City of Sacramento
City Council

915 I Street, Sacramento, CA, 95814
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Meeting Date: **2/21/2012** **Report Type:** Consent

Title: William Land Park Cultural Landscape Survey and Evaluation

Report ID: 2012-00195

Location: District 4

Recommendation: Receive and file.

Contact: Mary de Beauvieres, Principal Planner, (916) 808-8722; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department
Division: Park Development Services
Dept ID: 19001121

Attachments:

1-Description/Analysis
2-Background
3-Land Park Location Map
4-Cultural Landscape Survey and Evaluation of William Land Park

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City Attorney Review
Approved as to Form
Sheryl N. Patterson
2/13/2012 12:55:59 PM

City Treasurer Review
Reviewed for Impact on Cash and Debt
Russell Fehr
2/7/2012 3:21:47 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 2/9/2012 4:35:26 PM

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Description/Analysis

Issue: A Cultural Landscape Survey and Evaluation (Survey) of William Land Park was commissioned in order to gain a better understanding of the park's history and the significance of its improvements. A copy of the draft document is available on the City's website at: http://www.cityofsacramento.org/parksandrecreation/williamlandpark-survey.html and is included as an attachment to this report.

William Land Park includes the William Land Golf Course, Fairytale Town and Funderland, managed by the City's Convention Culture and Leisure Department; and the Sacramento Zoo, operated by the Sacramento Zoological Society. The remainder of the park is managed by the Department of Parks and Recreation.

Consultant team Mead & Hunt and PGA design was selected during a Request for Proposal (RFP) process to prepare a Survey of the park. Work started in mid-March 2011 and was completed in December 2011. The Survey included public outreach, archival research and interviews, research on park development of the era, field investigation and photographic documentation of the park's existing features.

William Land Park was evaluated for its eligibility for listing in the Sacramento Register of Historic and Cultural Resources (Sacramento Register), the California Register of Historical Resources (California Register), and the National Register of Historic Places (National Register). The park was found to be eligible for listing as a historic district in all three Registers based on its association with local trends in the areas of *Community Planning and Development, Government, Entertainment/Recreation* and *Landscape Architecture.* In addition, Fairytale Town and the entryway concession buildings at the Sacramento Zoo (Zoo) were determined to be eligible for listing individually on all three Registers in the areas of *Entertainment/Recreation* and *Architecture*. The Zoo itself was found to be not eligible.

Policy Considerations: The Survey is consistent with the General Plan 2030 goal to maintain a citywide preservation program to identify, protect and assist in the preservation of Sacramento's historic and cultural resources. The Survey gives City staff an understanding of the character defining features within the park and will identify the resources that will be considered as "cultural resources" for purposes of environmental review and also consultation with the City's Preservation staff or Commission when future park design, development and maintenance activities may have an impact on the park's historic resources.

The Survey is consistent with the goal to enhance Sacramento's livability by expanding park, recreation and trail facilities throughout the City.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Environmental Services Manager has determined that the proposed project is exempt from CEQA under Section Number 15306 of the CEQA Guidelines. Exemption 15306 consists of basic data collection and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. The survey itself does not recommend or propose any subsequent action that would be considered a project subject to environmental review, though the survey would be a document used in a future proposed project's environmental review. Any future proposed that would be considered a project pursuant to CEQA will be brought back to City Council for authorization to proceed with actual design and/or construction/development of the proposed project improvements. At the time of final action on any future projects, appropriate CEQA environmental review documentation will also be completed for each specific project and brought forward to Council.

Future discretionary public projects, which may include the approval of a master plan or a capital improvement project, require environmental review pursuant to the California Environmental Quality Act (CEQA). One of the elements analyzed during the environmental review process is the presence of cultural resources and the impact a project may have on the resource. The Survey is intended to establish a baseline understanding of the park's cultural resources. The information enables the City to make quicker, more informed decisions about projects that may have an impact on the historic resources of the park. Projects that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties may be exempt from further environmental review.

Sustainability: The William Land Park Cultural Landscape Survey and Evaluation is consistent with the goals, policies, and targets of the City's Sustainability Master Plan (SMP).

Commission/Committee Action: The draft Survey was reviewed by the Parks and Recreation Commission at its December 1, 2011 meeting. The Preservation Commission reviewed the Survey at its December 7, 2011 meeting. Public and Commission comments received at both meetings were incorporated into the final document where appropriate. In addition, the Preservation Commission members recommended that the City take action to list the park as an historic district.

Public / Neighborhood Outreach and Comments: At the onset of the project, a flyer explaining the project was forwarded to all neighborhood associations in the City by Neighborhood Services. This prompted several calls and inquiries, including a response from a family member of Frederick Noble Evans, the City's Parks Superintendent, a

landscape architect responsible for the design of the park. The Land Park Community Association, Parks Committee was of great assistance, providing the results of their own park research. Pertinent parts of their research was incorporated into the document. The draft document was posted on the City's website in October 2011. Pertinent comments received during public review of the document have been incorporated into the Survey.

Rationale for Recommendation: Staff recommends the Survey be received and filed, with no formal action on the part of the City Council. The Survey will benefit the public, City staff, Land Park community groups, and other interested park users by identifying contributing and non-contributing park elements and their features and characteristics in the park, and the identification of the individually-eligible properties and their features and characteristics. To allow for exempt determinations on individually-eligible features and contributing features, and non-contributing elements that may impact the park's eligibility for listing as an historic district, will require special consideration during planning and implementation to ensure compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties. The Survey gives volunteer groups and City staff an early awareness of which park elements and park features and characteristics require special consideration or treatment so planning and implementation can proceed accordingly. Proceeding with listing William Land Park as an historic district, or Fairytale Town or the Zoo concession buildings individually is not being recommended in this report.

Financial Considerations: The Land Park Fund financed the cost of preparing the Survey in the amount of $65,000. Additional research and documentation work would be necessary to proceed with listing of any of the eligible resources. Funding is not currently available at this time. The Survey was conducted to determine if there are historic features within the park; it has fulfilled that objective and will serve as a valuable resource for planning and capital projects within the park.

The Survey is intended to establish a baseline understanding of the park's cultural resources. With the information contained in the document, the City's Preservation Staff, Preservation Director or Preservation Commission (in the City's Community Development Department) can assist in suggesting treatments or making determinations on suggested treatments where the park's resources are involved. Projects that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties may be exempt from further environmental review. This will save time for City staff and volunteer groups that are anxious to get underway with suggested projects.

