014), also include years of hand watering by volunteers of the newly planted trees until they become fully established. Additionally, the Trust, which is composed entirely of community volunteers and organized as a 501(c)(3) charity, is a community advocate for the health, maintenance and preservation of the entire Colonnade. Caltrans, the County of San Diego, and the Ramona Community Planning Group have committed to work with the Tree Trust to that end (Alvarez 2000, Leins 2001, Glass 2001, Ramona Community Planning Group

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2001). To that end in the 2000s, a San Diego County-funded Village Design Group (appointed to lay out future planning goals for Ramona) named one of the three town sectors “the Colonnade,” encompassing the original Colonnade trees.

As these replanting and preservation efforts continued, the Environmental Program of Caltrans assigned a graduate student assistant to prepare a Historic Resource Evaluation Report for the Ramona Colonnade, portions of which have been incorporated into this nomination (Welch 2000). Based on research conducted at local and state archives, Welch evaluated the Colonnade’s eligibility for inclusion in the National Register of Historic Places as a designed historic landscape. At the conclusion of a history of the Colonnade she identified three historical associations that the Colonnade could embody: 1) that the trees were part of the civic improvements that denoted Ramona’s unifying as a city, an event important in local history, 2) that the trees could represent the early twentieth century boom in eucalyptus trees, or 3) that the trees express the nationwide beautification and civic reform movement of the late nineteenth-early twentieth century. For the second and third of these associations she convincingly concludes that the Colonnade does not appear to be a good representative and that there are more notable and more representative tree rows throughout the state. For the first, as representative of Ramona’s civic development, she concludes that the tree Colonnade might be a good representative, but that it lacks integrity to convey the association and be considered eligible for the Register. She bases her determination of lack of integrity on her assessment of the seven qualities of integrity, location, design, setting, materials, workmanship, feeling, and association.

“All of these qualities, except for integrity of location, have been fundamentally compromised because most of the original colonnade has been mostly obliterated. The design and workmanship that Ramona’s early civic planners intended in planting a six-mile colonnade of trees is no longer evident. The setting, feeling, and association has been lost through encroachment of modern commercial development along much of Highways 67 and 78.”

Moreover, the small segment of the original colonnade that remains along the approach to Ramona also lacks integrity even if evaluated as a separate entity. Until recently, the area west of downtown was mostly rural open space and appeared much as it did when the trees were planted in 1909. But since the 1980s, this area has been increasingly developed with modern commercial buildings that undermine the feeling, setting, and association of the colonnade. When driving into Ramona through the colonnade one experiences a fleeting sensation of early 20th century San Diego backcountry, but this impression is altogether too brief. And even though this section has remained intact relative to the rest of the original colonnade, it also shows gaps resulting from tree removals that detract from its intended design. Thus this surviving segment also appears

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to not be eligible for the National Register of Historic Places as a designed historic landscape” (Welch 2000:12-13).

There are two flaws in Welch’s analysis of the integrity of the Colonnade. The first is related to the extent of the Colonnade as originally planted. Although, as described above on page 14 of this document, the grandiose descriptions in the early newspaper accounts suggest that 50,000 trees were to be planted along a 6-mile stretch of the road, it is clear from later accounts and the 1928 aerial photographs that in reality about 626 trees were established along an approximately two mile stretch of the road from Wynola Street west into the town center. As can be seen from later aerial photographs (aerial photographs, 1949, 1953, 1960/2), a boundary for the Colonnade that persisted through the mid-to-late-twentieth century extends from Wynola Street on the west to 9th Street on the east. It is this approximately 2-mile stretch of the Colonnade that reflected the town’s civic pride and is consistently depicted as the Ramona community’s gateway. It is this 2-mile extent that retains the aspects of integrity necessary to convey its association with the Ramona community.

Secondly, the presence of commercial buildings is not inconsistent with the ambiance of the Colonnade. Throughout the twentieth century, the Colonnade existed along a stretch of the highway that transitioned from rural agricultural farm and ranch lands to the commercial town center. Through the twentieth century, the emblematic depictions of the Colonnade include developed as well as rural landscapes. Clearly, the aspects of the Colonnade’s integrity require addressing how the community envisions them. Throughout the mid-to-late-twentieth century, the community envisioned the stretch of Colonnade from Wynola Street to 9th Street, including farmlands and commercial improvements, as a representation of Ramona.

In 2001, a new threat to the Colonnade, in addition to highway and commercial development, arose when 13 dying trees were removed by Caltrans. These trees were victims of a regional infestation by the red gum Lerp Psyllid. The tree losses were lamented by Caltrans field staff, the Ramona Tree Trust president, the Ramona Chamber of Commerce director, and Ramona Community Planning Group chair, who wrote in a letter to the County Supervisor, “These historic trees represent what our forefathers gave us, a way to remember them. It is our desire to pass this on into the future and be remembered by our future generations. We consider this a living history of Ramona” (Clark 2001:2) (see Photograph 8). In response to the need for Caltrans permits to replace the removed trees, Caltrans staff commented, “that shouldn’t be a problem because Caltrans officials have acknowledged that they understand the emotional connection Ramonans have to the Colonnade (Clark 2001:2). Forty trees were subsequently

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replanted in several phases by the Ramona Tree Trust (Ramona Tree Trust 2002, Ramona Sentinel 2003).

Mitigation measures to replace trees, advocacy and preservation efforts of the Ramona Tree Trust, and community concern for preservation of the Colonnade, however, did not eliminate the battle to protect eucalyptus trees associated with Main Street. Throughout the decade of 2000, the Colonnade continued to be a focus of concern for the Ramona community (Beck 2004). The Ramona Community Planning Group expressed interest in how the Colonnade would be affected by planned SR 67 proposed widening as well as the County General Plan update (Jenkin 2006, Ramona Community Planning Group 2006, Ramona Village Design Committee 2005). Several newspaper Main articles focused on the history of the Colonnade and its future (Pendray 2008, McNulty 2008, Hall 2008). Numerous letters to the editor of the *Ramona Sentinel* and *North County Times*, as well as personal letters to the Ramona Community Planning Group, were penned (*North County Times* 2008, Kelly 2008, Baker 2008, Williams 2008). Several of these letters were from descendents of the Ramona pioneer families whose members helped plant and maintain the Colonnade trees. "I read about the possible destruction of the beautiful eucalyptus trees on highway 78 in Ramona. I urge you to reconsider. My mother, Florence Bargar (born in 1900 in Ramona) proudly recalled going with her father, John Bargar, in a horse and wagon to water the young trees. After one is destroyed, it will be easier to take others. They are an enhancement of your town. Save them!" (Kelly 2008). In its centennial year (2009), the Colonnade was celebrated with a front-page presentation in the *Ramona Sentinel*, "Ramona's magnificent trees are yours to enjoy. Next time you drive into town from 'down the hill,' take a breath and enjoy what you have been given—a living legacy for you and yours, 100 years of green and still going strong." (Conklin 2009).

Evaluation of Eligibility and Integrity, Ramona Main Street Colonnade

The Ramona Main Street Eucalyptus Colonnade is eligible for listing on the National Register of Historic Places for its local significance under Criterion A, its association with events that have made a significant contribution to the broad patterns of our history. The Colonnade has been a physical manifestation of the pride of Ramonans in their agricultural community and has welcomed travelers into San Diego's rural agricultural back country throughout the twentieth century. The town of Ramona exemplifies the type of rural agricultural community that developed in the backcountry of San Diego in the late nineteenth and twentieth centuries. In the late nineteenth century when many of the rural town sites in San Diego were originally laid out, Milton Santee was similarly developing the subdivision of Ramona. As agricultural enterprises

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spread throughout the Ramona valley, Ramona's Main Street became the commercial and social focus of the growing community. The planting of the Colonnade was undertaken as an expression of community boosterism, beautification, and pride of the valley residents for their developing community. The Colonnade has continued to express that sense of pride and community welcome throughout the twentieth century. It is a unique feature on the backcountry landscape, noted by all travelers through Ramona to the backcountry beyond.

The Ramona Main Street Eucalyptus Tree Colonnade retains the historical integrity to still convey the sense of pride and welcome to the community of Ramona (see Section 7 page s 5-7 for discussion of the seven aspects of Integrity retained by the Colonnade).

Conclusion

In 2009 the Main Street Eucalyptus Tree Colonnade was 100 years old. The approximately 2-mile extent of the Colonnade has survived with sufficient integrity to still elicit strong feelings and expressions of historical association from the Ramona community. Throughout the twentieth century, the Colonnade has served as the emblem of Ramona, whether on a hand-drawn map for a school yearbook or on the cover of the Ramona Chamber of Commerce brochures. The Colonnade continues to represent the agricultural history of Ramona, the pride of its citizenry, and serve as a visual marker to the traveler that the rural San Diego backcountry lies beyond.

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___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

___ State Historic Preservation Office

X Other State agency

___ Federal agency

X Local government

___ University

Ramona Main Street Colonnade
Name of Property

San Diego, CA
County and State

Other

Name of repository: Ramona Tree Trust, Ramona Pioneer Historical Society,
California Department of Transportation-District 11, County of San Diego Cartographic
Services, San Diego Historical Society, Internet

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acree of Property Approximately 1.75 acres (1.8 miles) of California Department of
Transportation public right-of-way.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 33.026230 | Longitude: -116.892063 |
| 2. Latitude: 33.035135 | Longitude: -116.880568 |
| 3. Latitude: 33.042885 | Longitude: -116.867035 |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Colonnade extends approximately 1.8 miles on the northwest and southeast sides of Ramona's Main Street from Wynola Street on the west to 9th Street on the east. UTM Coordinates are "11S, 510078 meters east/3654190 meters north" at Main Street and Wynola Street and "11S, 512405 meters east/3656054 meters north" at Main Street and 9th Street. The Colonnade trees exist within an 8-foot California Department of Transportation right-of-way. (Boundaries and detailed mapping are shown on Continuation Sheets, Additional Documentation, pages 1-2 and 4-11).

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass the 226 historic eucalyptus trees that are shown on the historic aerial photographs (1928, 1949, 1953, 1960/2) and that were documented to remain in existence during the February 2009 detailed field update of the Caltrans Tree Inventory. An additional 80 eucalyptus trees planted over the past century by the Ramona community are included within this boundary and contribute to the significance and integrity of the Colonnade.

Ramona Main Street Colonnade
Name of Property

San Diego, CA
County and State

11. Form Prepared By

name/title: Sue A. Wade, Historian; Carolyn Dorroh, AutoCad Specialist
organization: Ramona Tree Trust & Heritage Resources
street & number: P.O. Box 683
city or town: Ramona state: CA zip code: 92065
e-mail: DJ0conklin@earthlink.net
telephone: 760-787-0794
date: May 5, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location. See Attached Continuation Sheet, Pages 1 and 2
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. See Attached Continuation Sheet, Pages 3 through 11
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
- **Historical Photographs:** See Attached Continuation Sheet, Pages 12 through 14

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph. See Attached

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

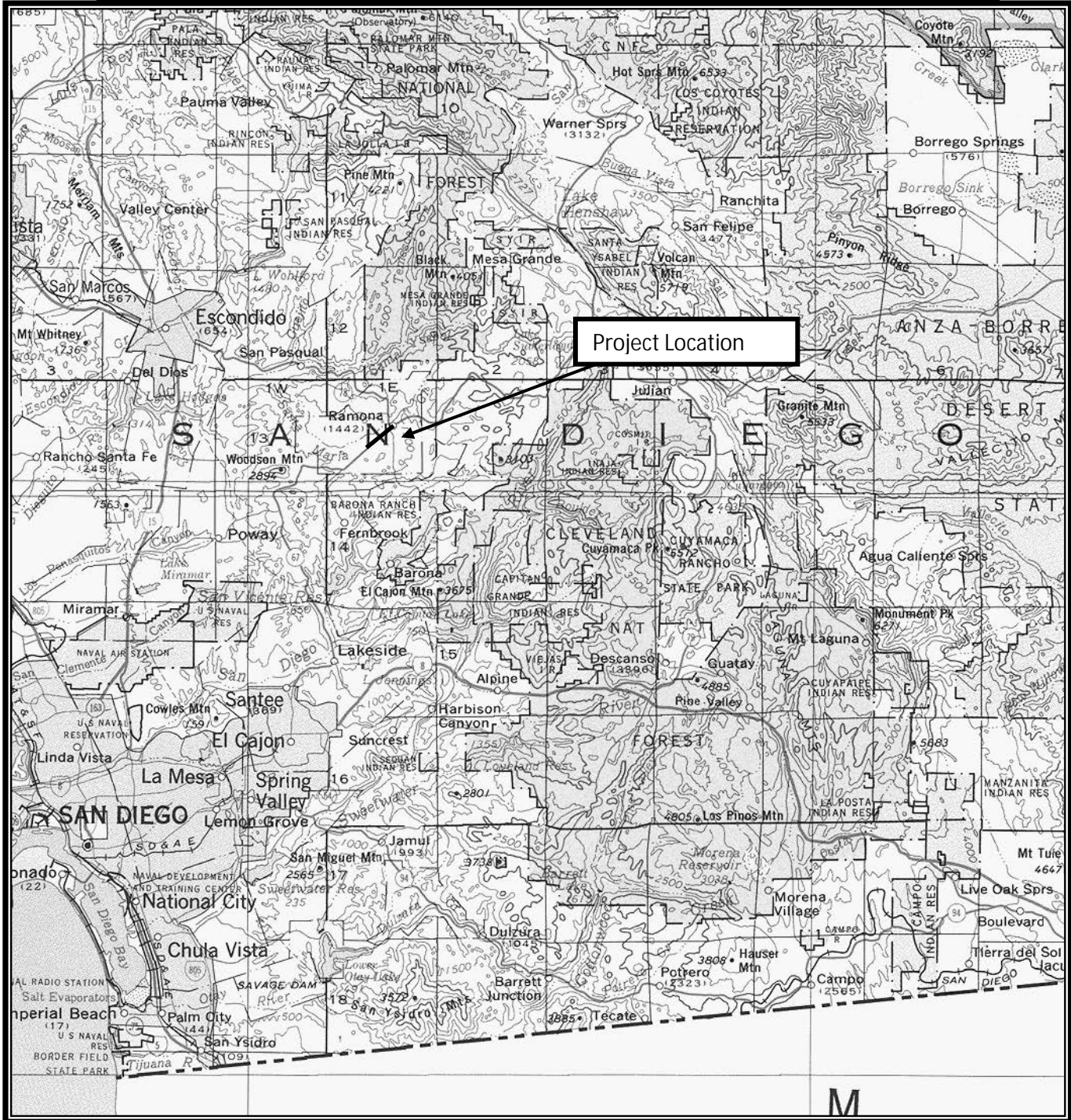
United States Department of the Interior
National Park Service

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 1

SOUTHERN CALIFORNIA U.S.G.S. MAP 1 inch = 8.5 miles **áN**



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade

Name of Property

San Diego, CA

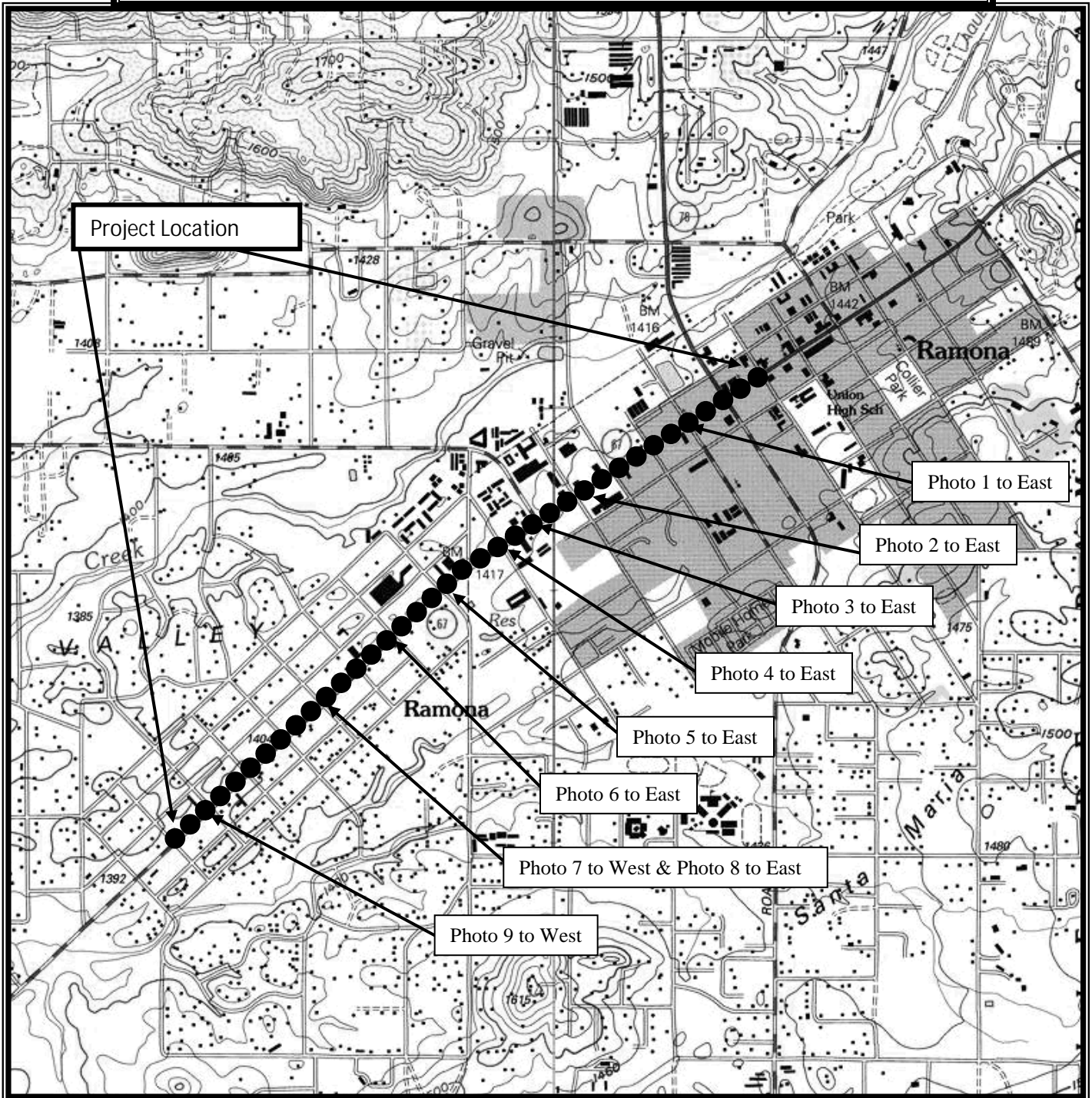
County and State

N/A

Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 2

RAMONA AND SAN PASQUAL U.S.G.S. MAPS 1 inch = 2000 feet \uparrow N



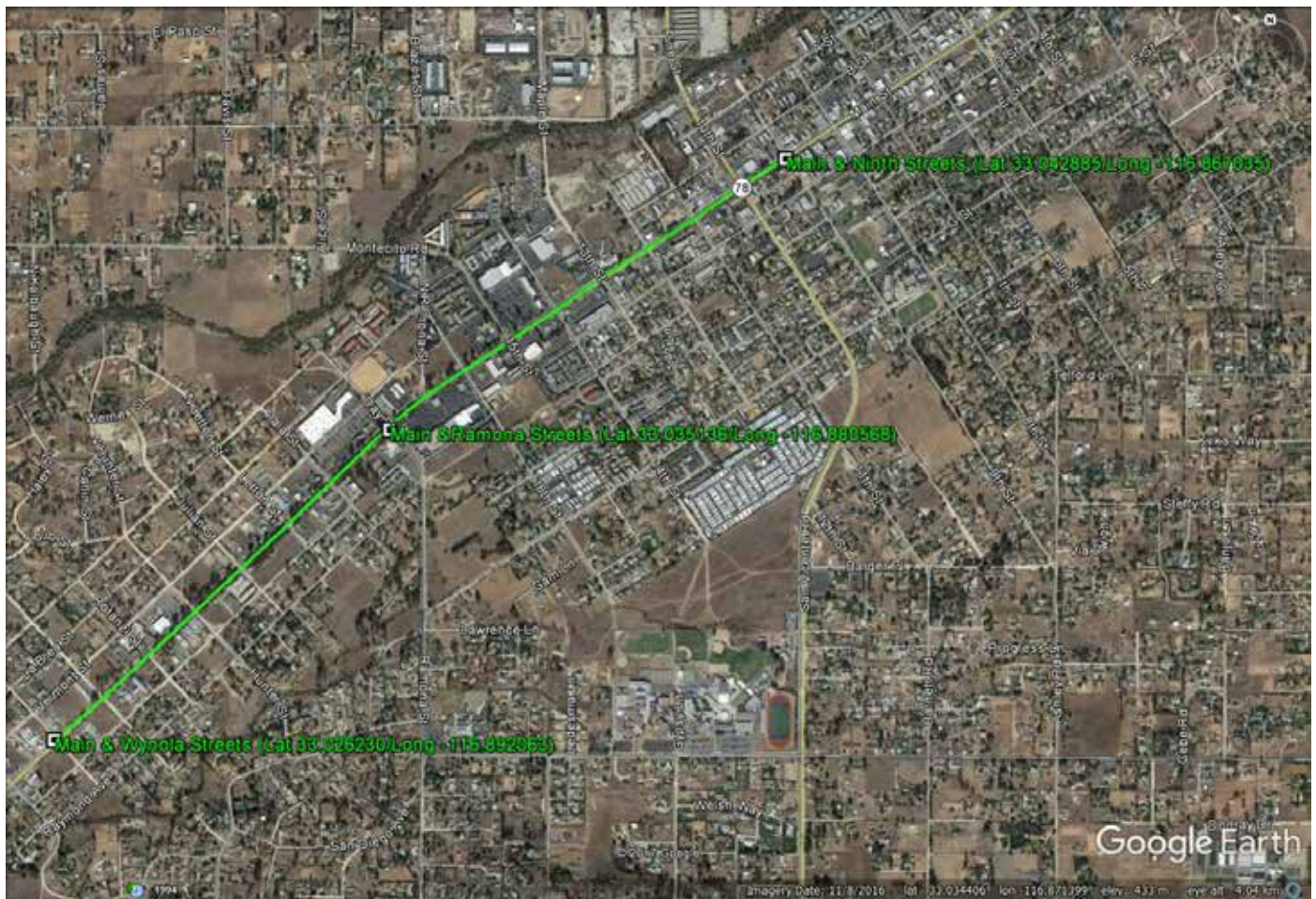
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 3