Emerging Small Business Development (ESBD): Not applicable.

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Background

The City has numerous historic districts that include some of the oldest parks. Until now a cultural landscape survey of a City of Sacramento park has never been conducted to determine if the park, on its own merits, would be eligible for listing as an historic resource. With the passage of the centennial of William Land's bequest to the City to acquire and develop a park bearing his name, it seemed appropriate that William Land Park is the first such park to undergo a cultural landscape survey and evaluation. William Land Park includes the William Land Golf Course, Fairytale Town and Funderland, managed by the City's Convention Culture and Leisure Department; and the Sacramento Zoo, operated by the Sacramento Zoological Society. The remainder of the park is managed by the Department of Parks and Recreation.

In order to gain a better understanding of the park's history and the significance of its improvements, consultant team Mead & Hunt and PGA-design was selected to prepare a Cultural Landscape Survey and Evaluation (Survey) of the park. The team was selected from a pool of qualified professionals through a Request for Proposals (RFP) process. Work started in mid-March and included public outreach, archival research and interviews, research on park development of the era, field investigation, and photographic documentation of the park's existing features, along with a compilation of findings into a draft report.

A technical advisory team comprised of staff from the City's Community Development (Preservation), Convention, Cultural and Leisure, and Parks and Recreation Departments, along with the Executive Director of the Sacramento Zoo, met with the consultant at strategic stages to discuss and review the consultant's findings prior to completion of the draft document.

The William Land Park Cultural Landscape Survey and Evaluation will assist with maintenance and capital improvement project decisions. The recent decline in dedicated funds for maintenance, coupled with the community's love for William Land Park, has resulted in an increase in the number of proposed volunteer maintenance projects in the park. As long as the proposed work is consistent with the Secretary of Interior's Standards for the treatment of historic properties (if the project has the potential to impact the historic resource), it may be deemed exempt from CEQA. The same is true for capital improvement projects. This will save time for City staff and volunteer groups that are anxious to get underway with suggested projects.

Likewise, the proposed modification or removal of an improvement that is considered to contribute to the park's eligibility for listing or is a stand-alone feature that is eligible for listing will trigger a more in-depth analysis under CEQA. There is community interest in improving the functionality of the park amphitheatre for its modern day uses, and the Zoo Director has expressed an interest in modifying the zoo's entry. Project planners and designers for these projects would need to work closely with the City's Preservation staff or Commission to avoid

or mitigate significant impacts to these historic resources. Resources that are identified as eligible for listing, or resources that are actually listed, does not prohibit modifications or updates to serve modern uses. However, it does mean that the resource is worthy of special consideration to protect its original fabric and character defining features.

The Survey does not contain specific suggestions on the treatment of the historic resources, nor does it contain the in-depth documentation required for the process to list the park as an historic district on any of the Sacramento, California or National Registers. Additional work would be required if that information is needed in the future. In the meantime, the Survey is an excellent baseline document to identify the park's resources. With the information contained in the document, the City's Preservation Staff, Preservation Director or Preservation Commission (in the City's Community Development Department) can assist in suggesting treatments or making determinations on suggested treatments where the park's resources are involved.

City of Sacramento
Department of Parks and Recreation
William Land Regional Park

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Cultural Landscape Survey and Evaluation of William Land Park

City of Sacramento, California

Prepared for

City of Sacramento, Parks and Recreation Department

Prepared by

Mead & Hunt

www.meadhunt.com

and

PGA design INC

LANDSCAPE ARCHITECTS

January 2012

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B1 Inventory of Major Park Features in William Land Park Historic District

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Executive Summary

In April 2011 the City of Sacramento Department of Parks and Recreation (City) retained Mead & Hunt, Inc. (Mead & Hunt) and sub consultant PGAdesign, Inc. (PGAdesign) to complete a cultural landscape survey and evaluation of William Land Park located in the Land Park Community Plan Area between Sutterville Road and Thirteenth Avenue and Riverside Boulevard and Freeport Boulevard. The park is adjacent to the Land Park, South Land Park, and Hollywood Park neighborhoods and is located west of the campus of Sacramento City College.

The project identifies and evaluates the park and its major feature's eligibility for listing in the Sacramento Register of Historic and Cultural Resources (Sacramento Register), the California Register of Historical Resources (California Register), and the National Register of Historic Places (National Register). Section 1 provides a detailed purpose and project description along with the research design and survey methodology.

Mead & Hunt prepared a context statement that places the development of William Land Park within the context of national and state park development, urban planning, and recreational development trends in Sacramento from 1900-1970. The context statement in Section 2 provided guidance in the identification and evaluation of major park features.

Mead & Hunt and PGAdesign conducted an inventory of major park features through a reconnaissance field survey in April-July 2011 along with feature-specific research to evaluate major park features. The results of these efforts are included in Appendices B1 and B2 and shown in Appendix C, which lists and provides the locations of the major features included in the inventory along with a summary in Section 3.

Based on the context statement and inventory, William Land Park was evaluated for its eligibility for listing in the Sacramento Register, the California Register, and the National Register. Mead & Hunt recommends that William Land Park meets the evaluation criteria and is eligible for listing in the National Register, the California Register, and the Sacramento Register as a historic district for its association with important local trends in the following areas: *Community Planning and Development*, *Government*, *Entertainment/Recreation,* and *Landscape Architecture*. In addition, two major park features within William Land Park individually meet National Register, California Register, and Sacramento Register evaluation criteria and are recommended eligible for listing in the areas of *Entertainment/Recreation* and/or *Architecture:* Fairytale Town and the entryway concession buildings at the Sacramento Zoo. The evaluation criteria and recommendations are discussed in Section 4.

1. Introduction

A. Project purpose and description

The project evaluates the historic significance of the park and its major feature's eligibility for listing in the Sacramento Register (City Code Ch. 17.134 Historic Preservation), the California Register (Public Resources Code Section 5024.1), and the National Register (National Historic Preservation Act). City, state, and national registers' evaluation criteria for listing are described in Section 4 along with the evaluation of William Land Park.

In conformance with these statutes, Mead & Hunt prepared a context statement that places the development of William Land Park in the context of national and state park development, urban planning, and recreational development trends in Sacramento from 1900-1970. The context statement is based on secondary and primary research of park history and city planning in libraries and archival collections in the local and regional area.

The context statement provided guidance in the identification and evaluation of major park features in the course of field investigation and inventory. An inventory of major park features was completed through a reconnaissance field survey in April-July 2011 to identify, document, and date both the built and the natural landscape features. Feature-specific research was conducted to evaluate major park features to determine if they contribute to a historic district and/or are individually significant.

Based on the context statement and inventory of park features, William Land Park was evaluated under the criteria of the Sacramento Register, the California Register, and the National Register. The specific criteria and standards of these statues and regulations are discussed in Section 4.

B. Research design and survey methodology

Mead & Hunt conducted research at the following repositories to develop a site history and identify important themes in the development of William Land Park:

- Shields Library, University of California, Davis
- California State Library, Sacramento
- Center for Sacramento History, Sacramento
- City of Sacramento Department of Parks and Recreation

Research yielded the following types of primary documents related to the establishment and development of William Land Park:

- Park plans and maps (1914-1960)
- Aerial photographs (1930-1950)
- Park brochures and guidebooks
- Architectural plans for buildings and features of the park, including Fairytale Town (1958-1960) and the Sacramento Zoo (1968-1970)
- City Council and Park Commission resolutions and correspondence
- Photographs of the park (1930-1980)
- Newspaper articles related to park development (1911-1935)

The bibliography provides research related to the planning of early twentieth century urban parks and primary documents related to William Land Park used in the preparation of this report. Additional information not available through repositories listed above was provided by Steve Belzer, chair of the Parks Committee, Land Park Community Association.

City personnel provided information and park documents not available through other public repositories. Mead & Hunt would like to thank the following city staff for assistance in providing materials and answering questions: Mary de Beauvieres, Principal Planner, City Department of Parks and Recreation; Roberta Deering, Senior Planner for Historic Preservation, City Community Development Department; Mary Healy, Director, Sacramento Zoological Society; Rebecca Bitter, Program Manager, City Convention, Culture, and Leisure Department; and Nathan Stephens, Customer Services Specialist, Urban Forestry, Department of Transportation.

A reconnaissance field survey to identify and document major park features was completed in April-July 2011 by Chris Pattillo of PGAdesign and Carol Roland and Chad Moffett of Mead & Hunt. The reconnaissance field survey resulted in the inventory of park features included as Appendices B1 and B2. Pattillo exceeds the *Secretary of the Interior's Professional Qualifications Standards* for historic landscape architecture, and Roland and Moffett exceed the *Secretary of the Interior's Professional Qualifications Standards* for history and architectural history (as outlined in 36 CFR Part 61).

2. Context Statement

A. Associated historic themes

Efforts to establish William Land Park began in 1918 with the acquisition of a tract of land south of the old Sacramento city grid. Park design was developed by landscape architect and Sacramento Park Superintendent Frederick Noble Evans. Construction began in 1922 under Evans' direction. Within the history of William Land Park, two primary contextual themes were identified. The establishment of the park represents important national trends to provide open spaces for the enjoyment, health, and benefit of city residents under the historic context of the *American Park Movement*, while the efforts by the City to establish William Land Park within its park system is an important local context of *Sacramento Community Planning and Park Development*.

Within these major themes, several subthemes emerged based on trends in design/construction and historic events. The park represents a blend of urban park design principals addressed under the associated subthemes of *Naturalistic Park Design* and the *Reform Park Movement*. Additional subthemes examine the role of *Federal Work-Relief Efforts and Park Design* and the influence of the *Playground Movement* on the development of William Land Park.

The contextual themes provide the basis for establishing an association between individual park features and groupings of park features within the park in order to establish a period of significance and evaluate the significance of the park and its individual features in subsequent sections of this report.

B. American Park Movement

(1) The urban park

The emergence of America's municipal parks was related to the belief that open spaces in urban areas were important to a city's health and vitality. During the 1850s, following two national cholera epidemics, sanitary reformers and park advocates across the country used public health to bolster their argument for the creation of urban parks.[1] Among the most forceful advocates was horticulturalist and landscape designer Andrew Jackson (A.J.) Downing, who was responsible for the 1851 design for the public grounds at Washington, D.C. (the Washington Mall), the nation's first large city park. In addition to public health arguments, park proponents asserted that existing public squares were too limited and inadequate for urban recreational facilities. Parks, it was argued, could bring together all classes of people and evoke the democratic principles of the nation and be an agent of moral improvement, whereby the interaction of social classes within the park and the beauty of nature would inevitably lead to the cultivation of the lower classes.[2]

[1] David Schuyler, *The New Urban Landscape: The Redefinition of City Form in Nineteenth-Century America*, (Baltimore: Johns Hopkins University Press, 1986), 59-62.

[2] Schuyler, 61-65.

After acknowledging the need for urban parks as an antidote for worsening urban living conditions, Americans across the nation advocated for the establishment of public parks in their cities. While these efforts were diverse, they were united by the appreciation of the physical, psychological, and social benefits of nature and the concept of bringing nature into the city. The park embodied a new urban symbol defined by the irregularity of the natural landscape that was in direct contrast with the urban grid. One year following Downing's 1851 design for the Washington Mall, New York City adopted Downing's suggestion for a central park, which was ultimately designed by architect Calvert Vaux and landscape architect Frederick Law Olmsted. Influenced significantly by Downing's philosophies of scenery preservation and landscape development, Vaux and Olmsted worked to refine the burgeoning ideas and conceptions that would define the American urban park.[3]

(2) Naturalistic park design

In the decades following the Civil War and the infancy of the American park movement, Vaux, Olmsted, and others advocated principles of naturalistic landscape design that blended manmade elements with a natural setting. During this period, Olmsted:

> developed six principles guiding landscape design of public parks: scenery, suitability, sanitation, subordination, separation, and spaciousness. Scenery meant that designs that were to be compatible with the natural scenery and topography and consist of 'passages of scenery' and scenic areas of plantings. Sanitation called for designs that promoted physical and mental health and provided adequate drainage and facilities. Subordination required that all details, natural and artificial, were to be subordinated to character of the overall design. Separation called for the physical separation of areas having different uses and character, and for the development of separate byways for different kinds of traffic. Spaciousness called upon the designer to make an area appear larger by creating bays and headlands of plantings and irregular visual boundaries.[4]