Google Earth Aerial (Imagery Date: 11/8/2016)



United States Department of the Interior
National Park Service

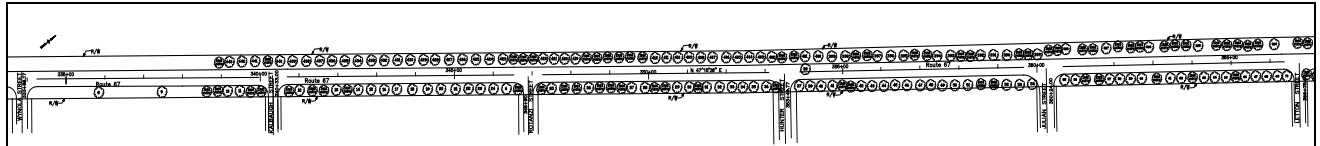
National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

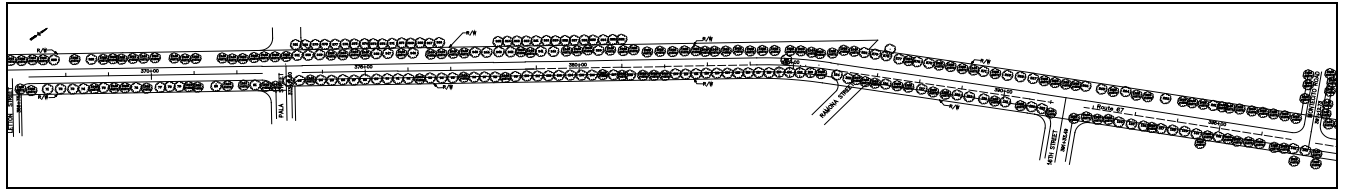
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 4

Colonnade Tree Inventory in 1928 (from 1928 aerial photographs)

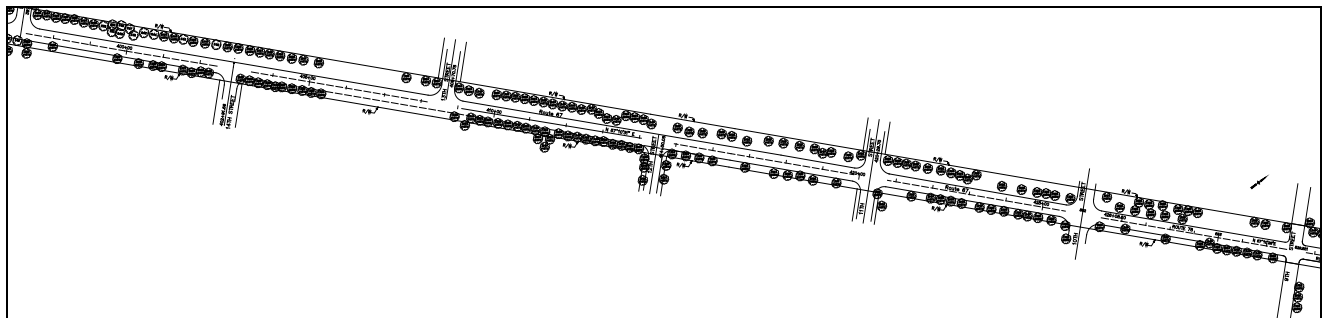
Wynola Street to Letton Street, 184 trees



Letton Street to Montecito Road, 262 trees



Montecito Road to 9th Street, 180 trees



United States Department of the Interior
National Park Service

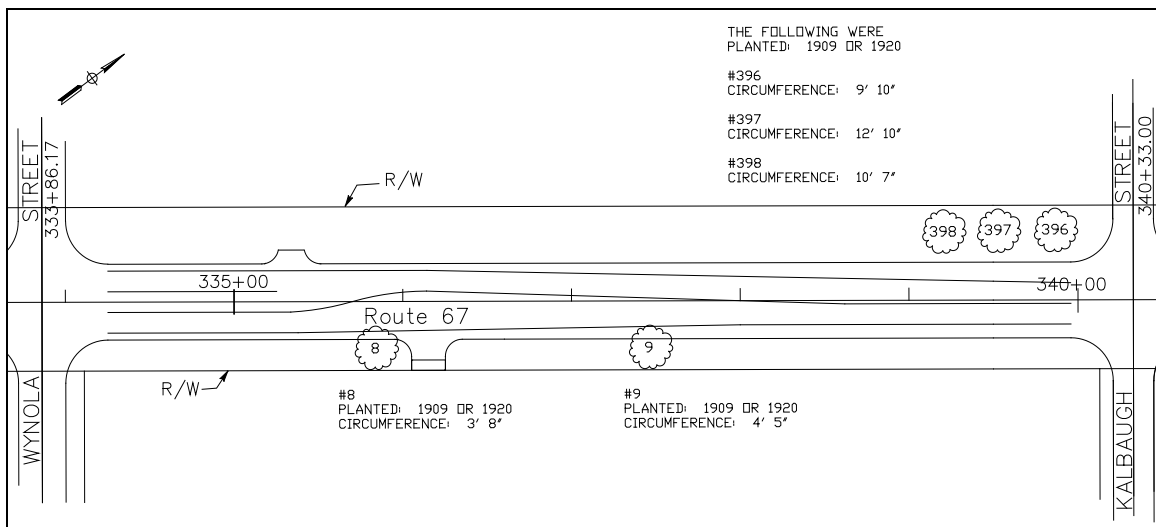
**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

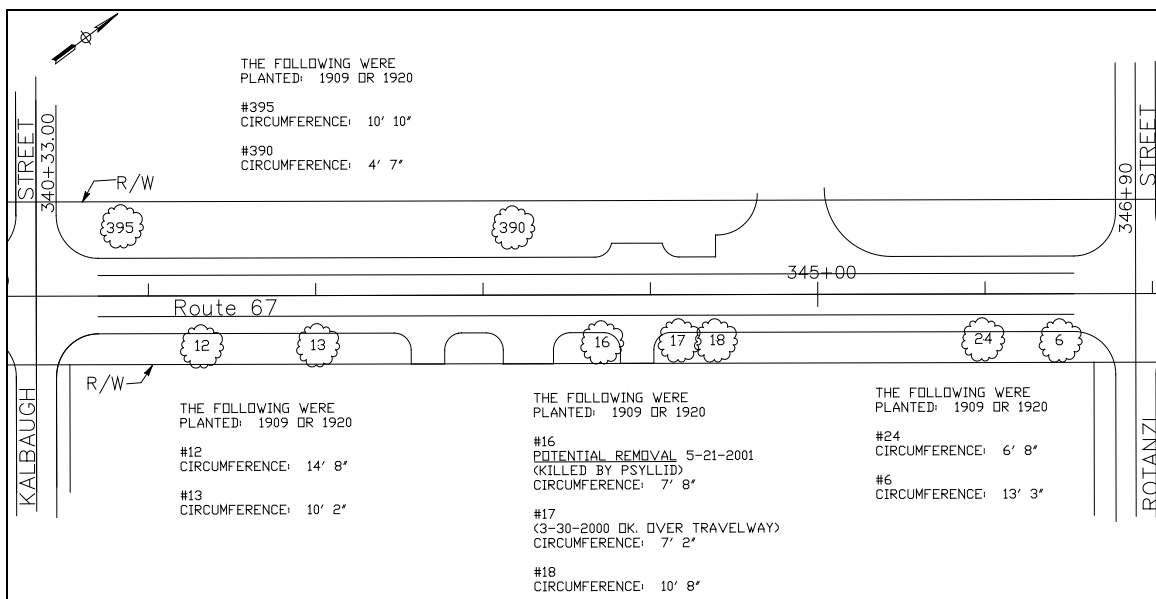
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 5

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 1 of 8

Wynola Street to Kalbaugh Street



Kalbaugh Street to Rotanzi Street



United States Department of the Interior
National Park Service

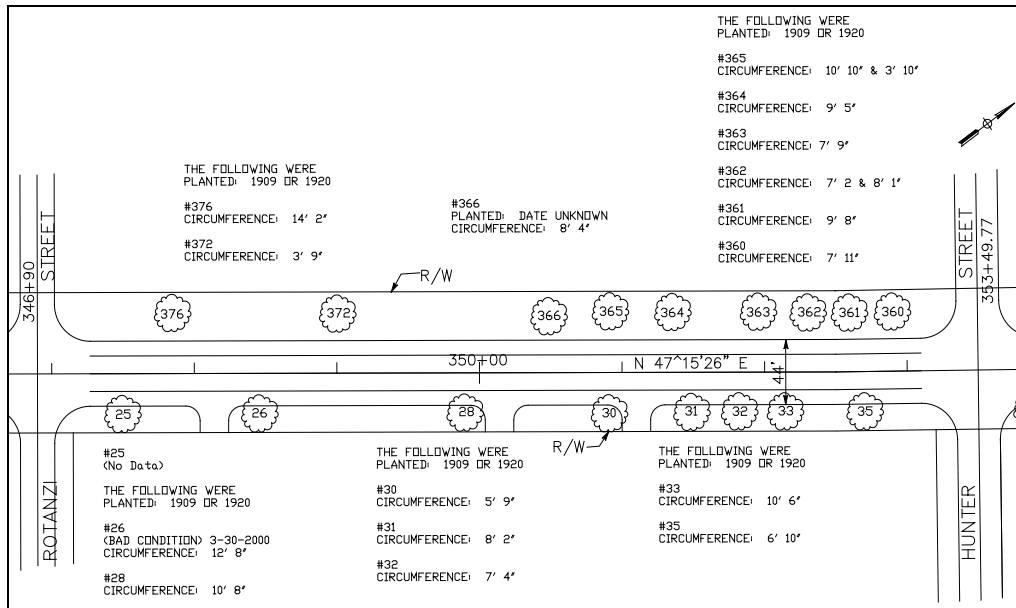
National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade	
Name of Property	San Diego, CA
County and State	N/A
Name of multiple listing (if applicable)	

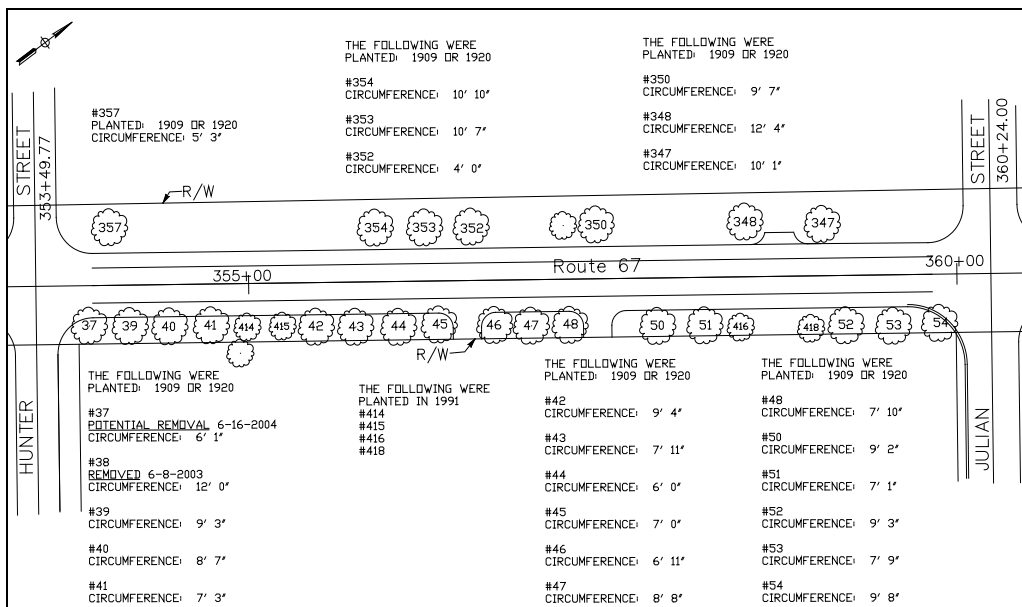
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 6

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 2 of 8

Rotanzi Street to Hunter Street



Hunter Street to Julian Street



United States Department of the Interior
National Park Service

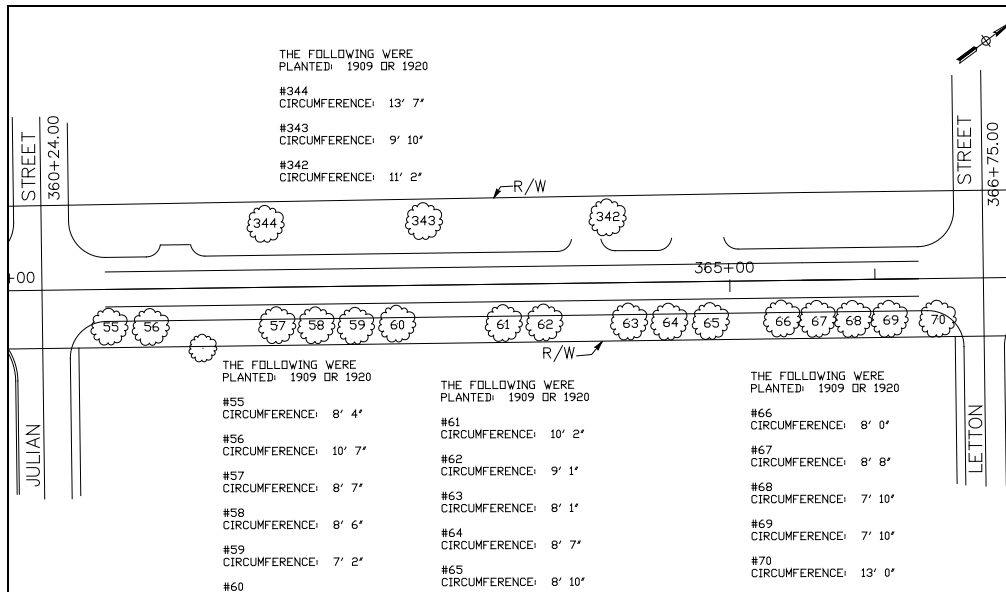
Ramona Main Street Colonnade
Name of Property San Diego, CA
County and State N/A
Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

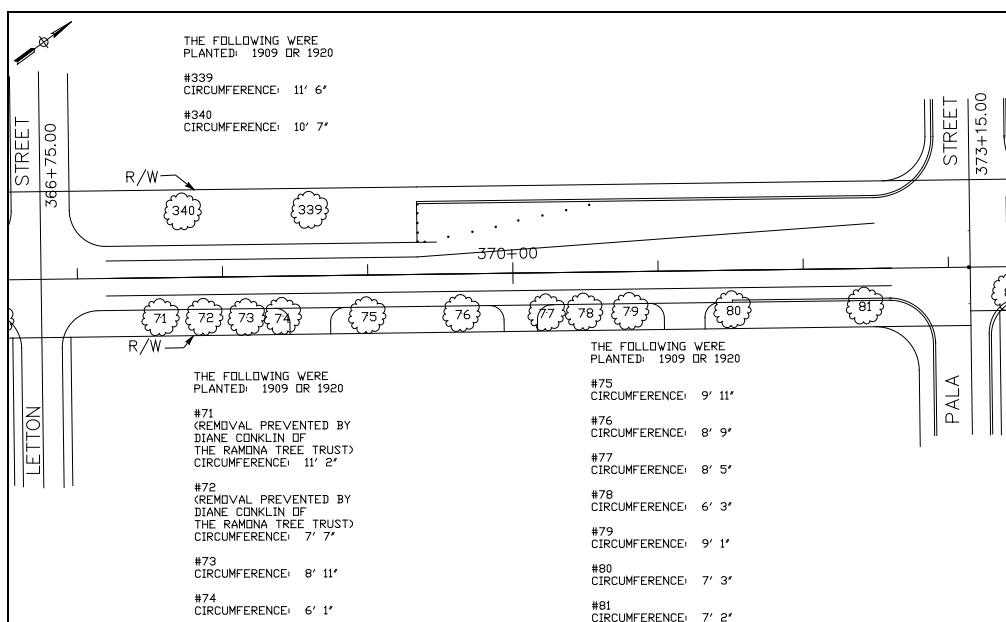
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 7

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 3 of 8

Julian Street to Letton Street



Letton Street to Pala Street



United States Department of the Interior
National Park Service

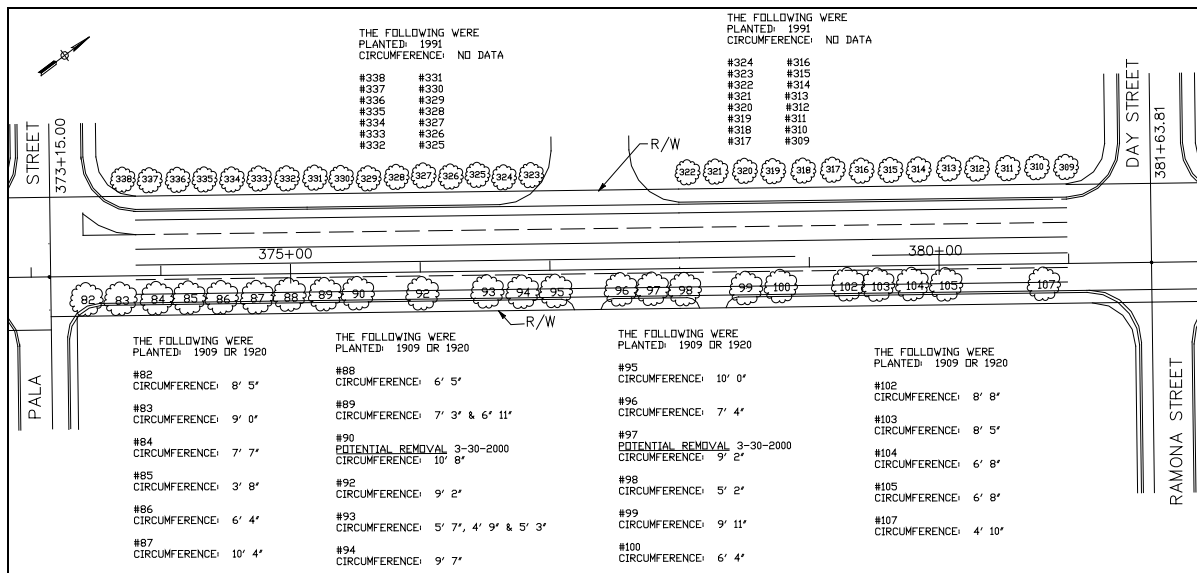
Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