Olmsted's six principles were actively adopted by other landscape architects and applied throughout the nation's urban park movement, as landscape architects extolled the benefits of building parks and parkways within urban areas. Proponents of this vision believed that the juxtaposition of urban and rural landscape environments and the dissolution of the city grid could improve the quality and health of urban life. Landscape architects and social reformers also sought to provide some facilities for public recreation and improved health, including municipal playgrounds and athletic fields. In addition, landscape architects pleaded for comprehensive planning measures that took into account the acquisition of land outside of the existing city, in anticipation of future metropolitan growth. Although public acceptance of large-scale schemes was not immediate, the ideas of landscape architects such as Olmsted, H.W.S. Cleveland, and Charles Eliot permeated city planning efforts in New York, Chicago, Minneapolis, and Boston.[5]

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[3] Schuyler, 66-76.

[4] Linda F. McClelland, "Historic Park Landscapes in National and State Parks," (National Register of Historic Places Multiple Property Documentation Form, August 1995), E: 8-9.

[5] Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* (Cambridge, Mass.: Harvard University Press, 1971), 596.

Although Downing's plan for the Washington Mall was the nation's first public park design, it is Central Park in New York City that defines the country's nascent urban park movement and early principles of a naturalistic landscape design. Begun in 1857 and based on Olmsted and Vaux's winning design submission, Central Park included curvilinear paths and roads for several circulation systems and uses, including carriages, pedestrians, and horseback riders; spaces for mass recreation, including open areas for ball games, slopes for sledding, lakes for ice-skating and boating, and playgrounds; and clusters of trees and natural vegetation within a slightly rolling topography.[6]

Between 1860 and the 1890s, the number of American urban parks proliferated. Among the notable examples are Prospect Park in Brooklyn, New York, which was designed by Olmsted and Vaux in 1866; Forest Park in St. Louis, Missouri, designed by Maximillian Kern in 1876; and the Chicago Lakeshore, designed by several landscape architects including Olmsted, Vaux and William Le Baron Jenney, which opened in advance of the 1893 World's Columbian Exposition, also known as the Chicago World's Fair.[7]

During the early twentieth century, naturalistic landscape design was refined in a manner consistent with Olmsted's six guiding principles and Eliot's concern for landscape forestry. The naturalistic landscape was characterized by the preservation of natural character and harmonization of manmade improvements with the natural setting and topography via the preservation of existing vegetation and landforms, construction of rustic shelters of native stone and wood, and planting of indigenous species.[8]

The principles of naturalistic landscape design extended into the twentieth century through academic textbooks and other publications, including the work of Henry Hubbard, a professor in Harvard's school of landscape architecture. Hubbard encouraged the use of local stone, vegetation, and functional structures in harmonious design. Following Olmsted's principle of subordination, Hubbard argued that buildings could be subordinated to their setting through harmonization of texture and color vis-à-vis the use of locally quarried stone to match natural outcroppings.[9]

The two most prominent examples in California of naturalistic park design are Golden Gate Park in San Francisco and Griffith Park in Los Angeles, both developed in the late nineteenth and early twentieth centuries. Much like Central Park in New York, Golden Gate Park was constructed at some distance from the developed city grid of the 1860s and 1870s. The City of San Francisco selected a park site in what park historian Terrance Young characterized as the "outlands."[10]

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[6] Alexander Garvin, *The American City: What Works, What Doesn't*, (New York: McGraw-Hill, 1996), 31-33.

[7] Garvin, 46-53.

[8] McClelland, "Historic Park Landscapes in National and State Parks," E: 14-16.

[9] McClelland, "Historic Park Landscapes in National and State Parks," E: 20-23.

[10] Terrance Young, *Building San Francisco's Parks 1850-1930*, (Baltimore: Johns Hopkins Press, 2008), 71.

Located approximately three miles south of the Golden Gate Bridge, Golden Gate Park extends along an east-west axis abutting the Pacific Ocean. William Hammond Hall, a former surveyor and engineer, was selected to design the park. This task involved transforming 1,019 acres of sand dunes into a picturesque landscape of trees, lakes, and meadows.[11] Hall, who greatly admired Downing and Olmsted, was a firm believer in the idea that exposure to nature was inherently edifying to an urban population. During the period that Hammond worked on the park, he sought direct advice from Olmsted on matters of design and horticulture.[12]

Hammond's design within the rectangular Golden Gate Park site consisted of broadly curvilinear circulation paths, multiple artificial lakes, and large swaths of scenic meadow reminiscent of both Central and Prospect Parks. At the eastern end of the park, Hammond concentrated formal Beaux Arts elements that reflected the influence of the City Beautiful Movement, including a rectilinear concourse with a large open concert shell at one end, and a glass and wood exotic plant conservatory with adjacent formal gardens.[13] These latter two elements would be reflected in John Nolen's 1911 plan for Del Paso Park in Sacramento, as well as in the 1926 Master Plan for William Land Park.[14] Foreshadowing the post-1900 Reform Park Movement that would eventually gain momentum, Hammond set aside space for a children's playground. This "Children's Quarter" was approved by the San Francisco Parks Commission in 1886 and is likely the oldest established playground in the U.S.[15]

Griffith Park was donated to the City of Los Angeles in 1896. Part of the Mexican land grant Rancho Los Feliz (near the Los Angeles River), it was the gift of Colonel Griffith J. Griffith who had established an ostrich farm on the property in 1882. It became one of the nation's largest municipal parks at the time with more than 3,000 acres. Located a few miles from the downtown center of Los Angeles and at the eastern end of the Santa Monica Mountains, Griffith Park featured steep topography on three sides of its perimeter. Unlike Olmsted and Vaux's Central and Prospect Parks and Hall's Golden Gate Park, which featured artificial landscapes based on natural scenery, Griffith Park was left virtually in its natural state.[16]

Although Golden Gate and Griffith Parks were the most prominent examples of naturalist park design in California, a number of parks were developed within this tradition in the prosperous agricultural towns of the Central Valley in the late nineteenth century. Important among these

[11] Young, 71.

[12] Young, 74-75.

[13] Young, 96.

[14] John Nolen, *A Preliminary Report on Del Paso Park*, *December 1911* (Sacramento, Calif.: Sacramento County Historical Society, n.d.), 1; Frederick Evans, "Master Plan William Land Park," 1926. Both plans are available in the files of the Department of Parks and Recreation, City of Sacramento. Planners and landscape architects throughout the country and in California were influenced by the City Beautiful Movement, but research did not find this theme to be relevant to the design or development of William Land Park.

[15] Young, 158.

[16] Garvin, 50-51.

were Roeding Park in Fresno, designed by landscape architect Johannes Reimers, and Graceada Park in Modesto, designed by John McClaren, and Bidwell Park in Chico. All three parks were completed prior to William Land Park in Sacramento.[17]

(3) The Reform Park Movement

By the early twentieth century, planners became more involved with urban reform efforts. Concerns shifted to social factors, such as those espoused by the Settlement House Movement, which sought to improve urban neighborhoods, housing, and sanitation. Social reform advocates, including Jacob Riis and Jane Addams, greatly influenced the aims of urban planners and park designers by emphasizing the provision of municipal services to an often-impoverished urban population. Citizen advocates and reformists strove to improve the quality of life for everyone living in an urban center. This reform spirit was particularly strong in women's clubs and women's civic organizations that lobbied for children's playgrounds and organized athletics in the belief that these activities kept children off the streets and engaged in socially positive activities. Landscape aesthetics in the form of parks and parkways became a tool for meeting public planning needs, and parks emerged as healthy public spaces that were accessible to everyone. Moreover, the addition of green space to an overcrowded and bleak urban center was thought to provide a moral and healthy outlet from the city's social ills.[18]

The central focus of the Reform Park Movement was not the presentation and passive enjoyment of nature, but the use of the park's natural environment to segregate spaces within the landscape for well-defined activities, such as sports and recreation. Aesthetics and natural values generally took a backseat to the interests of program and recreation. While plantings remained an important element in the reform park, the introduction of baseball fields, tennis courts, soccer fields, bridal paths, children's playgrounds, and public golf courses became the paramount objective of park-making. Parks also came to include buildings and facilities for play equipment and changing or storing clothing; field houses; golf course clubhouses; and in cities with inclement weather, gymnasiums and indoor play and exercise spaces. The curvilinear and picturesque effects in earlier parks increasingly gave way to rectangular, symmetrical, and formal organization.[19] Historian Galen Cranz quotes an early twentieth century Chicago park official who aptly summarized the difference between nineteenth and twentieth century parks: "The

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[17] Page & Turnbull, *Cultural Resources Study, Roeding Park, Fresno, California*. Prepared for the City of Fresno, 2009; Historic Modesto, Graceada Park, www.historicmodesto.com/graceadapark.html (accessed 28 May 2011); Philip Lydon, "A Brief History of Bidwell Park," January 1997, http://www.friendsofbidwellpark.org/lydonhistory.html (accessed 12 October 2011). Research did not reveal the work of a landscape architect or designer for the development of Bidwell Park in Chico during this period.

[18] Garvin, 33-35; Victoria Bissell Brown, "Jane Addams," *American National Biography Online*, (Oxford University Press, 2000), www.anb.org/articles/15/15-00004.html (accessed 29 June 2011).

[19] Galen Cranz, *The Politics of Park Design: A History of Urban Parks in America*, (Cambridge, Mass.: MIT Press, 1992), 86.

contrast in old and new park service is striking in that the former furnished merely a place for recreation, while the latter furnishes first of all a scheme of recreation."[20]

In many cases, older naturalistic parks such as Golden Gate Park adapted to and added new uses in the early twentieth century. Golden Gate was notable for its early expansion of the "Children's Quarter," or playground area, which served as a model for many other urban parks in the 1910s and 1920s.[21] During this same period, and also influenced by the Reform Park Movement, Griffith Park in Los Angeles installed bridle paths, vehicular roadways, the Griffith Observatory, the Greek Theatre (an amphitheater), five golf courses, and picnic and recreation areas.[22] Many parks, including William Land Park, exhibit aspects of both traditions, with woodlands, lakes, and curvilinear circulation patterns evocative of naturalistic park design combined with an intensive pattern of activity-based land use consistent with the Reform Park Movement.

The Playground Movement

The Playground Movement is a subtheme that emerged from the Reform Park Movement. It was started by social reformers and proponents of the Settlement House Movement well before playgrounds were frequently incorporated into public parks. In the 1870s playground advocates emphasized placing play equipment in schoolyards, but by the late 1890s focus shifted to the inclusion of playgrounds in public parks.[23] By 1900 New York, Chicago, Philadelphia, Pittsburgh, Baltimore, New Haven, Providence, and San Francisco had introduced children's playgrounds into their city parks.[24] In 1906 the loosely organized Playground Movement took on institutional form through the establishment of the Playground Association of America.[25]

Cities also began to establish city playground commissions, separate from their park commissions or boards. San Francisco established such a board in 1907, and Sacramento appointed a similar board in 1912 that was given jurisdiction over all city playgrounds.[26] Playgrounds generally consisted of equipment intended to encourage active play such as climbing, swinging, and other forms of physical activity.

(4) Federal work-relief efforts and park design

Following the stock market crash of 1929 and the onset of the Great Depression, improvement and construction in the nation's urban parks initially suffered substantially due to reduced city

[20] Cranz, 66.

[21] Cranz, 86.

[22] Garvin, 50-51.

[23] Cranz, 63.

[24] Cranz, 63.

[25] Cranz 63.

[26] John Patterson, "The Development of Public Recreation in the City of Sacramento," unpublished Master's Thesis, California State University, Sacramento, 1957, 9.

budgets. Following his election in 1933, President Franklin D. Roosevelt instituted a broad range of economic relief programs known collectively as the New Deal. One of the largest and most popular of these programs was the Works Progress Administration, known generally as the WPA. This program employed a wide range of professionals, artisans and craftspeople, fine artists, and writers in projects that would enhance towns and cities all over the country. The WPA built schools, public buildings, and monuments; produced murals in public buildings; and improved municipal infrastructure, including city parks. Typical work-relief efforts included grading and landscaping; installing drives and paths; infrastructure projects, such as bridges, culverts, and road improvements; and constructing playgrounds and Rustic-style park structures such as comfort shelters and picnic stations using local materials.