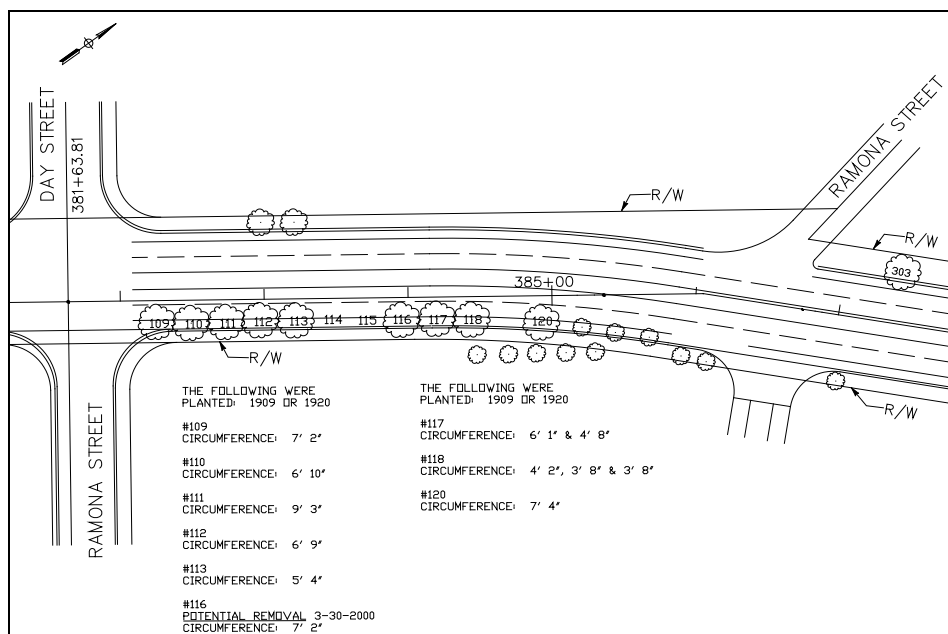
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 8

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 4 of 8

Pala Street to Day Street



Day Street to Ramona Street



United States Department of the Interior
National Park Service

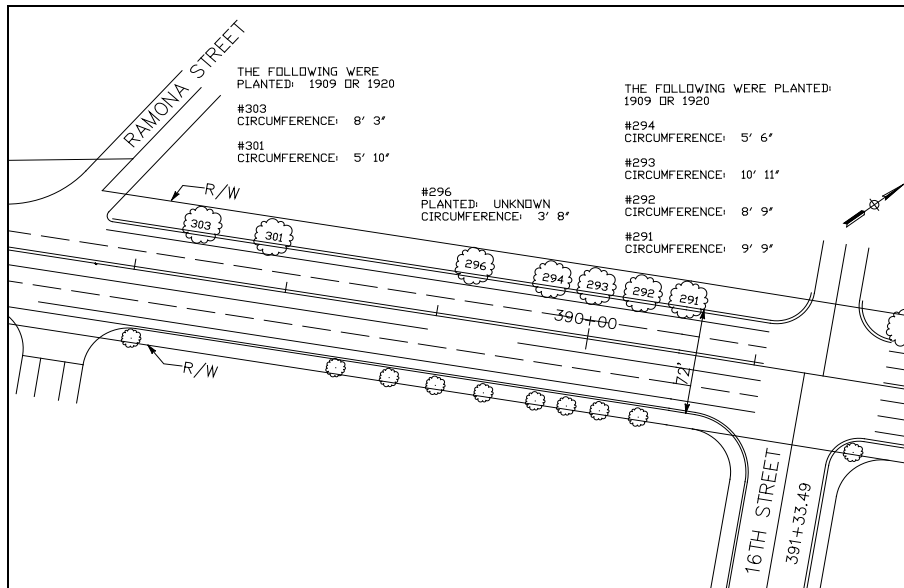
**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

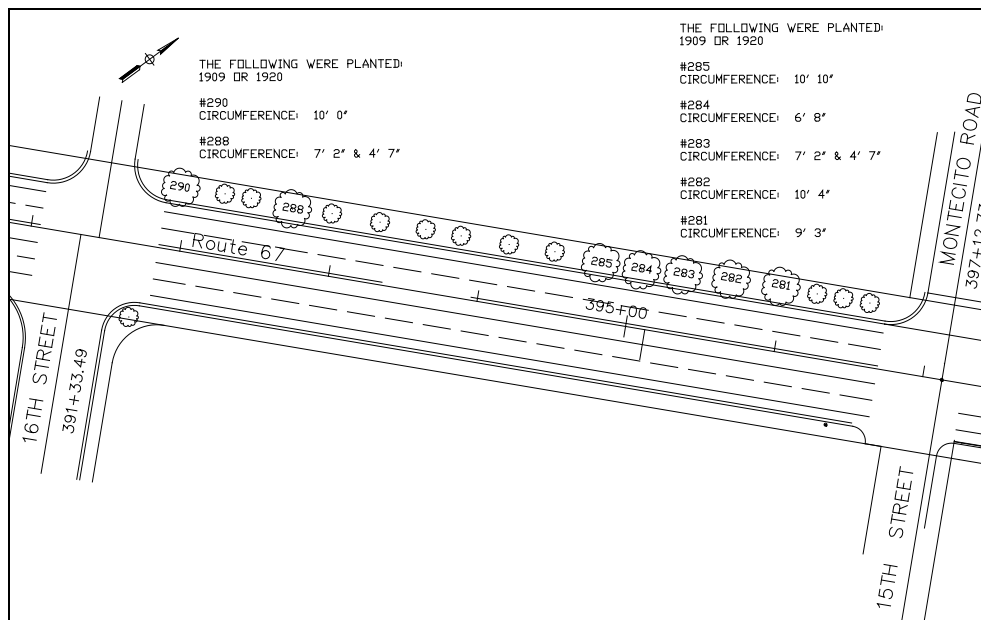
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 9

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 5 of 8

Ramona Street to 16th Street



16th Street to Montecito Road



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National Park Service

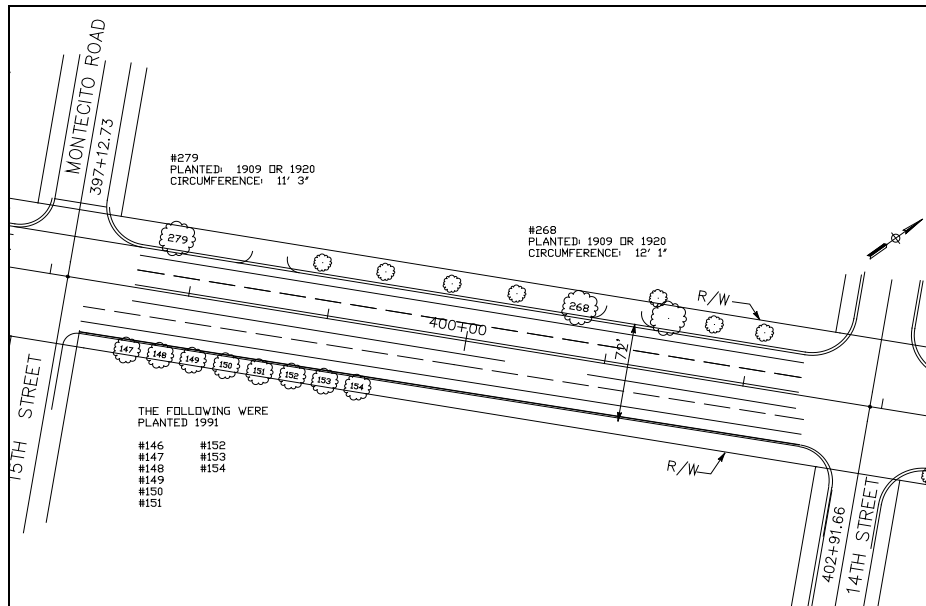
National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
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Name of multiple listing (if applicable)

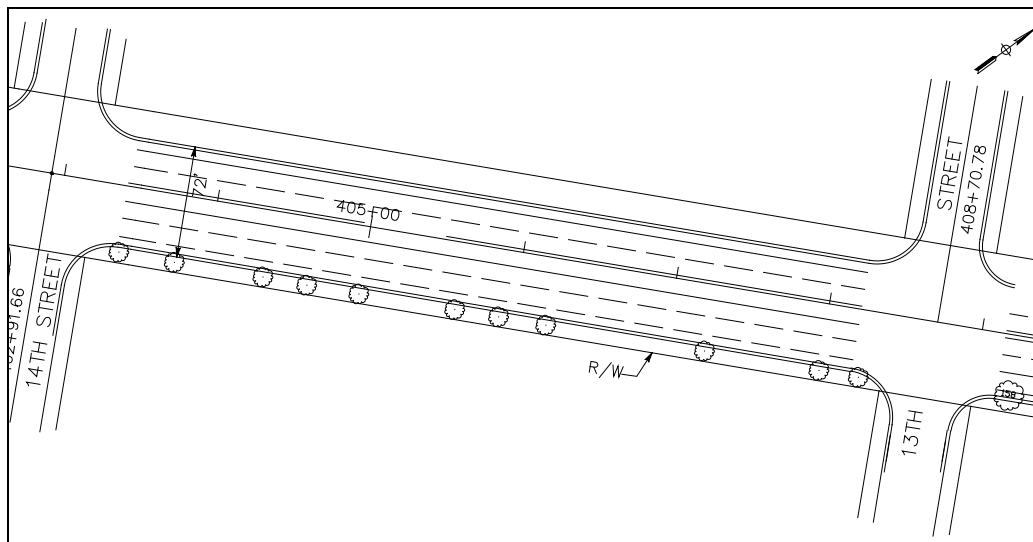
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 10

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 6 of 8

Montecito Road to 14th Street



14th Street to 13th Street



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National Park Service

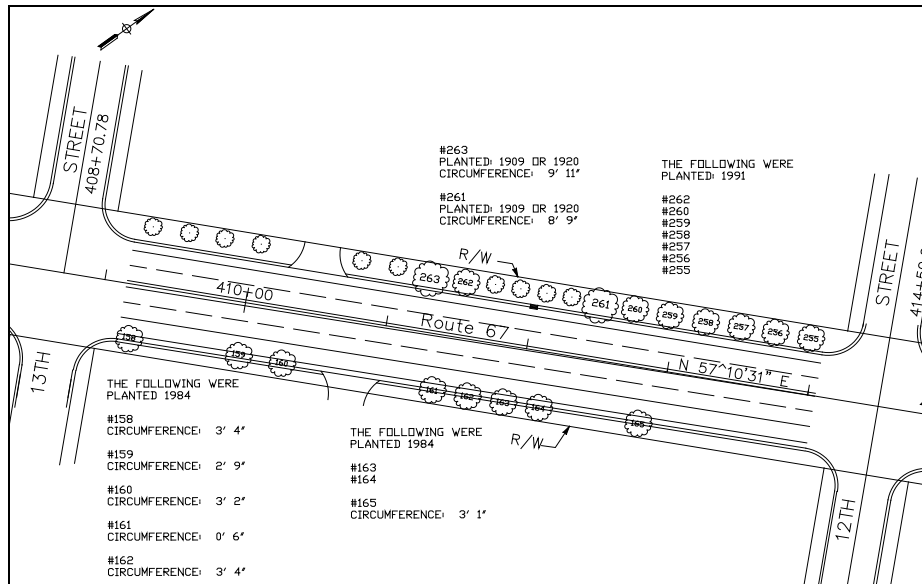
**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade
Name of Property San Diego, CA
County and State N/A
Name of multiple listing (if applicable)

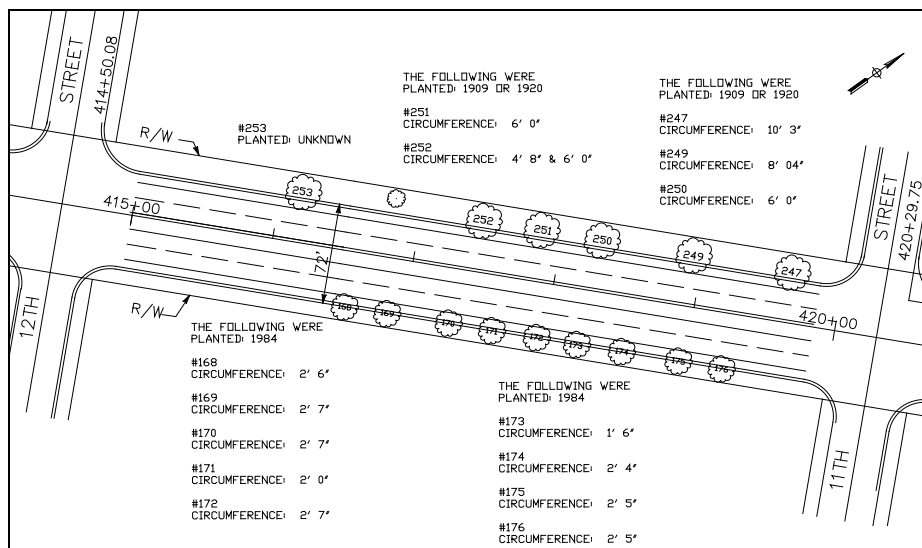
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 11

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 7 of 8

13th Street to 12th Street



12th Street to 11th Street



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National Park Service

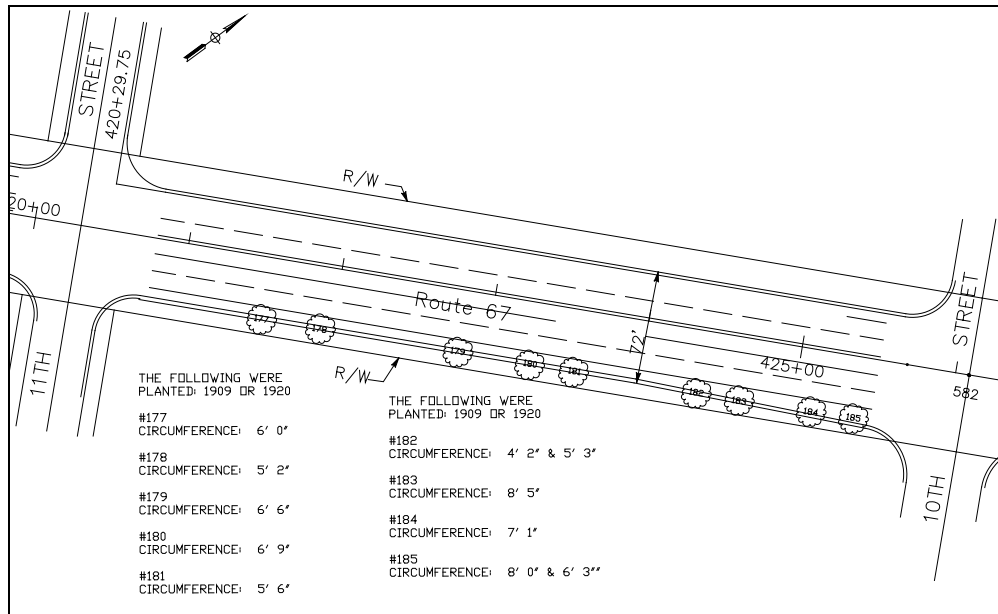
**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
Name of multiple listing (if applicable)

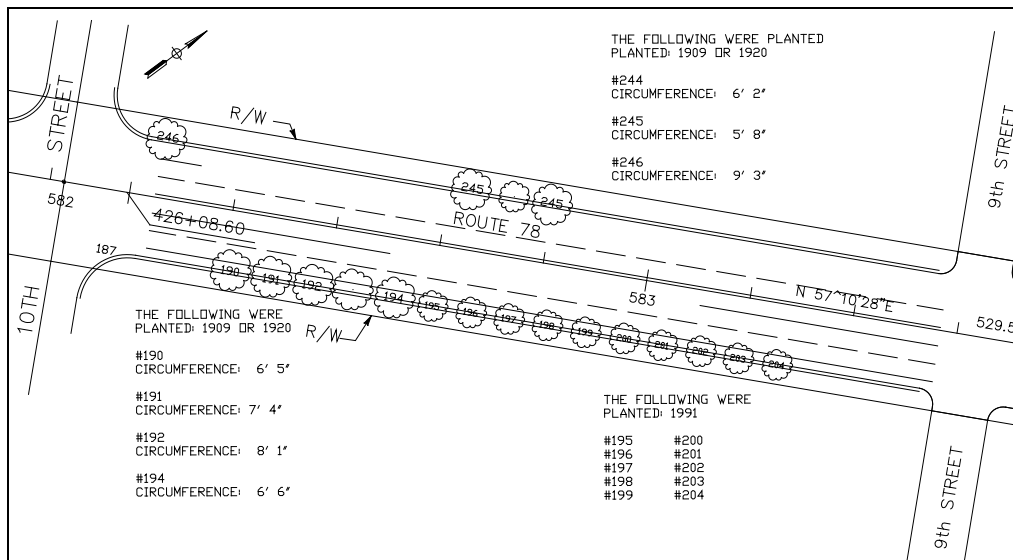
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 12

Colonnade Tree Inventory in 2009 (from 2009 Field Survey), page 8 of 8

11th Street to 10th Street



10th Street to 9th Street



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National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
Name of Property
San Diego, CA
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N/A
Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 13

Figure Log, 1915 through 2009:

#1

Photographer: unknown
Date of Photo: 1915
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Kenilworth Inn frontage on Ramona Main Street, view to northwest

#2

Photographer: unknown
Date of Photo: 1947
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees depicted along Main Street entry to Ramona

#3

Photographer: unknown
Date of Photo: 1947
Location of original: Unknown
Description: Eucalyptus trees along Main Street at west end of Colonnade (approximately Rotanzi Street), view to northeast

#4

Photographer: unknown
Date of Photo: 1953
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Main Street at west end of Colonnade, view to northeast

#5

Photographer: unknown
Date of Photo: 1958
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Main Street at west end of Colonnade, view to northeast

#6

Photographer: unknown
Date of Photo: 1960s
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Main Street at west end of Colonnade, view to northeast

#7

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
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San Diego, CA
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N/A
Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 14

Photographer: Shirley Wells
Date of Photo: 1986
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Main Street at west end of Colonnade (at Rotanzi Street), view to northeast

#8

Photographer: Unknown
Date of Photo: 1995
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Main Street at west end of Colonnade, view to northeast

#9

Photographer: Unknown
Date of Photo: 2001
Location of original: Ramona Pioneer Historical Society
Description: Eucalyptus trees along Main Street at west end of Colonnade, view to northeast

#10

Photographer: Sue A. Wade
Date of Photo: 2-14-2009
Location of original Negative: Digital
Description: Eucalyptus trees along Main Street at west end of Colonnade, at Julian Street, view to northeast

#11

Photographer: Sue A. Wade
Date of Photo: 2-14-2009
Location of original Negative: Digital
Description: Eucalyptus trees along Main Street at west end of Colonnade, at Rotanzi Street, view to northeast

#12

Photographer: Unknown
Date of Photo: 1928
Description: Aerial photo of Ramona showing tree rows

#13

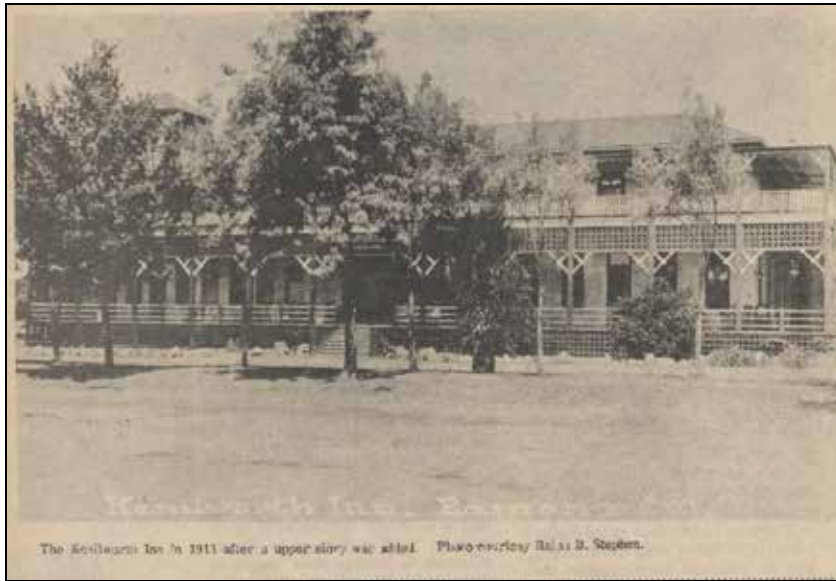
Photographer: Unknown
Date of Photo: 1928
Description: Aerial photo of Ramona showing tree rows

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

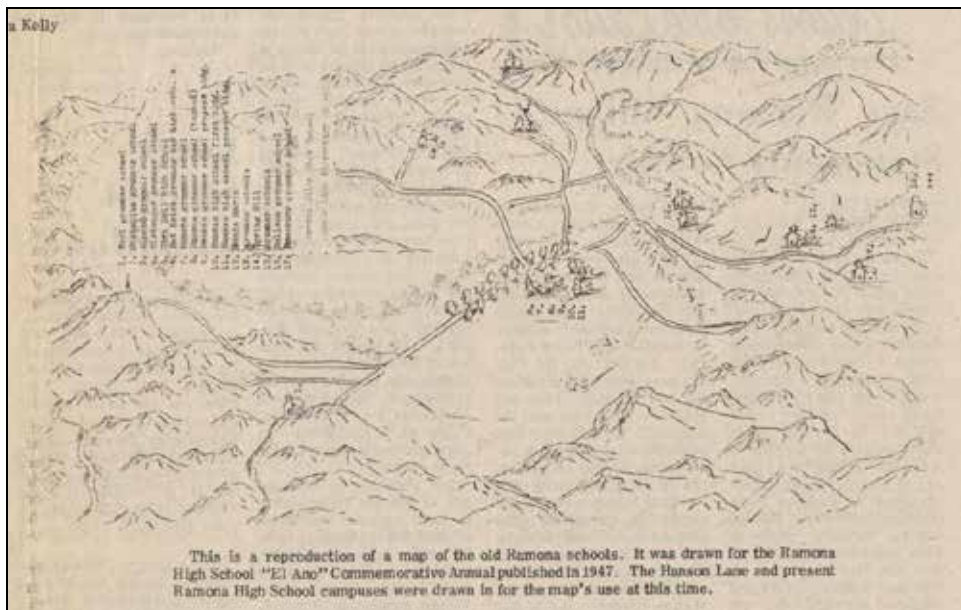
Ramona Main Street Colonnade
Name of Property San Diego, CA
County and State N/A
Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 15



The Ketchikan Inn in 1911 after a upper story was added. Photo courtesy of J. S. Stephen.