(5) Post-World War II park development

Following World War II, urban park development throughout the country focused on the improvement of recreational and fitness facilities. In general, community recreation activities expanded during this period and a greater popular awareness of recreational opportunities existed. In 1956 the President's Council on Physical Fitness and Sports was established, thus emphasizing the widespread national concern with physical fitness and recreation. President Dwight D. Eisenhower established the Outdoor Recreation Resources Review Commission in 1958 to identify America's outdoor recreation needs. The final report encouraged a national outdoor recreation policy, expansion of programs, organization of a Federal Bureau of Outdoor Recreation (BOR), and a federal grant program. In 1962 the BOR was created and charged with coordinating outdoor recreation programs among federal agencies and assisting state and local governments with recreation planning. BOR recreation requirements resulted in municipal and state recreational development within parks and provided funding through the 1970s.[27]

Simultaneously, a postwar shift in child rearing philosophy emphasized less strict discipline and the fostering of imagination and creativity in children. As a result, playgrounds began to take new forms and designs. Historian Galen Cranz acknowledges that one of the earliest manifestation of this new orientation in parks was the introduction of brightly colored, although traditional, playground equipment.[28] From here it was only a short step to introducing play equipment designed in the fanciful forms of animals, dragons, and storybook characters.

Fairytale and storybook figures were introduced into urban parks in the 1950s. They had their origins in popular tourist attractions that had proliferated in the 1930s through the early 1950s at resorts and on well-travelled tourist highways, particularly in the Adirondacks and Florida. Most of these resorts and roadside attractions were organized around a fantasy village that recreated scenes and characters according to a specific theme such as Santa Claus, the western frontier, Paul Bunyan, and frequently, popular children's stories. Story figures and scenes that centered around animals such as the Three Little Pigs or the Three Billy Goats Gruff often incorporated

[27] Julie Sturgeon and Janice Meer, *The First Fifty Years 1956-2006: The President's Council on Physical Fitness and Sports Revisits Its Roots and Charts Its Future* (n.p.: 2006), n.p.

[28] Cranz, 126.

baby animals in a petting zoo. Some of the more elaborate and better known of these attractions included Santa's Workshop near Lake Placid, New York; Storytown in Lake George, New York; and the Land of Make Believe on Route 9 in upstate New York.[29]

During the 1950s women's groups adopted the idea of placing fantasy and adventure lands in municipal parks. Fantasylands were thought to encourage "versatility, spontaneity, a freedom and openness of physical plan and programming, the encouragement of dramatic and imaginative play" that was thoroughly in keeping with postwar philosophies of child rearing.[30] Other advocates argued that these fantasy scenes encouraged children to read.

One of the first of these fairytale attractions in California parks was the Children's Fairyland in Oakland, California, opened in 1950. The design was executed by William Russell Everett, a fantasy architect who designed movie sets.[31] Oakland quickly became a model for many other park fairylands, including Golden Gate Park in San Francisco.[32] Other well-known examples are La Laguna de San Gabriel, also known as the dragon park, designed by sculptor Benjamin Dominguez in the 1960s and recently restored; Storyland at Roeding Park in Fresno; and Caper Acres at Bidwell Park in Chico. The culmination of this type of attraction on a grand scale was the privately constructed park at Disneyland in Anaheim, California.

C. Sacramento community planning and park development

City planning and park development within the Sacramento largely reflect the national trends discussed above. When John Sutter's son platted Sutter's Mexican land grant into an urban grid in 1848, creating the City, he dedicated select streets, alleys, and city blocks for municipal purposes. Included in this gift to the City were 10 blocks intended for park and civic development. These squares were scattered throughout the city from First to 30th and C to Y Streets (see Appendix A, Figure 1).[33] Today these public squares include Fremont Park, Winn Park, and Caesar Chavez Plaza. Although it took many years to develop Sutter's squares, they constituted the city's first public parks.[34]

In addition to Sutter's squares, two other currently existing parks were established prior to 1900, including McKinley Park, which is located on the east side of the old city grid between E and H Streets on the north and south and Alhambra Boulevard and 33rd Street on the west and east (labeled East Park in Appendix A, Figure 1). McKinley Park was initially developed in the 1870s by private interests. The City assumed responsibility for the park in 1902 at the urging of the Tuesday Club (a women's civic organization).

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[29] Rose Anne Hirsch, *Kiddie Parks of the Adirondacks*, (Charleston, S.C.: Arcadia Publishing, 2006), 7; Tina Skinner, *The Story of Storybook Land* (Atglen, Penn.: Scheffer Books, 2008), 14-15.

[30] Cranz, 131.

[31] Historic American Landscape Survey, *Children's Fairyland, Oakland, California*, prepared by Chris Pattillo and Jennifer Law, 2005.

[32] Cranz, 126.

[33] Steven Avella, *Sacramento: Indomitable City*, (Charleston, S.C.: Arcadia Press, 2003), 31.

[34] Avella, 31.

The second park established prior to the turn-of-the-century was Southside Park, which is located at the south end of the original city limits between U and W Streets on the north and south and 6th and 8th Streets on the east and west. The City established Southside Park in the 1890s under pressure from the Southside Improvement Association to clean up a large vacant lot in that location that had been used as a dump and sewage channel.[35]

During the early years of the twentieth century, Sacramento underwent a profound political transformation from a city that was substantially controlled by the Central Pacific Railroad and its political allies and "bosses," to a city led by progressive reformers who not only espoused political reform, but also sought to carry out an ambitious program of civic improvements. As Sacramento historian Steven Avella characterizes this period: "local progressives in Sacramento framed virtually every public issue as a struggle between the forces of urban advance and a reactionary cabal consisting of the overly powerful railroad and its puppet politicians."[36] Led by individuals such as C.K. McClatchy, owner and editor of the *Sacramento Bee*, and Hiram Johnson, later to become Republican governor of California, the city's business and social elite, such as the Chamber of Commerce and women's clubs, were not only successful in changing local government, but were able to initiate programs of civic reform that were intended to promote Sacramento as a "good place to live."[37] Within a short time the reformers built a new City Hall in the Beaux Arts style on the civic plaza (now Cesar Chavez Plaza) 1910, successfully annexed large suburban tracts to the south and east of the old Sutter Grid (1911), and purchased 828 acres of the Del Paso land grant along Arcade Creek to be preserved as a city park (1911).[38] Independently, civic groups added to this effort with projects such as the restoration of Sutter's Fort carried out by the Native Sons and Daughters of the Golden West.[39]

True progressives, the City's reformers believed in the benefit of professional and technical expertise and sought the assistance of professionals in the newly emerging field of city planning to guide the city's long-range growth and geographic expansion. A group of "public spirited citizens" raised money at the urging of the Woman's Council of Sacramento to bring Charles Robinson from Illinois to assess the City's planning issues in 1908. Although Robinson produced a set of recommendations, including the introduction of diagonal streets into the city and the improvement of M Street from the Capitol, little

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[35] Patterson, 3.

[36] Avella, 77.

[37] Avella, 79; While Hiram Johnson was a Republican, he was associated with the Lincoln-Roosevelt League and a founder of the Progressive Party in 1912, see "Hiram Johnson" at http://en.wikipedia.org/wiki/Hiram_Johnson (accessed 21 December 2011) and "The Governor's Gallery" at http://governors.library.ca.gov/23-hjohnson.html (accessed 21 December 2011).

[38] Avella, 81-82. The Del Paso Mexican land grant of 44,000 acres along the American River, owned by Ben Ali Haggin, had remained undivided, blocking development north of the city until 1910. In that year a syndicate raised the money to buy the entire Haggin holding and began to subdivide and sell off tracts in the former grant. Sacramento County Historical Society; Nolen, 1.

[39] Myrtle Shaw Lord, *A Sacramento Saga: Fifty Years of Achievement-Chamber of Commerce Leadership,* (Sacramento: Sacramento Chamber of Commerce, c. 1946), 188.

appears to have come of his plan. However, his visit was the first of several by nationally prominent planners who advised the City over the next decade.[40]

During the same time as Robinson's visit, the Chamber of Commerce organized a "Park Committee" headed by a prominent municipal judge and J.C. Carly, a rising developer with substantial interests in the suburbs south of the city where William Land Park would eventually be located.[41] The Chamber of Commerce also invited 50 men and women from prominent civic groups to work with the committee. During this time, the Chamber of Commerce announced that while its number one goal remained a safe and sanitary municipal water supply, a cause that had been instrumental in its founding, the achievement of "a big park" for the city had risen to second place in its list of desired civic improvements.[42]

Following the city's 1911 purchase of the 828-acre Arcade Creek property in the Del Paso land grant, located northeast of the city and north of the American River, the Chamber of Commerce Park Committee raised funds to hire John Nolen, a well-known city and park planner from Boston.[43] In anticipation of Nolen's visit, the city also passed a bond to finance additional land acquisition within the Del Paso grant lands. The North Sacramento Land Company, real estate developers in Del Paso, donated an additional 300-foot-wide strip of land from the American River to the site of the new park for the creation of a "grand boulevard."[44]

In 1911 Nolen presented his plan for the development of Del Paso Park, located within the Arcade Creek property. Noting that every progressive city must have at least one large park, he detailed a plan that combined Beaux Arts formalism, naturalistic park design, and elements of the reform park movement. In addition, Nolen proposed a parkway that extended along the American River. Nolen acknowledged the seven-mile distance between downtown Sacramento and Del Paso Park created access problems, and in response he proposed a broad boulevard extending from the state Capitol north along Eleventh Street and across the American River to Del Paso Park. He noted that this broad boulevard would allow for a long scenic vista between the park entry and the Capitol building.[45]

The City was apparently pleased with the plan for Del Paso Park and invited Nolen back in 1914 to undertake a broader plan for a system of city parks. On his arrival in June 1914, Nolen stressed that growing cities needed to adopt a clear plan for municipal park development before the opportunities for land acquisition were severely curtailed by existing development. He cited Kansas City, Denver, and San Diego as examples of cities where such comprehensive planning was well advanced.[46] At a dinner attended by a hundred of the city's elite citizens and civic leaders, Nolen presented his principles for the

[40] Lord, 189.

[41] Lord, 188.

[42] Lord, 188.

[43] Lord, 196.

[44] Lord 193-195.

[45] Nolen, 8.

[46] *Sacramento Bee*, "Park Planner Nolen Arrives to Lay Out City System," 10 June 1914, 1.

development of a Sacramento park system. He stressed parks, like sewer and water systems, should be used by the entire community, rather than limited to neighborhoods. Moreover, Nolen asserted that parks should take advantage of natural topography and features, the most notable of which he found to be Sacramento's rivers and waterfront. While he recommended the enlargement of Southside and McKinley Parks, Nolen did not weigh in on the proposed park to honor William Land, discussed in the next section.[47]

In 1915 Nolen presented his completed plan for a citywide park system to the City Parks Board, which included recommendations for 48 new parks and 64 "common centers and breathing spaces." Nolen's plan (see Appendix A, Figure 2) assumed the major city park would be the Del Paso Park for which he had prepared formal plans in 1911. His only recommendation for the south area of the city was the creation of a parkway along the Sacramento River near Riverside Boulevard.[48] Neither of Nolen's plans was formally adopted or implemented. However, Nolen's plan for a continuous park along the American River was later echoed by Frederick Law Olmsted Jr., who proposed a similar system of river parkways in the 1950s. The current American River Parkway is in part a realization of these earlier plans.[49]

D. The development of Land Park

(1) William Land and the selection of a park site

William Land, a successful Sacramento businessman, developer, and politician, died in December 1911, at which time he bequeathed funds to purchase "a public park within a suitable distance of said City of Sacramento, and which public park shall be known as, and called the 'William Land Park.'"[50] During his lifetime, Land had served as Sacramento's mayor from 1898-1899, was a long-time president of the Chamber of Commerce, and an enthusiastic supporter of civic betterment and social reform.[51] Land's bequest came at a time when the City was emerging from a frontier past and was self-consciously engaged in a series of reforms and civic improvement programs intended to turn the state capitol into a forward-thinking and progressive municipality.

Land left the location of the future park to the discretion of the Mayor and City Board of Trustees. The City, in turn, solicited proposals for sites suitable for a large park. Eleven proposals were received, from which the City selected a site south of the old city grid that consisted of 238 acres

[47] *Sacramento Bee*, "Dr. Nolen Says City Should establish a Park System," 18 June 1914, 2.