Ramona Main Street Colonnade (1915), Ramona CA
Figure 1



This is a reproduction of a map of the old Ramona schools. It was drawn for the Ramona High School "El Ane" Commemorative Annual published in 1947. The Hanson Lane and present Ramona High School campuses were drawn in for the map's use at this time.

Ramona Main Street Colonnade (1947), Ramona CA
Figure 2

United States Department of the Interior
National Park Service

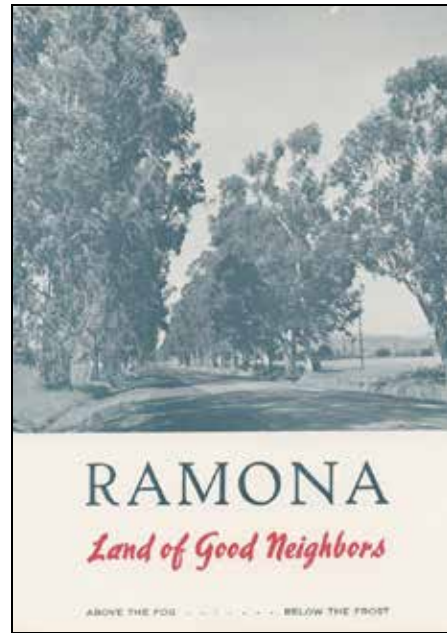
National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
Name of Property San Diego, CA
County and State N/A
Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 16



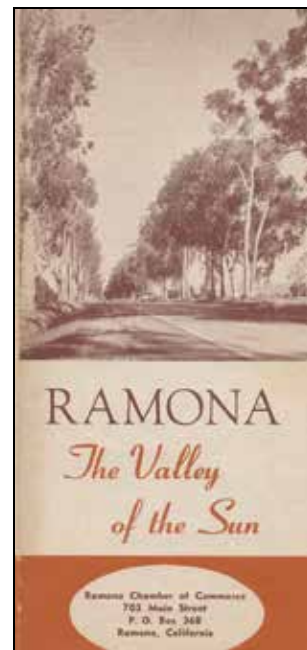
Ramona Main Street Colonnade (1947), Ramona CA
Figure 3



Ramona Main Street Colonnade (1953), Ramona CA
Figure 4



Ramona Main Street Colonnade (1958), Ramona CA
Figure 5



Ramona Main Street Colonnade (1960s), Ramona CA
Figure 6

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National Park Service

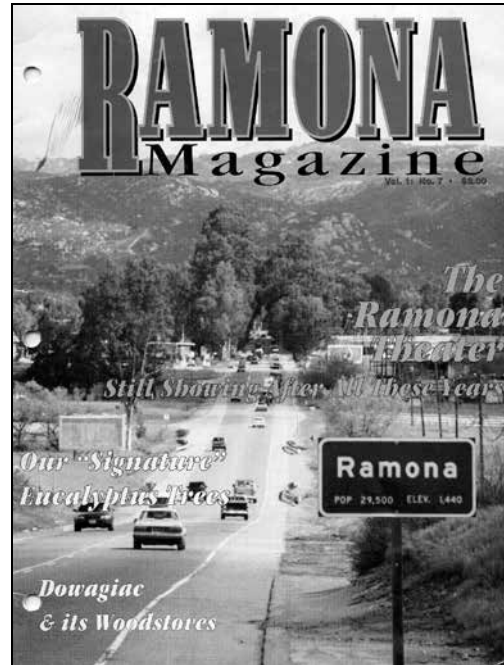
**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade
Name of Property San Diego, CA
County and State N/A
Name of multiple listing (if applicable)

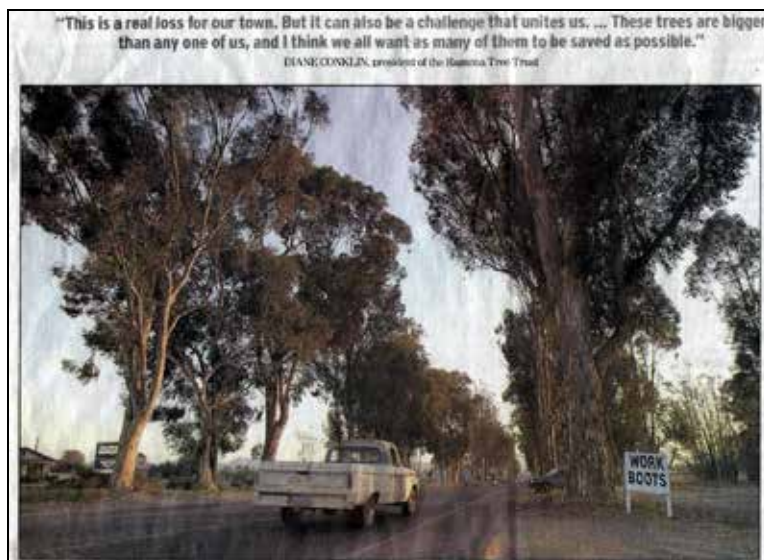
Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 17



Ramona Main Street Colonnade (1986), Ramona CA
Figure 7



Ramona Main Street Colonnade (1995), Ramona CA
Figure 8



Ramona Main Street Colonnade (2001), Ramona CA
Figure 9

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade
Name of Property San Diego, CA
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Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 18



Ramona Main Street Colonnade (February 2009), Ramona CA
Figure 10



Ramona Main Street Colonnade (February 2009), Ramona CA
Figure 11

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade

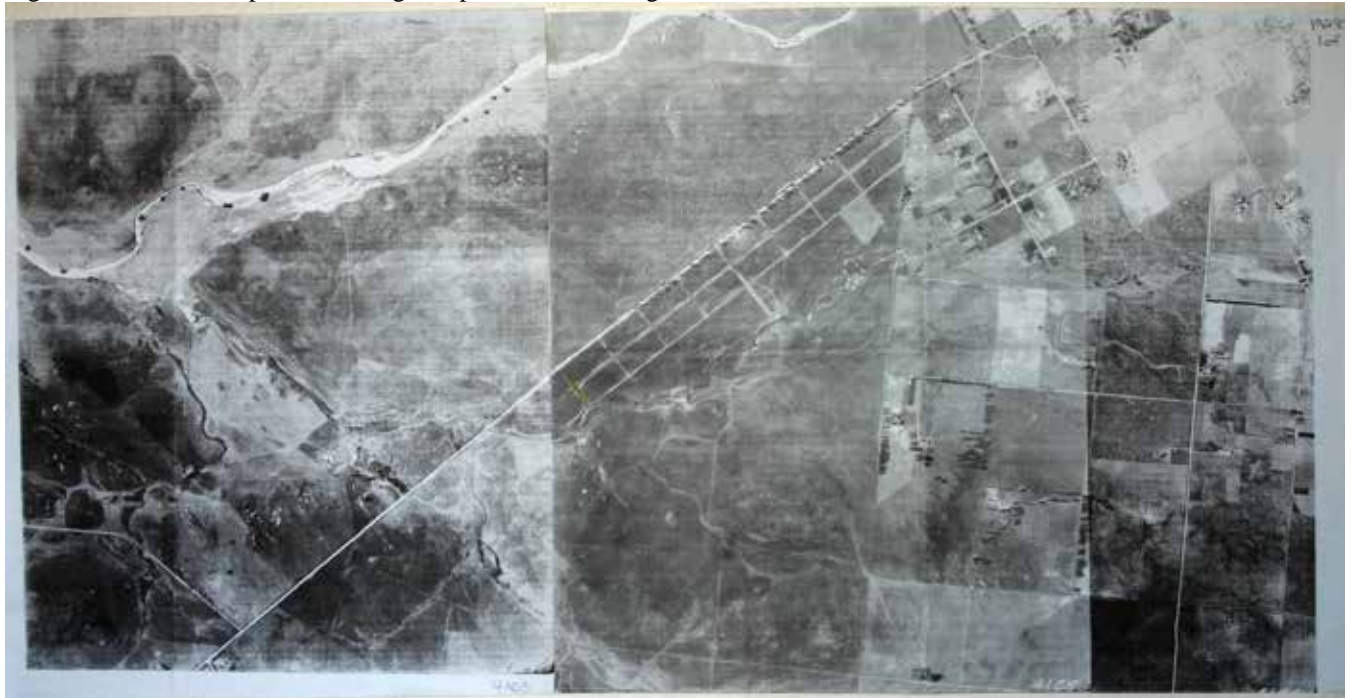
Name of Property San Diego, CA

County and State N/A

Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 19

Figure 12: 1928 aerial photo showing tree positions, showing area west of Montecito Road



United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade

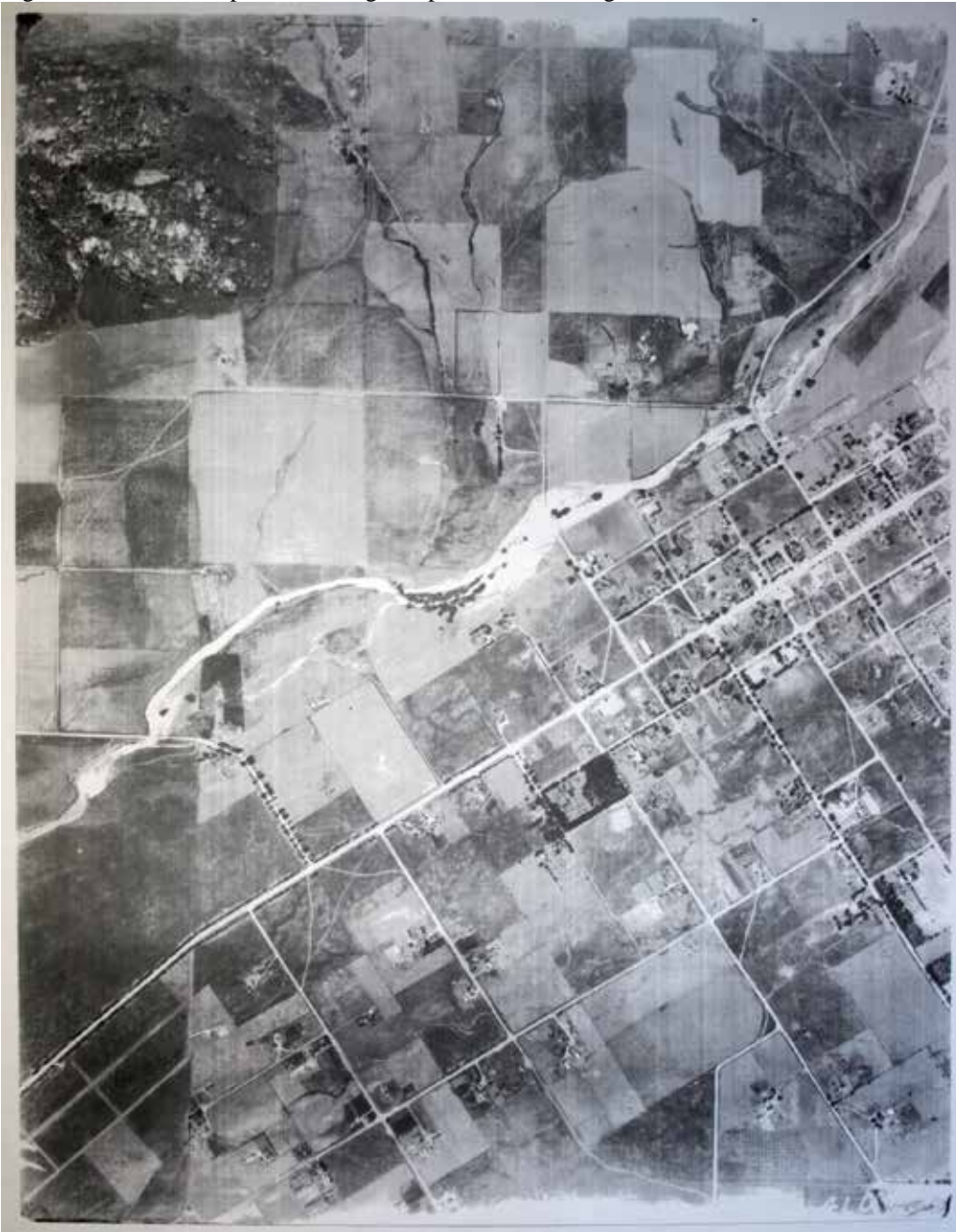
Name of Property
San Diego, CA

County and State
N/A

Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 20

Figure 13: 1928 aerial photo showing tree positions, showing area east of Montecito Road



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National Register of Historic Places Continuation Sheet

Ramona Main Street Colonnade
Name of Property
San Diego, CA
County and State
N/A
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Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 21

Photo Log

Current Photographs, 2-4-2016 (Included on Attached CD):

#1

Photographer: Sue Wade
Date of Photo: 2-4-2016
Location of original: Included on Attached CD
Description: Colonnade, Main Street & 12th Street, view to east

#2

Photographer: Sue Wade
Date of Photo: 2-4-2016
Location of original: Included on Attached CD
Description: Colonnade, Main Street between 13th & 14th Streets, view to east

#3

Photographer: Sue Wade
Date of Photo: 2-4-2016
Location of original: Included on Attached CD
Description: Colonnade, Main Street & Montecito Road, view to east

#4

Photographer: Sue Wade
Date of Photo: 2-4-2016
Location of original: Included on Attached CD
Description: Colonnade, Main Street & 16th Street, view to east

#5

Photographer: Sue Wade
Date of Photo: 2-4-2016
Location of original: Included on Attached CD
Description: Colonnade, Main Street & Ramona Street, view to east

#6

Photographer: Sue Wade
Date of Photo: 2-4-2016
Location of original: Included on Attached CD
Description: Colonnade, Main Street & Pala Street, view to east

#7

Photographer: Sue Wade
Date of Photo: 2-4-2016

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Ramona Main Street Colonnade

Name of Property
San Diego, CA

County and State
N/A

Name of multiple listing (if applicable)

Section number: Additional Documentation (U.S.G.S. Maps, Google Earth Imagery, AutoCad Maps, Historic Photos, Photo Log for Current Photos on CD) Page 22

Location of original:

Included on Attached CD

Description:

Colonnade, Main Street & Julian Street west

#8

Photographer:

Sue Wade

Date of Photo:

2-4-2016

Location of original:

Included on Attached CD

Description:

Colonnade, Main Street & Julian Street, view to east

#9

Photographer:

Sue Wade

Date of Photo:

2-4-2016

Location of original:

Included on Attached CD

Description:

Colonnade, Main Street & Kalbaugh Street, view to west

1137
Mañanás
MEXICAN
FOOD

LIQUOR
WINE
BEER
CIGARETTES
Tobacco King





ST. LUCKY'S
Pizzeria

Yield sign (yellow diamond with black arrow pointing up)

MOVIE MAN
TO GO

CA
1984
Certa
BUSINESS
MANAGEMENT

DORINO'S PIZZA
EXPANDING
LAND SERVICES
Certa





27
CIC
AP
THE
EF
R
Bridge Cl
ASING

STATER
BROS
RITE AID



ELER
RE & BRAKE

E0513





Blue informational sign with text, partially obscured by a tree trunk.

STARS
MARCH
FUEL
HERE



COLDWELL BANKER
REAL ESTATE

MAILBOX
AIR





National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Ramona Main Street Colonnade

Multiple Name:

State & County: CALIFORNIA, San Diego

Date Received:
8/21/2018

Date of Pending List:
9/14/2018

Date of 16th Day:
10/1/2018

Date of 45th Day:
10/5/2018

Date of Weekly List:

Reference number: SG100002995

Nominator: State

Reason For Review:

Appeal

SHPO Request

Waiver

Resubmission

Other

PDIL

Landscape

National

Mobile Resource

TCP

CLG

Text/Data Issue

Photo

Map/Boundary

Period

Less than 50 years

Accept

Return

Reject

10/5/2018 Date

Abstract/Summary Comments: The Ramona Main Street Colonnade is locally significant under National Register Criterion A in the area of Community Planning and Development. First established in 1909 and augmented over the years, the Ramona Main Street Colonnade reflects significant local city beautification efforts undertaken as the community sought to establish itself as an important agricultural trade center during the first half of the twentieth century. An effective expression of historic period boosterism, the Colonnade persists in the landscape as an important part of Ramona's community identity. During the late nineteenth and early twentieth centuries, the planting of eucalyptus trees became an enormously popular aesthetic feature of landscape design in northern and southern California. The fast growing, exotic looking trees were utilized as components of city beautification projects in numerous communities. Disease, subsequent roadside development and mounting maintenance costs resulted in the loss of many such eucalyptus landscapes. The Ramona Colonnade remains a relatively rare, southern California example of a fully realized designed eucalyptus landscape extending over a substantial length of public roadway. Despite the loss of a significant number of original trees, the Colonnade corridor retains sufficient numbers and density to convey its historic association with important patterns of local community planning and development. While integrity of the linear district has been compromised over the years, resulting in spotty integrity along certain stretches of Main Street, the commanding nature of the imposing trees located close up to the roadway margins, their repetitive patterning creating a long-distance continuity of vision, their imposing height over the relatively flat and open topography of the city, and the overall visual aesthetic created by the tree canopy, allow the remaining Colonnade to readily convey its unique landscape character.

Recommendation/ Criteria Accept NR Criterion A

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 10/5/2018

DOCUMENTATION: see attached comments : No see attached SLR : Yes

Ramona Main Street Colonnade
Ramona, San Diego County, California
National Register of Historic Places

Ramona Main Street Colonnade is a 1.8 mile corridor of approximately 300 eucalyptus trees along both sides of the town of Ramona's Main Street, State Routes 67 and 78, between Wynola Street on the west and 9th Street to the east, originally established in 1909. 226 of the existing trees were planted between 1909 and 1931 in several subsequent planting efforts, and approximately eighty were subsequently planted to maintain the historic appearance of the colonnade. The trees function as a living colonnade that runs along Ramona's main street, from the rural areas surrounding the community on either side through its commercial district.

The property is nominated under Criterion A under community planning and development. Eucalyptus trees were introduced to California from Australia in the 1870s, and their use was promoted as a means to beneficially affect climate and beautify landscapes. By the first decade of the twentieth century, the popularity of eucalyptus expanded, both for its use as lumber and decorative plantings to beautify parks and streetscapes. They were used for fuel, windbreaks, medicines, shade, and beautification. State legislation encouraged the use of eucalyptus along California highways in 1913 and 1931. Based on grandiose plans by the small community of Ramona, that originally envisioned thousands of eucalyptus trees along Main Street and the surrounding land, approximately 626 trees were planted by 1928. By the 1920s, Ramona's main street colonnade became a defining element of the community, prominently featured in promotional brochures and marketing materials. Proposed highway improvements in 1967 threatened to remove a large portion of the trees from the colonnade. This threat galvanized the local community, culminating in a campaign by high school students in 1970 to protect the trees. This effort was successful, and marks the end of the property's period of significance. Because the period of significance extends over a long period, exceeding 50 years by only a few years, the property does not need to meet the requirements of Criteria Consideration G.

The property is owned by the California Department of Transportation (Caltrans) and is nominated by a third party, the Ramona Tree Trust. Caltrans originally objected to this listing, but rescinded their objection on July 24, 2018, providing an email changing their position from objection to support.

The nomination document addresses a Historic Resource Evaluation Report (HRER) conducted in 2000. This report concluded that the Colonnade was not eligible for listing based on loss of most of the original trees and subsequent modern commercial development along Main Street in Ramona, resulting in reduced historic integrity of setting, feeling, and association. The HRER claimed that the tree rows originally consisted of approximately 2000 trees, and that the remaining tree row elements,

identified as a segment of 0.7 miles, was insufficient to convey the significance of the tree rows as a whole. The nomination identifies two flaws in the HRER's analysis of the Colonnade's integrity. Despite early claims that the tree rows would include as many as 50,000 trees, and the HRER's claim that it originally consisted of approximately 2000 trees, a 1928 aerial photograph and other contemporary accounts verified that, by 1928, there were approximately 626 trees along a two-mile stretch from Wynola Street west into the town center. Thus, the HRER consultant's assertion that three times as many trees were planted as part of the original tree rows is not supported by historic documentation. Second, the presence of commercial buildings does not detract from the historic integrity of the colonnade, because it was always intended as a transition from rural space on either end of the colonnade to the commercial district at its center. The community of Ramona and its Tree Trust have replaced a number of missing trees, using similar eucalyptus species, in order to preserve integrity of materials via replacement in kind. While the tree rows currently represent approximately 50% of their greatest number, they are present over a distance of 1.7 miles, and still retain sufficient historic integrity to convey their significance under Criterion A. The tree rows still hold strong significance to the residents of Ramona. Three letters of support from members of the public were received.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine the Ramona Main Street Colonnade eligible for the National Register under Criterion A at the local level of significance, with a period of significance of 1909-1970. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register of Historic Places.

William Burg
State Historian II
July 31, 2018

From: [Hovey, Kevin@DOT](mailto:Hovey.Kevin@DOT)
To: [Burg, William@Parks](mailto:Burg.William@Parks)
Subject: RE: Ramona Tree Trust Nomination
Date: Tuesday, July 24, 2018 10:38:34 AM

William:

After discussing the Colonnade further with the Executive Team, Caltrans District 11, the property owner, withdraws its objection to the Colonnade for listing in the National Register; we support the listing.

I will follow-up with a letter next week, understanding that the Commission is meeting Friday, August 3rd.

Thank you for corresponding and talking me through this process William.

Kevin Hovey
Chief Cultural Resources
Caltrans District 11
619-606-3108

From: Burg, William@Parks [mailto:William.Burg@parks.ca.gov]
Sent: Friday, July 13, 2018 11:39 AM
To: Hovey, Kevin@DOT <kevin.hovey@dot.ca.gov>
Subject: RE: Ramona Tree Trust Nomination

Per our conversation this morning, attached is the current staff report for the Ramona Main Street Colonnade.

William Burg
State Historian II
Office of Historic Preservation
Department of Parks and Recreation
(916) 445-7004

From: Hovey, Kevin@DOT <kevin.hovey@dot.ca.gov>
Sent: Monday, November 13, 2017 11:28 AM
To: Burg, William@Parks <William.Burg@parks.ca.gov>
Subject: Ramona Tree Trust Nomination

William:

If possible, would you mind emailing me a PDF of the nomination package the Ramona Tree Trust submitted to your office?

Thank you.

Kevin Hovey
Senior Environmental Planer
Caltrans D11
619-606-3108

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life.*

July 6, 2017

State Historic Preservation Officer
Attention: William Burg
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Dear Mr. Burg:

We are in receipt of your May 31, 2017 letter regarding the Ramona Tree Trust's desire to nominate the Ramona Main Street Colonnade (Colonnade) to the National Register of Historic Places (NHRP). As instructed, we reviewed the draft nomination that was attached to your letter and this correspondence contains our response. As the property owner of record, we are informing you of our objection to the nomination.

Between the late 1990s and 2001, Caltrans and FHWA were developing a Transportation Equity Act (TEA) project along State Routes 67 and 78 that encompassed many of the eucalyptus trees comprising the Colonnade. As a result, the Caltrans Cultural Studies Office in Sacramento prepared a Historic Resource Evaluation Report (HRER) for the Colonnade in October of 2000. Shortly after the HRER was authored, the TEA project was down scoped. As a result, the HRER was no longer needed and was simply filed with the project record. This 2000 HRER is attached to this correspondence.

The HRER formally evaluated the Colonnade for its eligibility for listing in the NHRP and concluded that the Colonnade did not appear to be eligible for inclusion. In 2000, the remnant Colonnade did not appear to possess the significance or the integrity necessary to be eligible for listing. The HRER notes that while the Colonnade might be a good example of Ramona's civic development, it lacked the requisite level of integrity necessary to convey that association. In addition, the HRER argued that all but one of the seven qualities of integrity had been fundamentally compromised due to the fact that most of the original Colonnade had been obliterated; the setting, feeling, and association were all lost through encroachment of modern development.

With respect to the 0.7-mile long remnant (the focus of the Trust's nomination effort), the HRER determined that this small segment also lacked integrity given the development that had occurred; the numerous, modern commercial buildings effectively undermined the feeling, setting, and association of the Colonnade with its past rural context.

Mr. William Burg
July 6, 2017
Page 2

Since October 2001, the remaining Colonnade has seen additional loss of its constituent eucalyptus trees due to eucalyptus lerp psyllid invasion, disease, wind, drought, and removal.

We concur with the original findings in the 2000 HRER and time has not altered the arguments presented in that report. Therefore, we object to the Colonnade's nomination to the NRHP and we encourage you to review the attached HRER when considering our objection and your review of the Trust's nomination.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce L. April". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

BRUCE L. APRIL
Deputy District Director, Environmental

Enclosure

Memorandum

To: CHRIS WHITE, Chief
Office of Environmental Technical Studies
District 11


Date: October 31, 2000
File No. 11-SD-67/78
P.M. 20.75/24.33
PM 35.55/37.75
EA 11341-079500

From: DEPARTMENT OF TRANSPORTATION
ENVIRONMENTAL PROGRAM - MS27

Subject: Historic Resource Evaluation Report for Ramona Eucalyptus Trees

As requested, we have prepared a Historic Resource Evaluation Report (HRER) on the eucalyptus tree colonnade that lines portions of Highways 67 and 78 in Ramona, San Diego County. The resource formally evaluated for this study does not appear eligible for inclusion in the National Register of Historic Places. Additionally, Caltrans has evaluated this resource in accordance with section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that it is not an historical resource for the purposes of CEQA. Two copies of the HRER are enclosed.

This report is intended to satisfy the historical aspects of cultural studies, and does not necessarily reflect archeological concerns that may need to be addressed as part of a Historic Properties Survey Report. Please let us know within 10 working days after receipt of this report if you feel any changes are needed. The document will be considered to be in draft form until that time period has passed, unless you approve it earlier. If you have any questions, please call Laurie Welch at Calnet 8-453-0516.



MARGARET BUSS, Acting Chief
Cultural Studies Office

Enclosure

HISTORIC RESOURCE EVALUATION REPORT

For

SR-67/78 RAMONA EUCALYPTUS TREES
RAMONA, SAN DIEGO COUNTY, CALIFORNIA

11-SD-67 P.M. 20.75/24.33 11341-079500

11-SD-78 P.M. 35.55/37.735 11341-079500



Prepared for: Chris White, Chief
Environmental Branch
District 11 – San Diego
California Department of Transportation

Prepared by: Laurie Welch *Laurie Welch*
Graduate Student Historian
Environmental Program
California Department of Transportation
Sacramento, California

OCTOBER 2000

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SUMMARY

This Historic Resource Evaluation Report (HRER) evaluates a discontinuous colonnade of eucalyptus trees that runs along both sides of Highway 67 and Highway 78 in Ramona, San Diego County. A 0.7-mile stretch of trees lining Highway 67 out of the original six-mile colonnade remains relatively intact. The rest of the colonnade, originally planted from approximately Mussey Grade Road to Salmon Road, has been disrupted by tree loss due to disease and removal. Neither the original length nor the remaining portion of the colonnade appears eligible for inclusion in the National Register of Historic Places. Additionally, Caltrans has evaluated this resource in accordance with section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that it is not a historical resource for the purposes of CEQA. Furthermore, the study area does not appear to constitute a historic district or historic landscape.

PROJECT DESCRIPTION

In June of 2000, District 11 formally requested headquarter's staff assistance in evaluating tree rows that line State Routes 67 and State Route 78 in Ramona. The study area begins at approximately Mussey Grade Road (PM 20.75) and continues east through Ramona's historic downtown where State Route 67 becomes State Route 78 to what is now Salmon Road (PM 37.75). This area approximately corresponds to the original extent of the colonnade. At the present time, the only intact portion of the colonnade is a 0.7-mile length of trees along Highway 67 to the west of downtown. It was requested that these trees be evaluated in order to determine if ongoing Caltrans maintenance activities along State Routes 67 and 78 could be affecting a potentially significant historic landscape.

The physical environment of the study area is primarily rural residential at its westernmost end moving into light commercial development that becomes increasingly heavier closer to the downtown then becoming rural residential again at the east end. State Route 67 along the study area begins as a two-lane divided highway then widens to four lanes going east. Conversely Highway 78 in the study area begins as a four-lane highway and narrows to two lanes toward the easternmost end of the study area.

RESEARCH METHODS

In June and July 2000, Laurie Welch, Graduate Student Assistant in the Caltrans Headquarters Environmental Program, Cultural Studies Office, conducted general and property-specific historical and archival research in both Sacramento and San Diego County. Research facilities utilized in Sacramento included the California State Library, Caltrans Transportation Library, and Caltrans Cultural Studies Office library. In San Diego County research included the San Diego Historical Society, San Diego Public Library, and the Ramona Pioneer Historical Society.

A review of existing listings revealed that the trees within the study area have not been listed on the National Register of Historic Places or the California Register of Historical Resources, or as

State Historical Landmarks, or Points of Historical Interest. Ramona's downtown along Main Street was found to be eligible as a historic district in February of 1989. The trees were designated a scenic resource by Caltrans District 11 Landscape Architects in November of 1983.

Laurie Welch, Graduate Student Assistant Historian along with Martin Rosen District 11 Archaeologist, conducted field surveys on June 21 and 23, 2000. The eucalyptus trees located within the project area were photographed and their features noted for the inventory. Ms. Welch conducted resource-specific research using newspapers, historic photographs, and aerial photographs. Ms. Welch also interviewed local informants, and consulted with staff from the Guy B. Woodward Museum and Ramona Pioneer Historical Society to gain historical background information to assess the resource's potential significance. The eucalyptus trees were evaluated in relation to the historical themes established by background research. The trees were also assessed to determine whether or not they constitute a historical resource for the purposes of CEQA compliance when judged in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

HISTORICAL OVERVIEW

The eucalyptus trees that line State Routes 67/78 approaching Ramona are one of the town's most recognizable landmarks. The dramatic eucalyptus with its long, sweeping branches and feathery leaves evokes perfectly the early 20th century romantic ideal of mission era Southern California captured in Helen Hunt Jackson's popular 1884 novel *Ramona*, the town's namesake. Ramona's colonnade of eucalyptus trees was originally proposed by community planners to extend six miles down the old stage route starting from Mussey Grade Road to approximately Salmon Road. However, because of disease, inadequate care, and poor weather conditions, the intended six-mile length of towering eucalyptus never developed. Instead shorter, intermittent segments of tree rows matured along Highways 67/78. Unfortunately in the over 90 years since their initial planting, these remaining tree row fragments have been further decimated by disease, drought, commercial development, and road improvements.

Ramona lies within the Santa Maria and Santa Ysabel valleys and has developed into the central town of San Diego County's rural backcountry. The first non-native's to explore the Santa Maria Valley were Fr. Mariner and Captain Grijalva who led a scouting party from the Mission San Diego de Alcalá in 1795 to search for a possible new mission site. While Mariner and Grijalva reported favorably on the valley's suitability, ultimately only a small chapel was ever built by the mission. Instead the valley land became grazing grounds for livestock from San Diego de Alcalá and the home for a few retired Spanish soldiers. Eventually, after secularization of the missions, 17,700 acres of the valley were granted to Narcisco Botello, a former trouper from the San Diego Presidio.¹

Botello failed to follow all the laws pertaining to maintenance of Spanish land grants and in 1843 he lost his rights to the land. That same year the Santa Maria property was regranted to José Joaquin Ortega and his son-in-law, Captain Edward Stokes. Having held several high-level

government positions, Ortega was in an advantageous position to be awarded one of many ranchos granted by the Mexican Territorial Government. From 1834 to 1839, Ortega served on the seven member Alta California Diputacion, appointed by Mexico City to handle legislative affairs in the territory. He also held the position as San Diego Mission Administrator from 1835 to 1839. In 1840 Englishman and former whaler, Edward Stokes, married Ortega's eldest daughter Maria del Refugio de Jesus Ortega. In 1844 Ortega and Stokes acquired the Santa Ysabel Rancho bringing their combined holdings to approximately 35,000 acres of choice land. Neither Ortega nor Stokes, however, ever realized much profit from their substantial holdings. Stokes died suddenly in the mid 1840s and, like other Mexican land grant holders after the American takeover of California, Ortega became embroiled in the long, expensive process of trying to prove his title claim to the U. S. Land Commission.²

While Joaquin Ortega and his daughter, Stokes' widow, Refugio, diligently attempted to legitimize their Santa Maria and Santa Ysabel rancho claims, American settlers began to take advantage of California's confused land ownership situation in the 1850s to claim disputed territories. Two recently discharged army buddies, Sam Warnock and Joe Swycaffer, saw just such an opportunity in the Ortega/Stokes claim while travelling through the Ballena Valley. Apparently Ortega believed that his two ranchos bordered each other, but actually a large gap of land containing the Santa Teresa and Ballena Valleys lay between the two grants. Capitalizing on this confusion, Warnock filed a preemption claim on February 9, 1857 for 160 acres in the Ballena Valley to become the backcountry's first official homesteader. Warnock sold grain to the Union Army during the Civil War and he and Swycaffer led the way to the Ballena Valley becoming a major agricultural producer.³

Meanwhile two French sheep ranchers, Bernard Etcheverry and Juan B. Arrambide, bought most of the Santa Maria Rancho in 1872. Etcheverry eventually bought out Arrambide's portion of the claim to take sole possession of the pair's 16,700 acres by 1880. Along with grazing his own herds of Merino sheep, Etcheverry allowed other farmers to build homes and sharecrop on his land, creating a burgeoning farming community. Realizing that this new population and the many travelers headed east to Julian's gold mines would need services, Etcheverry encouraged another Frenchman, Theophile Verlaque, and his son Amos to investigate business opportunities in the area. The Verlaques agreed that the area had potential, so in 1883, Amos built the Santa Maria store and a post office along the wagon route to Julian and named the tiny town Nuevo.⁴

Etcheverry and the Verlaques' founding of Nuevo proved a timely venture because California experienced a land boom in the 1880s with new properties being developed all over the state. In 1886 Milton Santee, a Los Angeles engineer and land promoter, headed a group of investors who decided that the Santa Maria Valley was perfect for development. Santee purchased 3,855 acres from Etcheverry, formed the Santa Maria Land and Water Company, and subdivided the land for immediate sale. Then, to capitalize on the success of Helen Hunt Jackson's popular romantic novel, Santee began calling Nuevo, Ramona. In promotions for the new town, Santee enticed potential buyers to the Santa Maria Valley by alleging that Ramona was "on the line of the proposed extension of the Southern Pacific Railroad...and the line of the proposed extension of California Southern from Oceanside." He also claimed that, "The University of Southern California will build and establish a Seminary in the town of Ramona that in time will attain a high place among the educational institutions of the country."⁵ Santee attempted to officially

change Nuevo's post office designation to Ramona, but he found the name was already taken by a Los Angeles County land promoter.

Ramona did not develop as rapidly as Santee had hoped, as it took over 25 years for all the lots to sell. Despite his grand claims the railroads never came through Ramona and the seminary was never built. Ramona's growth was further stalled by the slowdown of the Julian mines, California's land bust of 1889, and the depression of 1892. Not to be thwarted, Santee built the Ramona Hotel and the little town enjoyed slow but steady growth throughout the 1890s and 1910s. During these years Ramona citizens confirmed their town's progress by establishing the Nuevo Township Courthouse and the Ramona Town Hall which was used as a library and meeting place. Also in this period, James A. Jasper moved *The Julian Sentinel* to Ramona, precious gemstones began being mined in the Ramona area, Ramona voted to go dry, and the Ramona Tent Village was built to attract vacationers from the cities. In 1895, the Los Angeles County Ramona closed down its post office, giving Nuevo's citizens the chance to officially adopt the town name they had been using informally for years.

As Ramona continued to grow and take shape in the first decade of the 20th century, a major concern of the town's citizens was improving the hot and dusty carriage roads leading in and out of town. Ramonans probably had been planting trees for shade, windbreaks, and beautification since the area's first settlement. The *San Diego Union* on March 23, 1904 reported that Ramonans celebrated Arbor Day by "improving the rows of trees on either side of the streets. The tree sites were plowed and harrowed and many trees and flowers were planted, and missing ones replaced."⁶ Although the story does not mention what kinds of trees the arborists planted or what trees were already there, it does indicate that some trees lined the streets of Ramona by 1904.



Figure 3. Ramona 1904
Northeast Edge of Town Looking Southwest Along Main Street

The oldest eucalyptus trees that stand along Highway 67 through downtown Ramona, however, probably date to a later tree planting effort begun in 1908 by the Ramona Improvement Club, the predecessor to today's Ramona Chamber of Commerce.⁷

According to the *San Diego Union*, the Ramona Improvement Club, led by A. C. Foster and W. E. Woodward, secured an agreement with county supervisors that if the club acquired and planted the trees, then the county would fund their care and protection until they could thrive on their own. Foster said the club planned to plant trees "throughout the Santa Maria Valley." Foster explained that, "One of the routes to be followed will be on the main highway from Ramona to the head of the Foster grade. Another route will be from Ramona to the head of Clevenger Canyon. Both highways are about six miles in length and as the trees are to be set out twenty feet apart nearly 50,000 trees will be used."⁸ The routes proposed for tree planting roughly correspond to Highway 67 leading east into Ramona from San Diego and Highway 78 heading northwest from Ramona to San Pasqual.⁹

Later reports indicate that the Ramona Improvement Club proceeded with their proposed plan, but apparently fell short of their ambitious goal of planting 50,000 trees. On April 28, 1909 the *Cuyamaca News* reported that in the previous week Ramona citizens planted about 2,000 sugar gum trees, "arranged in a double row, bordering the stage road from the Earl School to the premises of James Booth. With the exception of a half mile tract of adobe located to the east of Etcheverry's and impractical for planting at present, we now have a six mile boulevard in embryo."¹⁰ The article noted that Colonel D. C. Collier donated all the trees and that the Ramona Improvement Club took charge of the planting. It also mentions that the Improvement Club expected to undertake a similar planting project "on the approach to the Clevenger grade" in the fall.¹¹

About four months later in September of 1909, the *San Diego Union* provided a follow-up report on Ramona's landscaping activities of the previous spring. The *Union* commended Ramona residents for successfully planting trees for three miles along either side of the main highway toward the top of the Mussey grade. The *Union* explained that, "Eucalyptus was the tree decided upon for the hardy Australian tree has demonstrated beyond any question of doubt that it can do as well and even better in Southern California than in its native country." This article confirmed that D. C. Collier of San Diego donated all the trees and that, "enthusiastic supporters of the idea gave the labor of plowing the roadside and planting the young gums."¹² The *Union* reported only three miles of trees being planted as opposed to the *Cuyamaca News* earlier account of a "six mile boulevard" because, according to the *Union*, "conditions of planting were not too favorable, but over 60 percent of the trees made good progress." Apparently almost half of the original eucalyptus rows died shortly after their initial planting, explaining the discrepancy in tree row length in the two reports. The *Union* added that, "the vacant spots on the roadside will be replanted during the present year or next spring, and, in addition, trees will be planted along the road to the top of the grade, about a mile in distance." The article also noted that the Ramona Improvement Club's next project would be planting trees on the road to Escondido as far as Clevenger Canyon.¹³

By generously contributing all the trees for Ramona's tree rows, D. C. Collier combined two of his personal passions, city beautification and the Santa Maria Valley. Supporting Ramona's citizens, however, was just one of the ways Collier placed an indelible mark on San Diego County history. After beginning his professional career as a lawyer, he formed the Ralston Realty Company in 1905, later named the D. C. Collier Company. His real estate firm subdivided and developed much of the property throughout San Diego County including Ocean

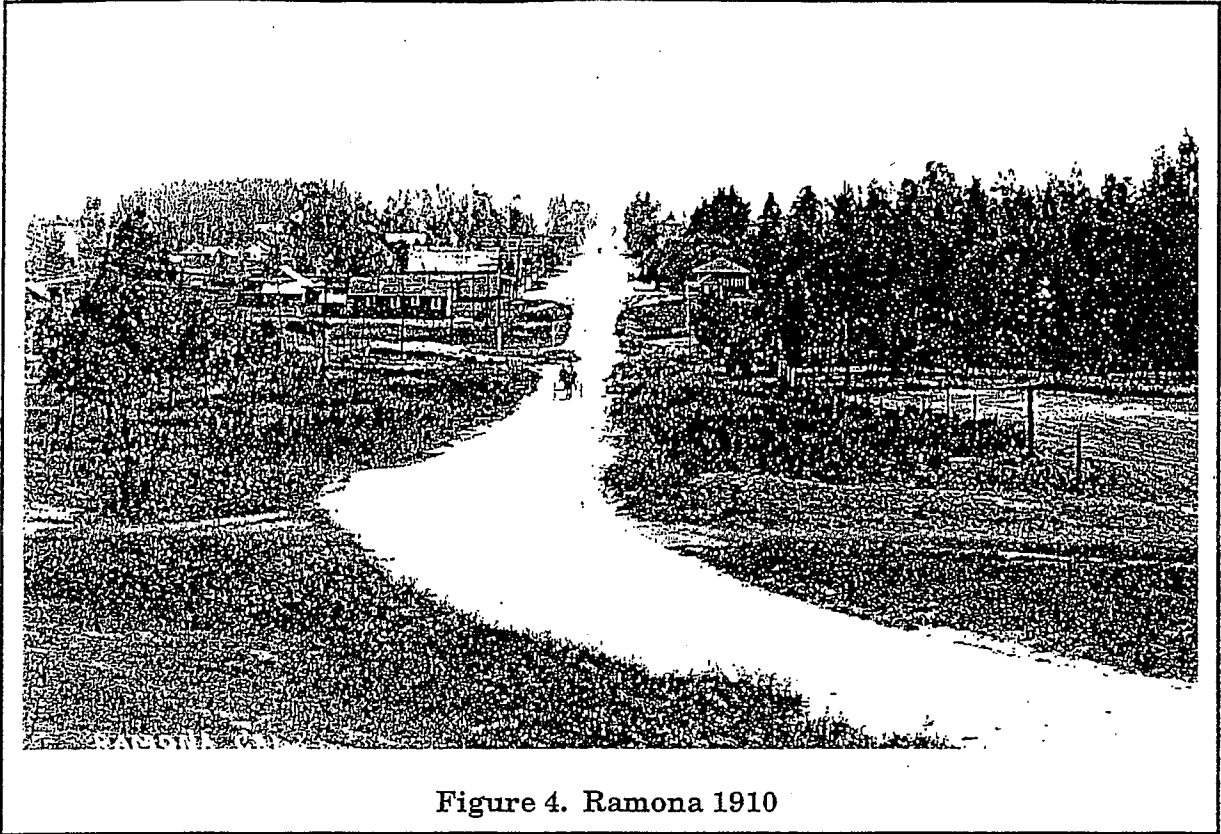


Figure 4. Ramona 1910

Beach, Normal Heights, East San Diego, University Heights, Encanto, Point Loma Heights, and Ramona. To service his subdivisions in Point Loma and Ocean Beach, Collier built the Point Loma railroad that he subsequently sold to John D. Spreckels.¹⁴ As part of his commitment to civic improvement he provided several San Diego County towns with community enhancements: in 1908 he gave Ramona 7.6 acres for a park; in 1909 he built a school for Ocean Beach; also in 1909 he donated decomposed granite to surface driveways and sidewalks in El Cajon; and in 1910 he provided the city of La Mesa with a five acre park.¹⁵

By far, however, Collier made his most enduring mark on San Diego County through his directorship of the Panama California Exposition held in Balboa Park in 1915. As the Exposition's first director Collier decided on the California Mission era as the event's theme. To fulfill this vision, Collier hired as his principal designers Frederick Law Olmsted, Jr., for landscaping and Bertram Grosvenor Goodhue for architecture. Through their efforts Balboa Park was transformed from mostly undeveloped land into the lush, Mediterranean-style city exemplified by the buildings on the Prado. At the same time the Santa Fe Railroad Station, also designed in the Mission Revival style, was built to handle increased traffic expected for the exposition. Collier's Spanish mission theme for the exposition would have a much more far-reaching influence than just the event itself. As Phillip Pryde notes, "The 'new' California landscape was not limited to Balboa Park and the train station. Every San Diego neighborhood gradually became a bit more 'Mediterraneanized.'"¹⁶ Collier devoted himself fully to the Panama California Exposition serving without pay, donating \$500,000 of his own money, and paying for his own travel expenses for promotional trips all over the world. As a result, his real estate business suffered, putting him into debt, and he was forced to resign as president of the exposition in 1914 before witnessing the results of all his time and energy.¹⁷

By donating eucalyptus trees to line Ramona's main highways, Collier was contributing to another dominant feature of the Southern California landscape. By 1909 eucalyptus trees were entering their second wave of popularity in California. The first eucalyptus boom period came in the mid 1800s. It cannot be determined for certain who first introduced the Australian trees to California, but it is known that W. C. Walker, owner of the Golden Gate Nursery, had fourteen species of eucalyptus planted in his garden by the early 1850s. Walker's experiments showed that the exotic looking eucalyptus fared well in San Francisco's climate and that they proved to be especially fast growing. Spurred by the desire to vegetate their relatively treeless state and to find an acceptable wood for fuel and hardwood, other nurseries followed Walker's lead and began propagating the gum trees to a limited degree throughout the state.¹⁸ In the 1870s, Ellwood Cooper, principal of Santa Barbara College, made eucalyptus propagation in California his personal crusade. He planted a huge grove of eucalyptus trees on his home ranch and published a book extolling the virtues of the imported plant. Later other eucalyptus proponents such as Abbott Kinney, State Commissioner of Forestry from 1886-1888, continued Walker's campaign by distributing free seeds and seedlings throughout the state. During the 1870s and 1880s, eucalyptus trees were promoted not only as perfect trees for wind breaks, ornamentation, hardwood, and timber, but the gum from the trees was also advertised as a medicinal cure for anything from rheumatism to dysentery. By far, however, the most persuasive incentive for eucalyptus planting was the belief that the tree absorbed marshy water that led to malaria infestation.¹⁹

At the same time that eucalyptus cultivation was being heavily promoted in California, warnings about the trees' drawbacks were also being circulated. In various agricultural journals complaints began to appear from planters discovering that eucalyptus was not necessarily the wonder tree that was advertised. Among the criticisms leveled against the eucalyptus were that young seedlings blew over in strong winds, most trees could not survive freezing temperatures, the dried wood tended to rot and split, and their invasive root system destroyed neighboring orchards. Moreover, the eucalyptus lost its reputation as the antimalarial tree when it became known that the disease's presence could also be minimized by simply draining stagnant swampland. By the mid 1880s, farmers began referring to the eucalyptus trees as the "vegetable monster" or "Australian weed" and groves of the once celebrated trees were cut down throughout the state.²⁰

Just as enthusiasm over eucalyptus cultivation appeared to have completely waned, the trees found a renewed popularity in the early 20th century. This seems to have been spurred by an announcement in 1904 by the Forest Service of the U.S. Department of Agriculture that the eastern hardwood supply was near depletion. Tests were performed on Australian eucalyptus that found it to be superior to native hardwoods and propaganda again proliferated about the trees' countless commercial uses. Most farmers refused to be taken in by these claims a second time, but others saw the incredibly fast growing trees as a cash bonanza.²¹ Investors began planting groves of eucalyptus hoping that within a matter of a few years the lumber could be sold for use in furniture, vehicles, railroad ties, fence posts, and flooring. The most famous of these eucalyptus entrepreneurs was Jack London who invested \$50,000 in 200,000 seedlings that he planted on his ranch near Glen Ellen. Along with eucalyptus cash crops, the much-touted trees were again planted for shade, windbreaks, and ornamentation.²²

As could be expected, eucalyptus' second chance at viability was not any more successful than the first. Again manufacturers found that no matter how they cured the wood it tended to split, warp and twist. Along with the wood's unsuitability, manufacturers were turning more and more to iron and steel for building materials, further reducing demand for eucalyptus lumber. Communities also realized that eucalyptus did not work well for a street tree because brittle limbs sometimes fell on pedestrians and the tree's root systems damaged sewage lines and sidewalks. Most investors like Jack London soon realized that their boom crop had been a bust.²³ Apparently eucalyptus did not work as a practical hardwood as it had in Australia because its rapid growth in California soil caused the cellular structure to change, rendering the wood susceptible to warping and cracking. Also Australian eucalyptus hardwood came from trees centuries old, unlike the very young trees used in California.²⁴ Even though eucalyptus did not prove to be the miracle plant that was advertised, its presence has made a distinctive mark on the California landscape. Many of the trees planted in the two boom periods as windbreaks, street colonnades, and cash crops still stand as impressive reminders of California a century ago.

Ramona's colonnade of eucalyptus trees suffered from many of the same problems as others planted in the early 1900s. Ramona citizens discovered shortly after their initial 1909 planting that eucalyptus trees were not nearly as hardy as promoted. The trees probably suffered their first blow in the summer of 1909 when a heat wave struck the San Diego area, leading to a severe drought.²⁵ As many as half of the original 2,000 trees may not have survived even their first summer. To make matters worse, several years later an intense winter frost hit Ramona, probably destroying more of the trees.²⁶ Consequently the proposed grand colonnade of

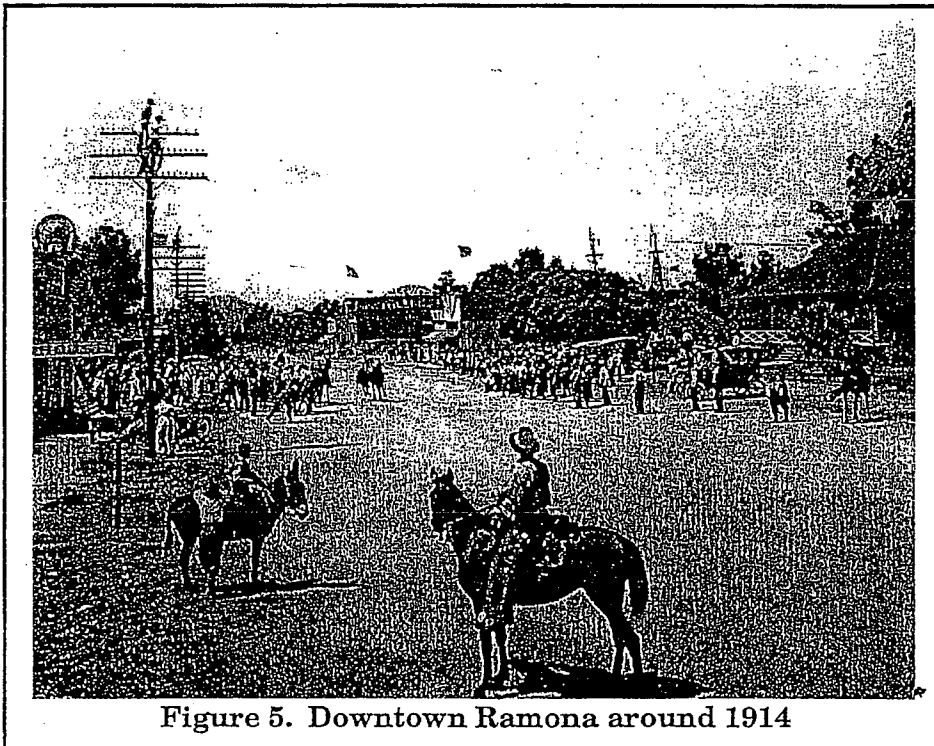


Figure 5. Downtown Ramona around 1914

eucalyptus trees leading through Ramona's downtown never matured. For some reason, the trees planted directly in Ramona's downtown area seem to have fared particularly poorly. Historic photos taken of the downtown dating from 1910, 1914, and 1917 show very few trees lining the streets and these do not appear to be eucalyptus (Figures 4, 5, and 6).²⁷

Ramona citizens

made a second attempt at creating a long colonnade of eucalyptus trees through a replacement

planting in 1920. Photos of Ramona's downtown in 1923 and 1924 show young eucalyptus trees still in their supports lining both sides of Main Street (Figure 7).

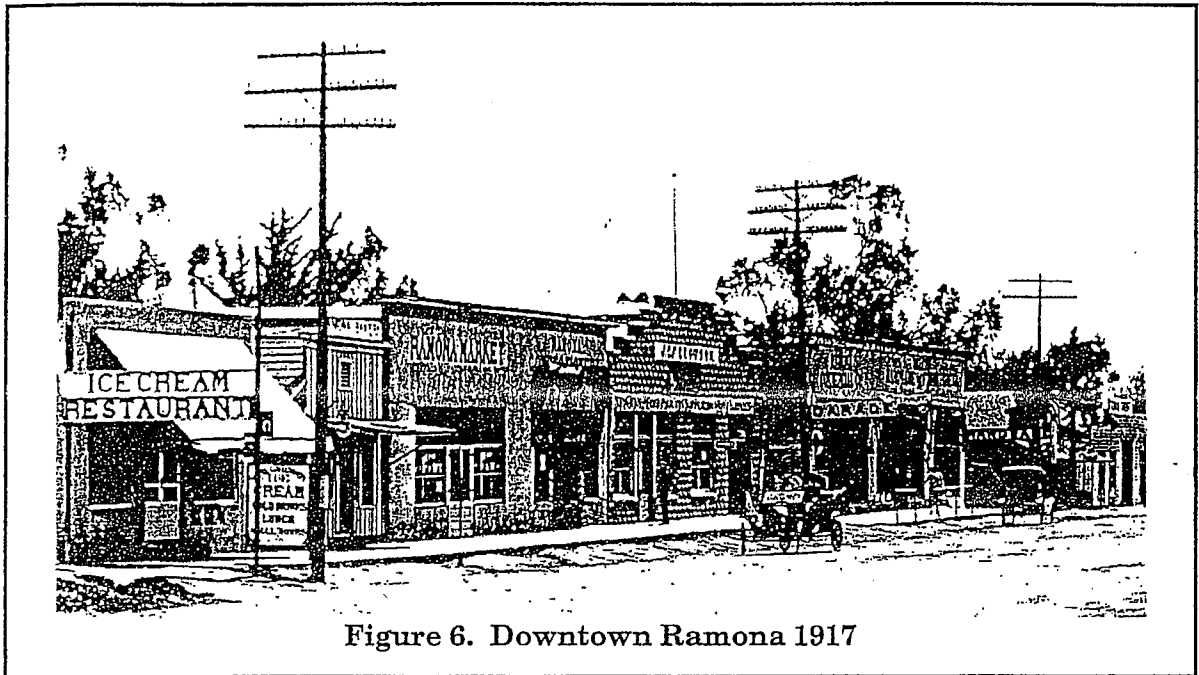


Figure 6. Downtown Ramona 1917

These fledgling replacements, however, did not enjoy a long life either because they soon met the next major foe of Ramona's eucalyptus trees, progress. During the 1920s Ramona carried out an extensive program of civic projects. Electricity came to the town, the school system became a unified district, and a community water system was established. In the mid 1920s Main Street was paved and concrete sidewalks were added to downtown, two projects that forced the removal of most of the Main Street trees.²⁸ It is not known how many trees were removed at this time, but at a minimum, the replacement trees planted in 1920 did not survive these upgrades. A

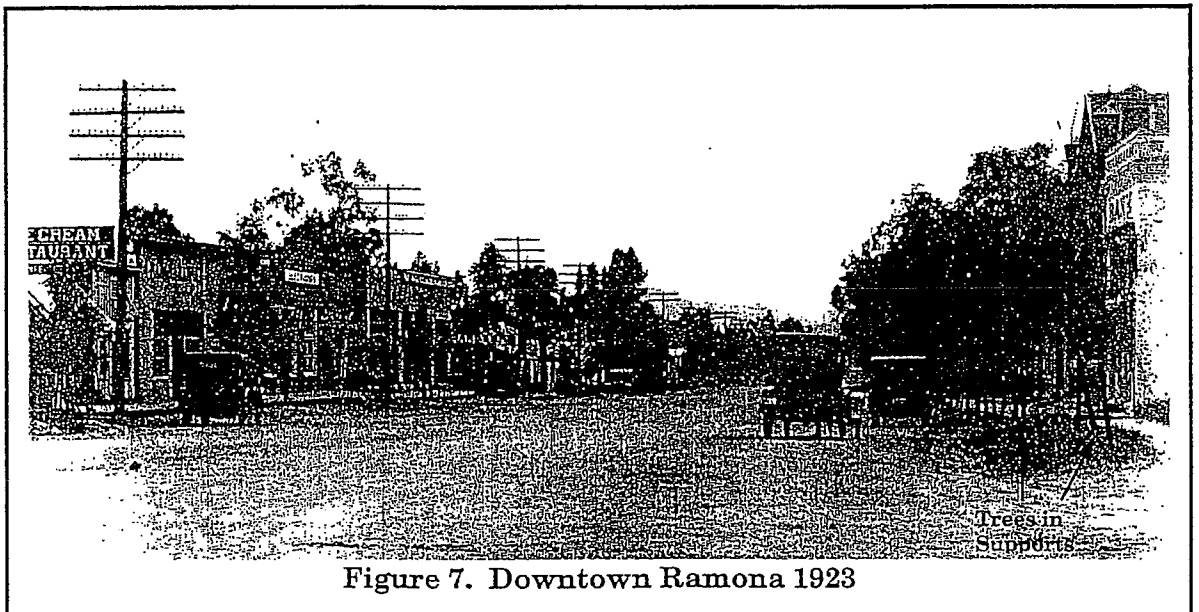


Figure 7. Downtown Ramona 1923

photo of downtown from 1935 shows the concrete sidewalks and paved Main Street with diagonal parking on either side, but all the trees have disappeared (Figure 8).²⁹ Main Street at this time projects a wide-open, stark appearance that is almost totally void of vegetation, a look it retains today. While the Main Street trees did not last long, aerial photos taken of the Ramona area in 1928, 1931 and 1959 show that about a two-mile stretch of the colonnade on Highway 67 west of downtown remained mostly intact.

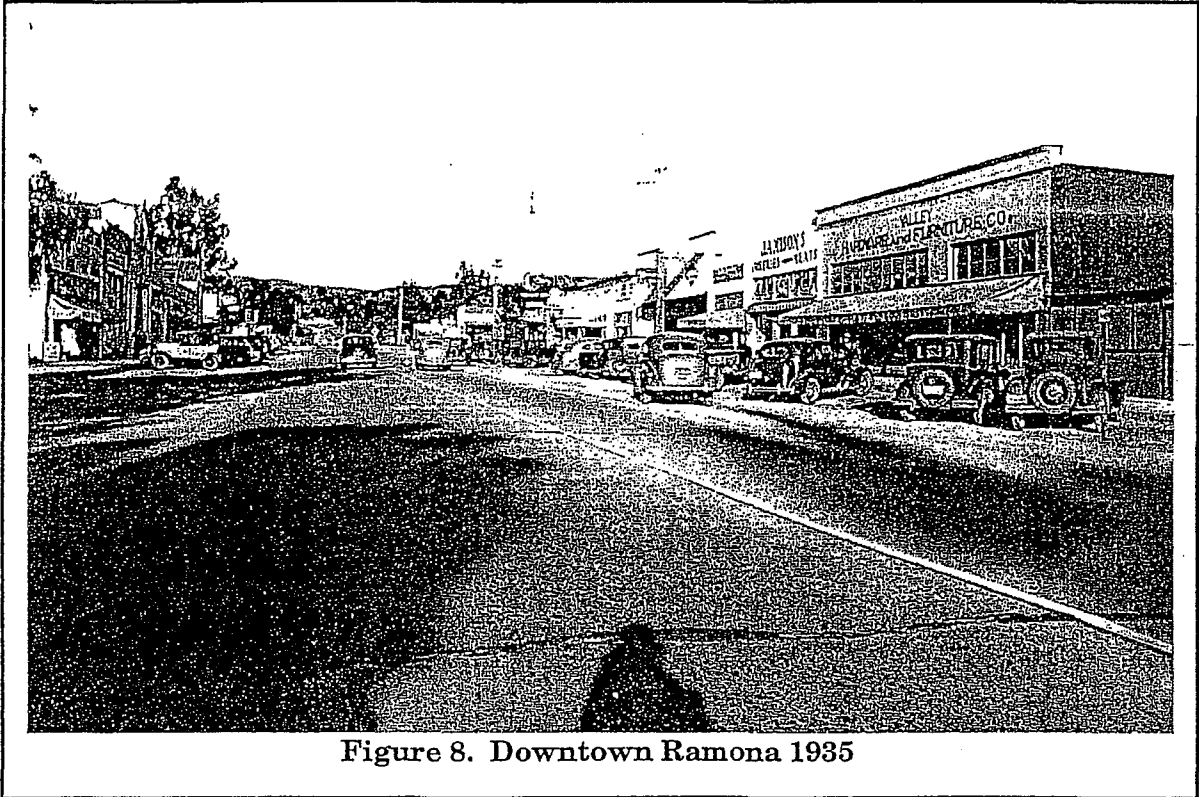


Figure 8. Downtown Ramona 1935

From the 1920s through 1950 Ramona maintained a relatively steady population and remained a rural, agricultural-based community centered around the poultry industry. In the 1920s Ramona's population stood at around 750, which by 1950 had increased only to 1,158. Ramona's population growth picked up some in the next 20 years rising to 2,449 in 1960 and 3,554 by 1970. Beginning in the 1970s, however, Ramona's population started to skyrocket as towns closer to San Diego reached capacity, forcing people to move further out into the county's back country. In 1980 Ramona residents had increased to 8,173 and 13,040 in 1990.³⁰ By the year 2000 Ramona's population has swelled to 40,000, making it the fastest growing unincorporated town in San Diego County.³¹

This phenomenal growth prompted development along Highway 67 that has proven antithetical to this surviving length of trees. It became apparent by the 1970s that Highway 67 would eventually need to be widened from two lanes to accommodate the increased traffic in and out of Ramona. Because this would certainly result in damage to their grand colonnade Ramona's citizens successfully opposed the widening for years. The *San Diego Union* reported in 1971 that twenty teenagers from a summer civics class spearheaded a "save the trees" drive that

convinced the State Division of Highways to postpone widening plans for the time being.³² Ramona's burgeoning population meant that widening could not be postponed forever and that the expanding town needed more commercial development along the Highway. Inevitably, talk

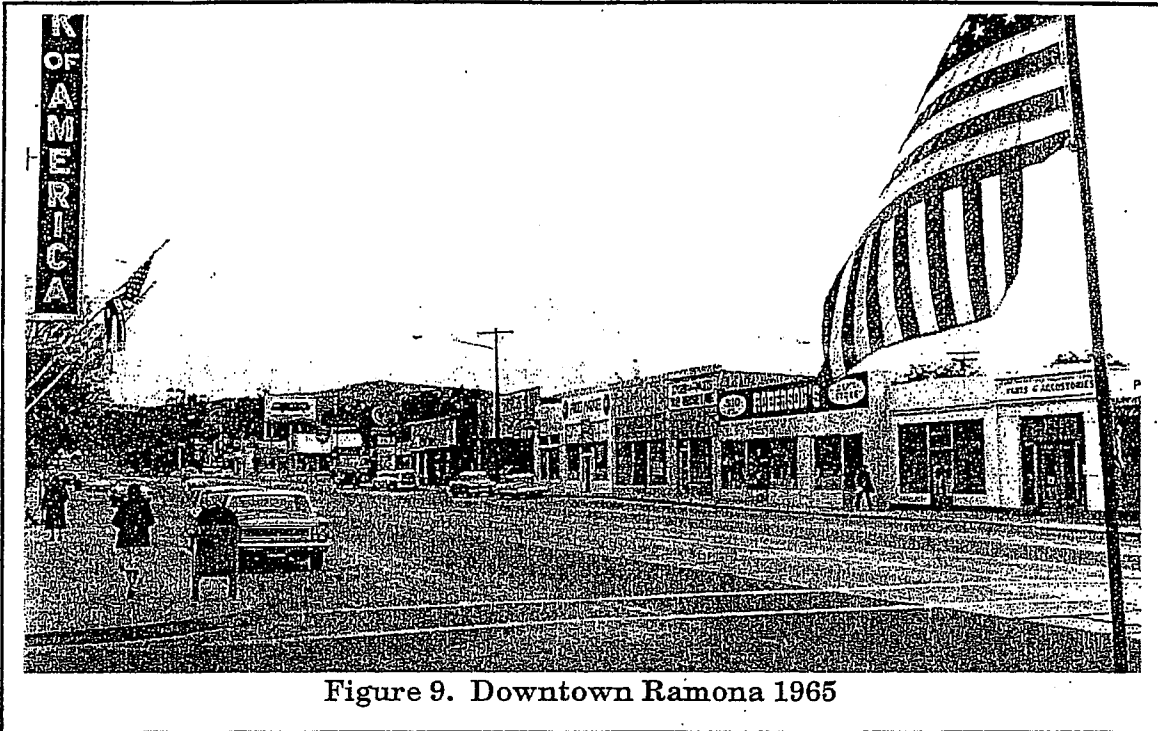


Figure 9. Downtown Ramona 1965

began to change from saving the trees to figuring out the best way to mitigate future losses. Since 1988 many of the eucalyptus within the most intact part of the colonnade have been removed to make way for commercial development and highway improvements and to clear away dead trees.³³ The once picturesque tree-lined gateway into Ramona is now home to an Albertson's grocery store, a K-mart, an Autozone, and a Rite Aid among other modern commercial buildings. In the hope of restoring Ramona's vanishing landmark, San Diego County created the Ramona Tree Trust in 1993. According to the Ramona Tree Trust, they are, "dedicated to the preservation of the historic Colonnade of heritage trees living along Main Street (State Highway 67), as well as other heritage trees within Ramona..."³⁴ Now whenever existing trees must be cut down, replacement trees must be planted or money deposited in the Tree Trust for future replacement plantings.

Through these replacement plantings, Ramona hopes to eventually restore at least part of its tree-lined corridor. Today only about 0.7 of a mile of the original colonnade is essentially intact. Even this segment has gaps where trees have died or have been removed. Along the rest of the six-mile length of highway that the Ramona citizens originally attempted to beautify, only remnants of the first plantings still remain. These surviving trees grow in noncontiguous groupings, usually on one side of the road, sometimes infilled with much smaller replacement trees. Many of the newer trees and some of the older ones appear to be barely thriving as these symbols of turn-of-the-century California attempt to endure the pressures of the modern world.

FINDINGS AND CONCLUSIONS

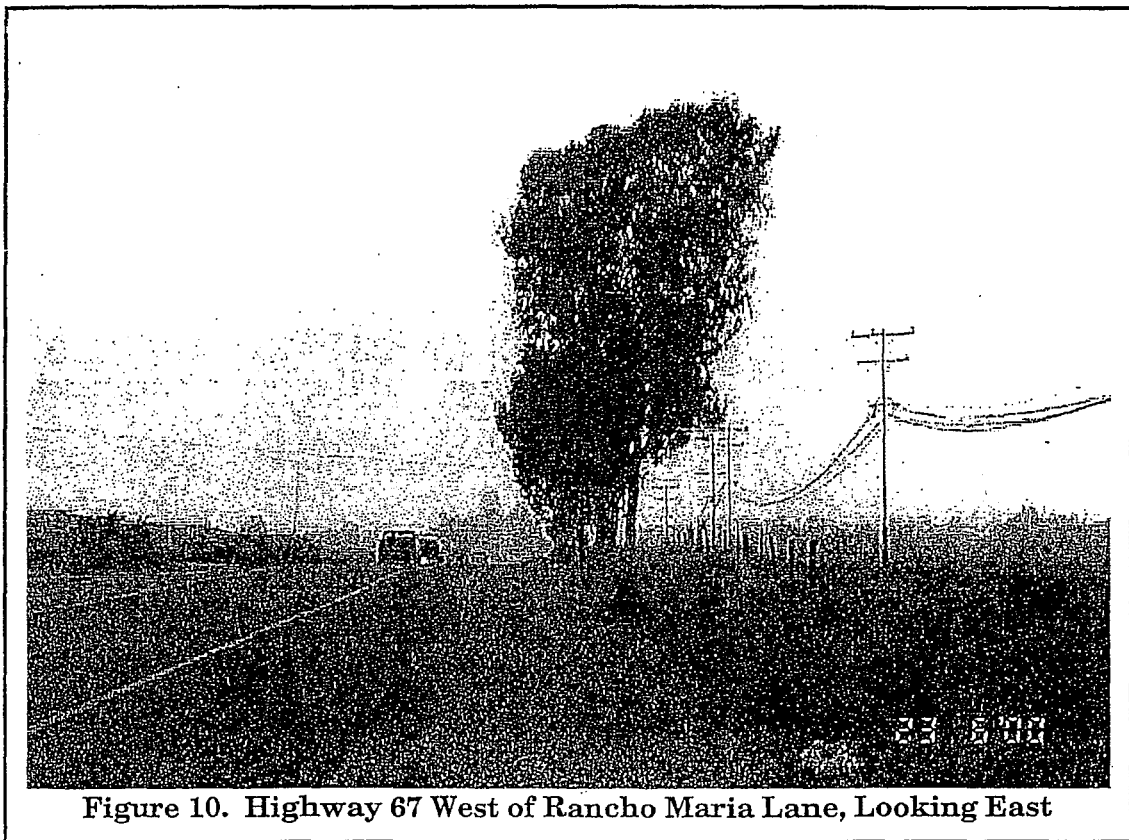
A colonnade of eucalyptus trees along Highway 67 and Highway 78 in Ramona, San Diego County, was surveyed and formally evaluated for its potential as a rural historic landscape. Since most of the original six-mile, or subsequent three-mile, colonnade no longer exists, evaluation focused on the 0.7-mile segment that has remained mostly intact. This resource does not appear to meet the criteria of eligibility for inclusion in the National Register of Historic Places nor does it appear to qualify as a historic resource for the purposes of CEQA.

Out of the four types of historic landscapes identified by the National Park Service: sites, vernacular landscapes, ethnographic landscapes, and designed landscapes, Ramona's tree rows most closely resemble a designed historic landscape. While designed historic landscapes are often the work of a landscape professional they can also be defined as, "...an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition..." according to National Register Bulletin 18. This bulletin further describes what types of landscapes are most likely to be considered designed historic landscapes. Ramona's tree rows fit two of these: city planning and city design, and parkways, drives and trails.

The colonnade does not appear to possess the significance or the integrity necessary to be eligible for the National Register of Historic Places, although it does appear to possess certain historical associations. The trees were part of the civic improvements that denoted Ramona's unifying as a city, an event important in local history; they could also be seen to represent the early twentieth century boom in eucalyptus trees; and to some extent, they might express the nationwide beautification and civic reform movement of the late nineteenth-early twentieth century. However, the colonnade does not appear to be a good representative of these events. Mere association with events or trends is not enough for a property to qualify for the National Register: the property's particular association must also be considered important. The tree colonnade's association with historical events does not appear to be significant enough to qualify for the National Register. More notable tree rows remain throughout the state that better express that era's love for the exotic, aromatic, and most importantly, fast-growing eucalyptus trees.

The tree colonnade might be a good representative of Ramona's civic development, but it lacks the requisite level of integrity necessary to convey that association to be considered eligible for the National Register of Historic Places. According to National Register Bulletin 18 a historic landscape must possess most of the seven qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. All of these qualities, except for integrity of location, have been fundamentally compromised because most of the original colonnade has been mostly obliterated. The design and workmanship that Ramona's early civic planners intended in planting a six mile colonnade of trees is no longer evident. The setting, feeling, and association has been lost through encroachment of modern commercial development along much of Highways 67 and 78.

Moreover, the small segment of the original colonnade that remains along the approach to Ramona also lacks integrity even if evaluated as a separate entity. Until recently, the area west of downtown was mostly rural open space and appeared much as it did when the trees were planted in 1909. But since the 1980s this area has been increasingly developed with modern commercial buildings that undermine the feeling, setting, and association of the colonnade. When driving into Ramona through the colonnade one experiences a fleeting sensation of early 20th century San Diego backcountry, but this impression is altogether too brief. And even though this section has remained intact relative to the rest of the original colonnade, it also shows gaps resulting from tree removals that detract from its intended design. Thus this surviving segment also appears to not be eligible for the National Register of Historic Places as a designed historic landscape.



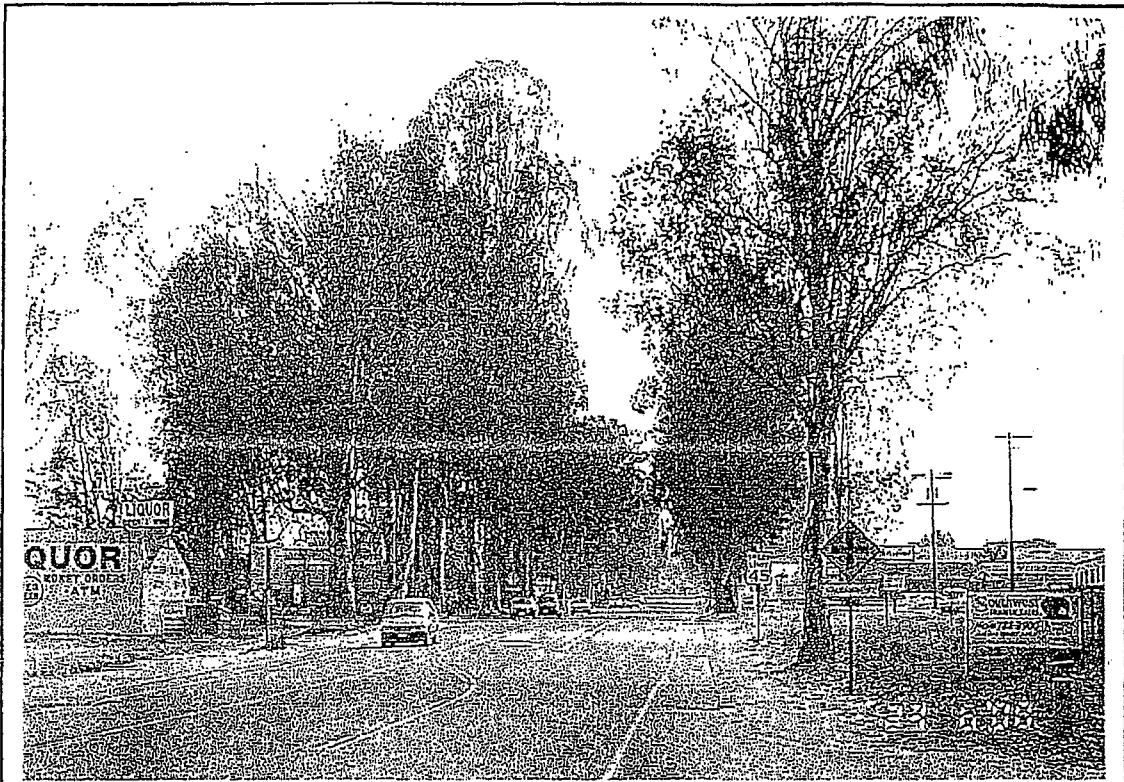


Figure 11. Beginning of Intact Colonnade, West of Kalbaugh Street

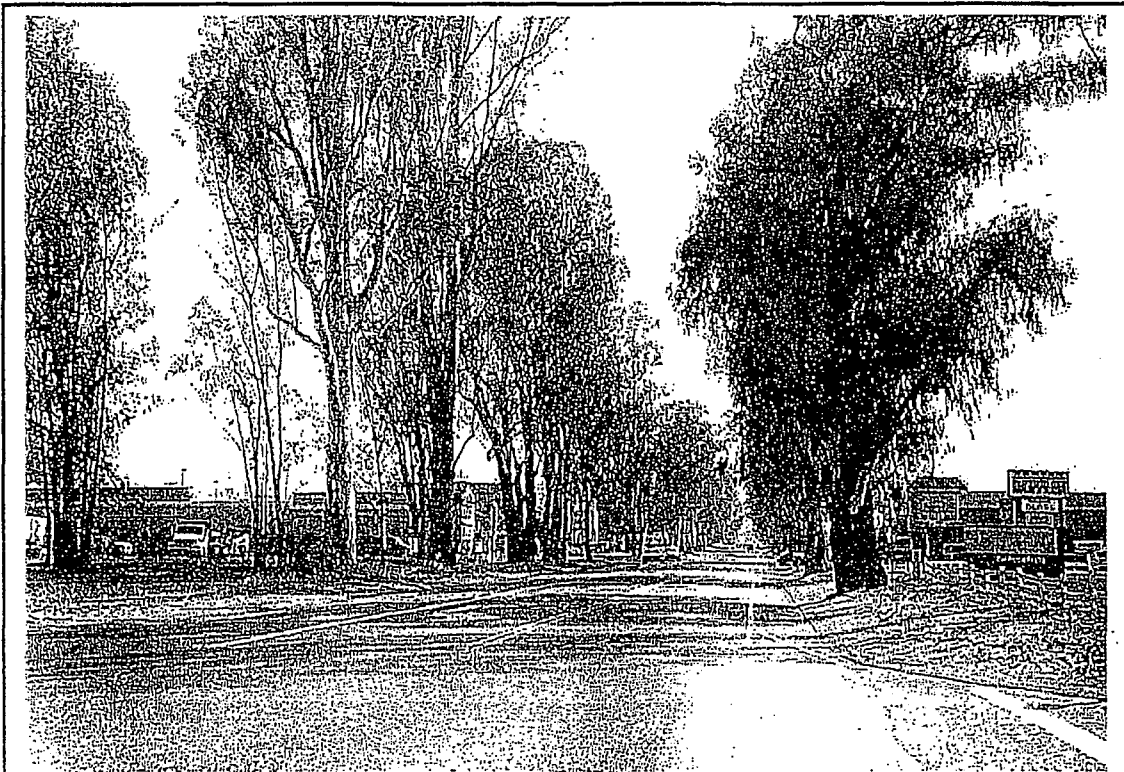


Figure 12. Colonnade East of Kalbaugh Street,
Showing Modern Intrusions

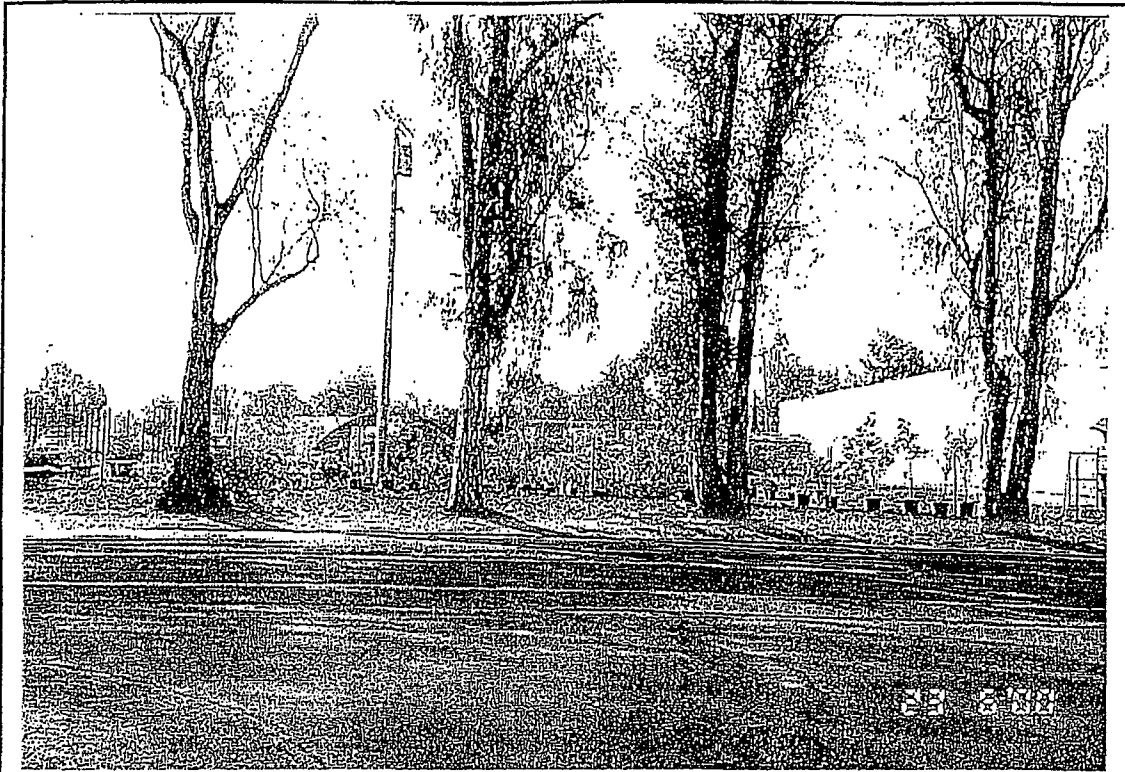


Figure 13. Regular Spacing of Trees Within Colonnade



Figure 14. Infill with Replacement Trees

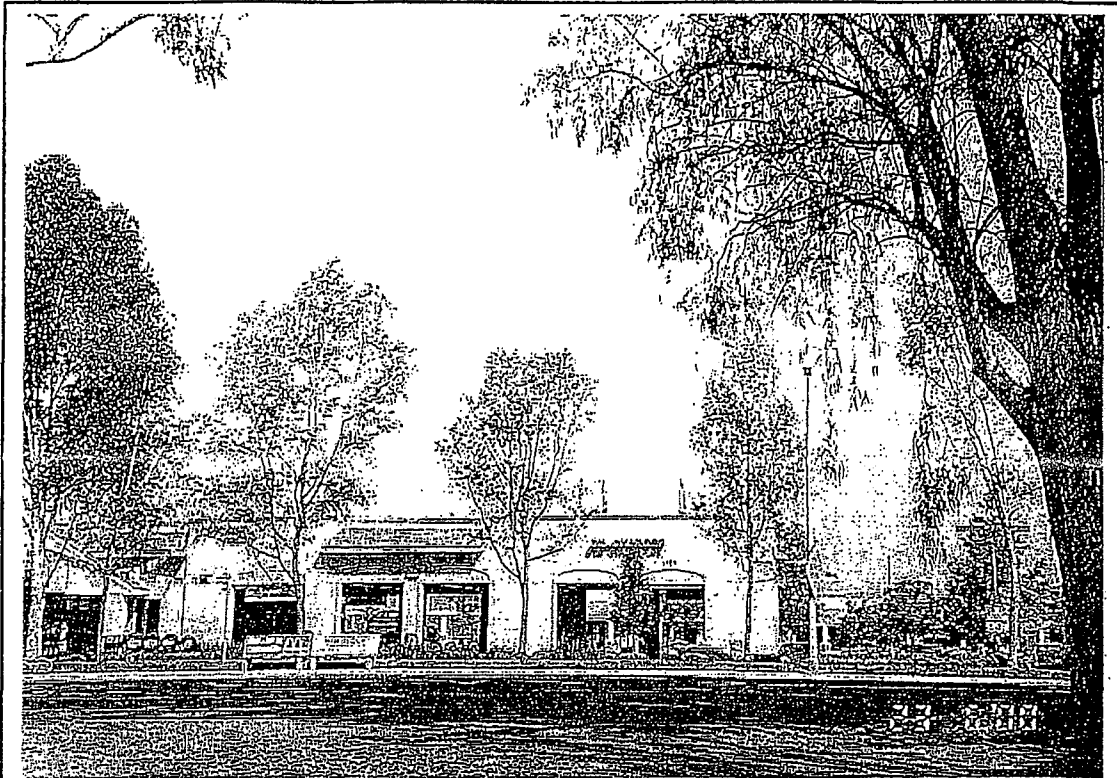


Figure 15. Replanted Colonnade West of Day, Looking North

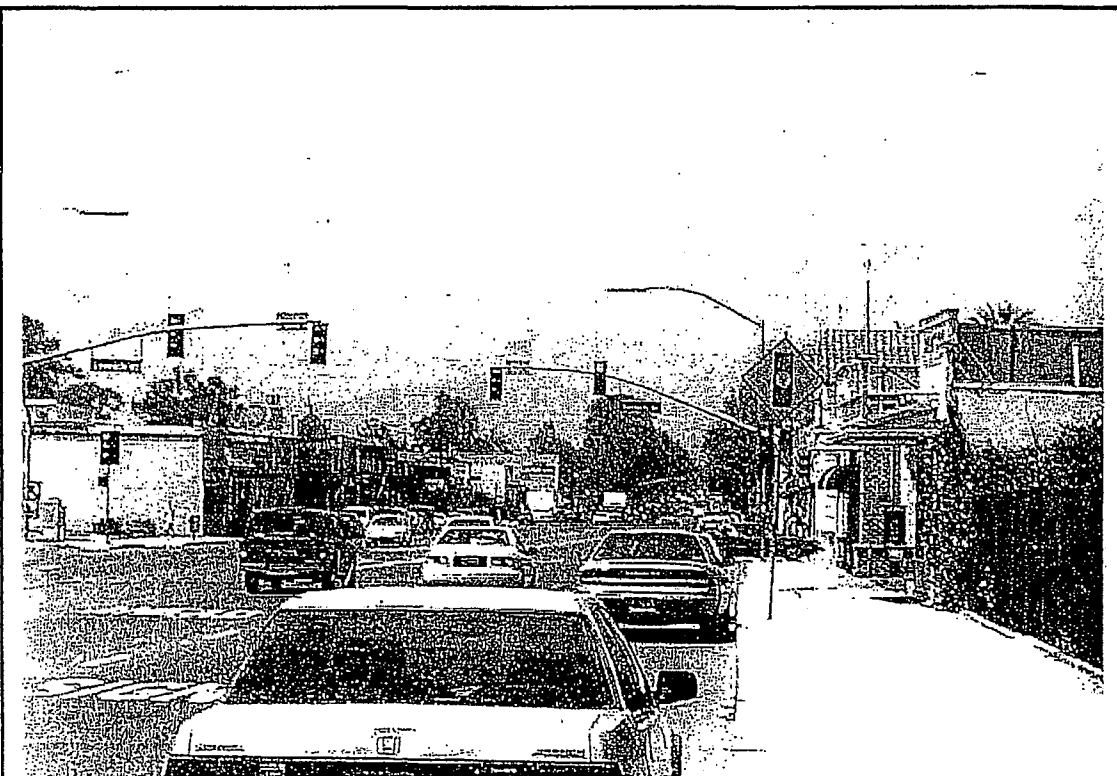
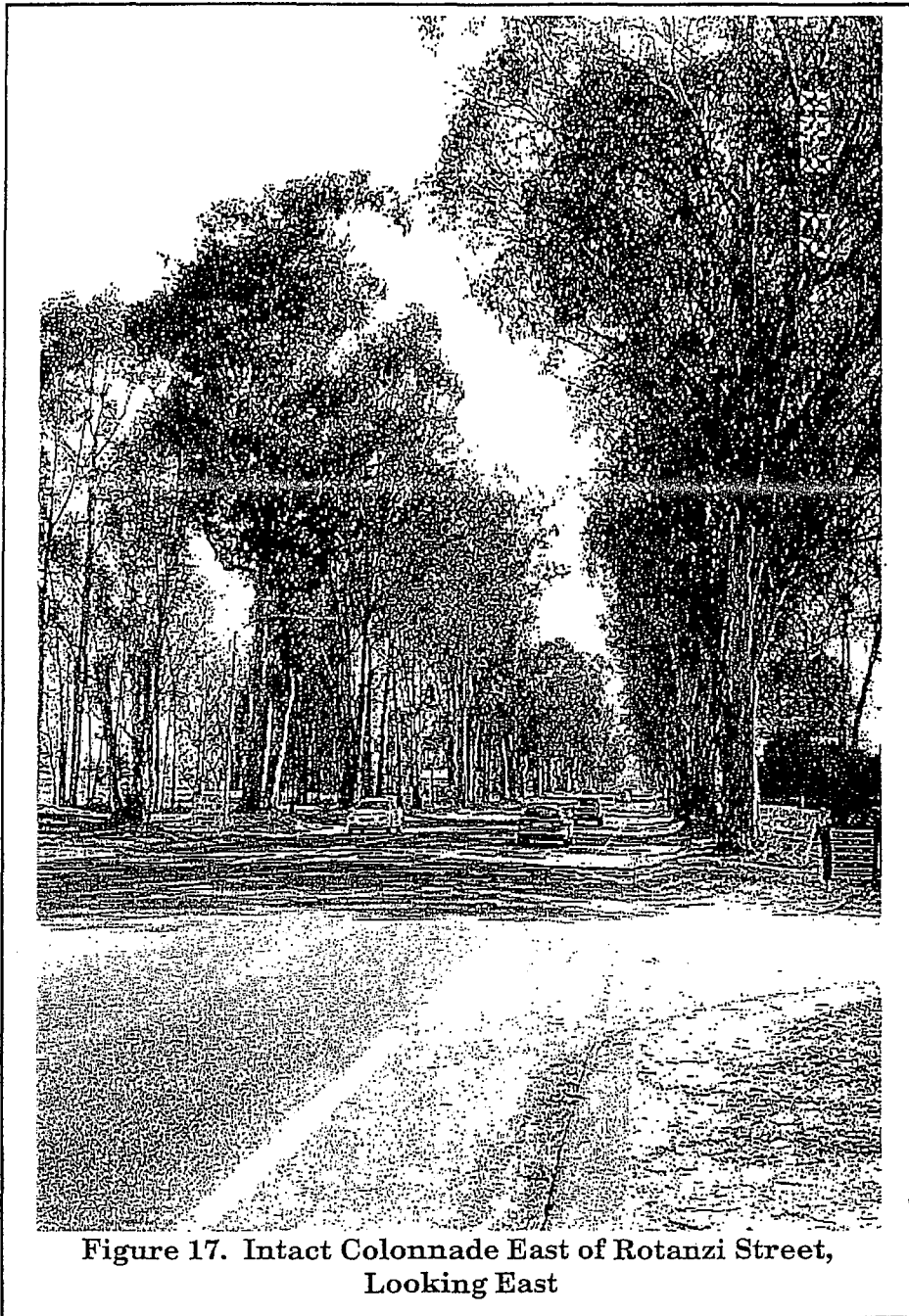


Figure 16. Main Street Between 6th and 7th Streets, Looking West



**Figure 17. Intact Colonnade East of Rotanzi Street,
Looking East**

QUALIFICATIONS

Laurie Welch conducted the historical resources inventory and the background research and prepared this Historical Architectural Survey Report. Ms. Welch has been a student assistant historian with the California Department of Transportation Environmental Program since February of 1999. She is currently a graduate student in the Public History Masters Program at California State University, Sacramento. Ms. Welch earned a B.A. in History from the University of California, Davis.

ENDNOTES

- ¹ Susan H. Carrico and S. Kathleen Flanigan, "Ramona Historic Resources Inventory" (Prepared for County of San Diego, 1991); Philip S. Rush, "History of Ramona," *The Southern California Rancher Magazine* Oct. 1949; "Ramona and the Santa Maria Valley," *Union Title-Trust Topics* Nov.-Dec. 1948: 4.
- ² Charles R. LeMenager, *Ramona Roundabout: A History of San Diego County's Little Known Back Country* (Eagle Peak Publishing Company: 1983) 23-40.
- ³ LeMenager, 37-64, Carrico.
- ⁴ *Union Title-Trust Topics*, 4-5; Carrico; LeMenager, 83-90.
- ⁵ From advertisement appearing in the *San Diego Union*, March 4, 1887 reprinted in LeMenager 92.
- ⁶ "Ramona's Work and Pleasures," *The San Diego Union* 23 March 1904: 3.
- ⁷ Other secondary sources offer different accounts of the trees' origins than the one presented here. In *The History of Ramona, California and Environs* the author Lulu R. O'Neal writes, "The eucalyptus trees along Highway 67 are said to have been planted by James Darrough who came to Ramona in the 1880s." pg. 25. In *Ramona Roundabout* LeMenager claims that the seedlings were provided by San Diego County, 134-135. Since several contemporary newspaper accounts recount essentially the same details of the planting, the scenario related in the text seems the most likely.
- ⁸ "Ramona Heads Tree Movement," *The San Diego Union* 9 September 1908: 3.
- ⁹ In 1908 the main highway from Ramona to the head of the Foster Grade would have been Mussey Grade Road. For over 50 years this was the main route between San Diego and Ramona. This route was blocked off when the old Highway 198 (now Highway 67) was rerouted because of the construction of the San Vicente Dam. (*California Highways and Public Works*, Jan.-Feb. 1944, 14-15.
- ¹⁰ Today this route would extend along Highway 67 from approximately Mussey Grade Road through Ramona's downtown where Highway 67 becomes Highway 78 to about Salmon Road.
- ¹¹ "Ramona Forty-Two Years Ago," *The Ramona Sentinel* 23 February 1951:2 quoting from the *Cuyamaca News* 28 April 1909.
- ¹² "Eucalyptus Trees Skirt 3 Miles of County Road" *The San Diego Union* 14 September 1909: 5.
- ¹³ Ibid.
- ¹⁴ Carl H. Heilbron, ed. *History of San Diego County*, (San Diego: The San Diego Press Club, 1936) 171-174.
- ¹⁵ "Colonel D. Charles Collier," San Diego Historical Society Website, accessed September 1, 2000.
- ¹⁶ Philip R. Pryde, ed. *San Diego: An Introduction to the Region*, (Dubuque, Kendall/Hunt Publishing Company: 1992) 196.
- ¹⁷ "Colonel D. Charles Collier."
- ¹⁸ Frank William Purdy Jr., "Eucalyptus Cultivation in California 1853-1900," Thesis for Master of Arts in History at Sacramento State College, July 15, 1968. 1-5.
- ¹⁹ Viola Lockhart Warren, "The Eucalyptus Crusade," *Lasca Leaves* 3 (1963): 70.
- ²⁰ Purdy, 64-78.
- ²¹ Purdy, 80-83.
- ²² Ray G. Funkhouser, "The Boom That Burst into Beauty," *Westways* 41 (1949): 7-8.
- ²³ Funkhouser, 8; Warren, 69-71.
- ²⁴ Purdy, 84.
- ²⁵ Carrico; LeMenager, 135.
- ²⁶ Larry F. Fagot & Vanessamarie F. Elwell, "State Route 67/78 Ramona, Tree Report; Preservation of a Scenic Resource." Prepared for Caltrans District 11: January 1992, 5.
- ²⁷ Photographs on file at the San Diego Historical Society.
- ²⁸ LeMenager, 168.
- ²⁹ Photograph on file at the San Diego County Historical Society.
- ³⁰ Population data from California, Department of Finance, Demographic Research Unit. "Historical US Census Populations of Places, Towns, and Cities in California, 1850-1990," [www.dof.ca.gov/html/Demograp/druhpar.htm].

³¹ Ramona Mall Website--Chamber of Commerce Home Page. Accessed September 8, 2000.

³² "Eucalyptus Tree Drive Initiated," *The San Diego Union* 27, July 1971: B-1.

³³ Fagot & Elwell. Appendix B.

³⁴ Memorandum dated May 1, 2000 from The Ramona Tree Trust Acting President, Diane J. Conklin to John L. Snyder, Director, Department of Public Works, County of San Diego; Gary L. Pryor, Director, Department of Planning and Land Use, County of San Diego; and Gary L. Gallegos, District Director, District 11, Caltrans. On file with Landscape Architects, Caltrans District 11.

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R A M O N A
D E S I G N
R E V I E W

RAMONA VILLAGE DESIGN

Ramona Design Review and Ramona Village Design Boards

June 30, 2018

State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

**RE: National Register of Historic Places Nomination for Ramona Main Street
Colonnade**

To Whom It May Concern:

On behalf of the Ramona Design Review and the Ramona Village Design Boards, both located in Ramona, California, it is my pleasure, as chairman of both boards, to provide to you this letter of full support for the nomination of the Ramona Main Street Colonnade to the National Register of Historic Places (National Register) brought forward by the Ramona Tree Trust.

The Ramona Design Review Board is a County of San Diego-created entity for the purpose of reviewing applications for development in the unincorporated town of Ramona and with the specific mandate to consider aesthetics, adherence to development guidelines and appropriateness of projects brought to the board. The Ramona Village Design Board was created and tasked for the purpose of the creation of the Ramona Village Plan Form Based Code for all development within the central commercial area of our town. During the process of formulating the Form Based Code for the development of Ramona, the Ramona Village Design Board formally designated one of the three new sub-zone geographic areas as the

"Colonnade" (along with the "Paseo" and "Old Town" sub-zone districts), thereby recognizing the Ramona Colonnade in the official Form Based Code county document, currently governing all development within Ramona's town center area. Members of both boards have been appointed by Supervisor Dianne Jacob, and approved by the San Diego County Board of Supervisors.

Both Ramona boards voted on Thursday, June 21st to support this nomination. There is no doubt that the Ramona Colonnade is a central feature of our rural town and forms the gateway into the town for both residents and visitors alike. The trees, the majority of which are 100 years old, are a recognizable and historic symbol of Ramona, and provide beauty, shade and welcome to travelers on Main Street.

Ramona, established in the late 19th century by pioneers settling in the "Valley of the Sun," is singularly blessed by the actions these pioneer families took in the early 20th century to plant and maintain a majestic colonnade of trees that grace the town today. We believe that the honor of being listed in the National Register is their due. The trees are generally healthy, green and great in size. The listing of this asset in the National Register would recognize the value of this historic, and unique, gift from the past to the present.

Thank you for your consideration of our support for this nomination.

Regards,

A handwritten signature in black ink, appearing to read "Robert Lewallen", with a long horizontal flourish extending to the right.

Robert Lewallen,
Chair, Ramona Design Review
Chair, Ramona Village Design

cc: Mr. William Burg, Historian II
Ramona Design Review Board
Ramona Village Design Board
Ramona Tree Trust



Ramona Chamber of Commerce & Visitor Center
960 Main Street - Ramona, CA 92065
Office: 760-789-1311 | Fax: 760-789-1317
rccstaff@ramonachamber.com
www.RamonaChamber.com

July 9, 2018

State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Attention: Ms. Julianne Polanco, State Historic Preservation Officer

RE: National Register of Historic Places Nomination for Ramona Main Street Colonnade

Dear Ms. Polanco:

I am pleased to inform you that the Board of Directors of the Ramona Chamber of Commerce recently voted to support the nomination of the Ramona Main Street Colonnade to the National Register. We are happy to lend the support of the business community to this important endeavor.

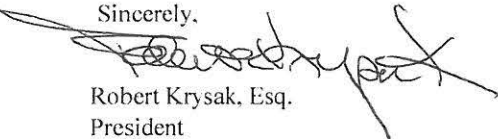
The Ramona Chamber of Commerce is a voluntary federation of the business community uniting the efforts of business and professional individuals to ensure a healthy economic and socio-economic base to benefit the entire community. The Chamber of Commerce harnesses the tremendous potential of the private enterprise system and enables the chamber's membership to accomplish collectively what no one could do individually.

We have been doing this work since 1908, more than 100 years ago. In that respect the Chamber is about the same age as the oldest trees in the Ramona Colonnade, which were planted in 1909. In truth, Ramona and its colonnade of trees grew up together. We weathered both the good and the bad times over the decades of our shared history. Today, the town of Ramona would be unrecognizable to the original families who planted that colonnade of trees – except for the Main Street Colonnade itself and the rare signature buildings that remain.

The Ramona Tree Trust has also supported the Chamber of Commerce by becoming a member in the charitable organization category. The Trust has planted trees near our own headquarters on Main Street, while working to preserve the extraordinary trees that make up the bulk of the Colonnade. Part and parcel of that preservation work includes the years of effort the Trust has undertaken to bring forth this nomination application. We are partners working together for both the remembrance of the past and the creation of the future that lies ahead. We can think of no higher honor for Ramona than the recognition of its history embodied in our magnificent trees, a true asset for all, that make up the Main Street Colonnade.

Thank you for your consideration of this application and we hope that it will be successful.

Sincerely,



Robert Kryszak, Esq.
President
Ramona Chamber of Commerce

cc: Mr. William Burg, Historian II
Ramona Chamber of Commerce Board of Directors
Ramona Tree Trust

Ramona Chamber of Commerce Board of Directors 2018
Bob Kryszak · Stacy Bart · Cindy Galloway · Paul Zawilenski · Sally Westbrook · Kathleen Cole · Karen Domnitz
Carol Fowler · Susan McCormick · Heather McGhee · Bob Murray · Patrick Osio · Amber Ramirez · Heidi Sam · Eric Vellone



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Dan Scherer
Chair

July 10, 2018

Torry Brean
Vice-Chair

Kristi Mansolf
Secretary

Jim Cooper

Scotty Ensign

Chris Holloway

Frank Lucio

Casey Lynch

Robin Joy Maxson

Donna Myers

Elio Noyas

David Ross

Paul Stykel

Dan Summers

Richard Tomlinson

California State Parks
Attention: Office of Historic Preservation
Ms. Julianne Polanco, State Historic Preservation Officer
1725 23rd Street
Sacramento, CA 95816

RE: NATIONAL REGISTER OF HISTORIC
PLACES NOMINATION FOR RAMONA
MAIN STREET COLONNADE

Dear Ms. Polanco:

As chair of the Ramona Community Planning Group (RCPG), composed of elected representatives of the Ramona Community Planning Area in San Diego County, I am pleased to inform you of the support of the RCPG for the Nomination to the National Register of Historic Place of the Ramona Main Street Colonnade, such support approved by the RCPG on Thursday, July 5, 2018.

We are aware of the work of the Ramona Tree Trust and are pleased the Trust will carry forward their work of preservation of this living and historic emblem of Ramona to the State Historical Resources Commission's Quarterly Meeting on August 3rd in Sacramento. We believe, and hope you and the Commission agree, that the Ramona Street Colonnade is truly a unique historical asset for our community and deserves listing on the National Register.

The century old trees have survived the years well and are a recognizable and instant identifier that something special happened here 100+ years ago when citizens took upon themselves the task of creating a cool and welcoming shade along the road into and through Ramona. Today the trees continue to welcome resident and visitors alike and are a reminder of the civic pride and personal engagement of the pioneers who made the enjoyment of this colonnade possible for us.

Ramona Main Street Colonnade

July 10, 2018

Without their dedication and hard work, there would be no historical giants lining the highway into town. Their efforts are part of our heritage and the trees are a special gift bequeathed to us and future generations.

Sincerely,

Kristi Mansolf, Secretary
for DAN SCHERER, Chair
Ramona Community Planning Group



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

August 16, 2018

Joy Beasley
Keeper of the National Register
National Register of Historic Places
1849 C St., NW
Room 3316
Washington, D.C. 20240



Subject: **Ramona Main Street Colonnade
San Diego County, California
National Register of Historic Places**

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of nomination for the Ramona Main Street Colonnade to the National Register of Historic Places. This property is located in San Diego County, California. On August 3, 2018, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criterion A at the local level of significance, with a period of significance of 1909-1970.

The property is nominated by a third party, the Ramona Tree Trust. The property owner, the California Department of Transportation, initially objected to listing, providing a letter and report, but rescinded their objection via email and changed their position to support; both documents are included in the nomination's correspondence document. The nomination has received three letters of support from members of the public.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

Julianne Polanco
State Historic Preservation Officer