[48] *Sacramento Bee*, "City and Park Plans of Nolen Presented," 2 November 1915, 1.

[49] "Regional Parks: American River Parkway Facts," http://www.msa2.saccounty.net/parks/Pages/FastFacts.aspx (accessed 11 August 2011).

[50] Last Will and Testament of William Land, typescript copy in the files of the Department of Parks and Recreation, City of Sacramento, n.d.

[51] *Sacramento Bee*, "Death Summons William Land, Started Penniless; Left Millions," 2 January 1912, 14.

known as the Swanston-McKevitt tract.[52] Appendix A, Figure 1, shows the old city grid and City development as it existed in 1900. The largely undeveloped land the City annexed in 1911 to the south and west of the old city grid included the Swanston-McKevitt tract located between Riverside Boulevard and Freeport Boulevard, near Sutterville Road (formerly Whiskey Hill Road). In 1918 the City Council passed Resolution No. 12166, which accepted the Swanston-McKevitt tract for the price of $146, 836.[53] At the time of the sale, in addition to the Oak Park subdivision developments to the southeast, the area to the south of the old city grid (south of Y Street) consisted primarily of small farms and tracts of land purchased for their future development potential. Two city cemeteries, the Old City Cemetery and the Catholic Cemetery, were located south of Y Street, and the Highland Park and West Curtis Oaks subdivisions were just beginning development.[54]

The selection of the Swanston-McKevitt tract was not without controversy. The site was located in an area subject to periodic flooding, and according to its detractors, the proposed park site was swamp and tule land.[55] At the same time, a number of civic leaders argued that the Land bequest should be used to realize the Nolen plan on the Arcade Creek property in Del Paso. The Chamber of Commerce Park Committee in 1912 had recommended that William Land's tomb be moved to the land acquired earlier for the creation of Del Paso Park, and that the park be renamed in his honor.[56]

This controversy halted further development of the park. Adding to the controversy was a statement by Land's attorney that it had been Land's intention that the park be built close to the city center to benefit working men and their families, a criterion that the Del Paso Park location failed to meet.[57] Land, whose life is characterized as a gold-rush era rise from rags to riches, was known for his concern for the social welfare of the city's less fortunate. When the City accepted the Swanston-McKevitt tract offer in 1918, the factions favoring the Del Paso Park option initiated a ballot measure to force the use of Land's funds on the north Sacramento park property. In response, a coalition of labor groups such as the Federated Trades Council, and south Sacramento neighborhood groups representing Curtis Oaks, Oak Park, Southside Park, and Elmhurst, organized a campaign on behalf of the Swanston-McKevitt tract.[58] Proponents of

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[52] Riverside Park Club, *Facts about the Park Controversy,* (Sacramento: Riverside Park Club, c.1919). Pamphlet in the collection of the Sacramento History Center.

[53] City Council Resolution No.12166 adopted January 8, 1918; Acceptance of offer by the City of Sacramento, January 14, 1918, signed by George Swantson and F.B. McKevitt. Typescript copies in the files of the Department of Parks and Recreation, City of Sacramento.

[54] Sacramento City Map, 1918, available at the Map collection of the California State Library, Sacramento.

[55] Wood and Tatum Real Estate Company, Map Sacramento City and Suburbs, Sacramento County, California, 1910; Sacramento City Map, 1918.

[56] *Sacramento Bee*, "Death Summons William Land, Started Penniless; Left Millions," 14.

[57] Patterson, 9.

[58] Riverside Park Club, 1; Avella, 96.

the site argued that the Swanston-McKevitt tract was not only located close to the city center, in compliance with Land's wishes, but could be easily reached by means of the existing publicly accessible Riverside Boulevard streetcar line. By early 1918 the Chamber of Commerce, which had been instrumental in promoting a large civic park for the city and originally favored the Del Paso proposal, voted for a "hands off" policy.[59] Public controversy was accompanied by litigation involving the City Council, members of the Land family, and the owners of the Swanston-McKevitt tract. Court battles were finally resolved in 1922, which allowed the city to begin development of William Land Park in the Swanston-McKevitt tract.[60]

(2) Fredrick Noble Evans and early park design

While litigation prevented the City from moving forward with development of the park, the City did move forward with hiring a new Park Superintendent. In 1922 Fredrick Noble Evans was a graduate of the newly established landscape architecture program at Harvard University.[61] While at Harvard, Evans probably studied under Frederick Law Olmsted, Jr. who founded the program. After graduating from Harvard, Evans worked briefly in the Olmsted Brothers' Brookline office, where he was exposed to the Olmsted philosophy of naturalistic park design. After working with the Olmsted Brothers, Evans then left Boston to establish his own practice in Cleveland in 1914 and taught at the University of Illinois. In 1919, while still teaching at the University of Illinois, Evans published the book *Town Improvement,* a treatise on appropriate principles for the physical improvement of urban areas. The book contained a chapter on parks and open spaces in which he references the work on Olmsted, demonstrating the influence Olmsted had on Evans.[62] Shortly after being hired as a landscape architect for the City, Evans was promoted to Park Superintendent and held this position for 26 years. During his tenure as Park Superintendent, Evans shaped the design and development of William Land Park along with many of the City's other parks and tree plantings along city streets.[63] Evans was the landscape architect responsible for the design of William Land Park that transformed the Swanston-McKevitt tract into the city's first major municipal park.[64]

Prior to the selection of the Swanston-McKevitt tract in 1918 and the subsequent involvement of Evans in the early 1920s, a proposed design, or bird's eye view, of the city south of the old city

[59] Lord, 213.

[60] Avella, 96; Lord, 219.

[61] Lord, 189-199.

[62] Frederick Noble Evans, *Town Improvement* (New York: D. Appleton & Company, 1919).

[63] *Sacramento Bee*, "Frederick Evans, Superintendent of Parks, Dies," 2 January, 1946, 1; Who's Who in California, (Los Angeles: Who's Who Publishing, 1940), 286.

[64] Frederick N. Evans, "[Draft] General Plan for William Land Park," [1922], n.p. Available at the Center for Sacramento History; Frederick N. Evans, "General Plan for William Land Park, Sacramento, California," [1926], n.p. Available at the Center for Sacramento History.

grid drawn by Edward Muse in 1912 envisions a site with landscaping and park features.[65] While this design was not adopted by the City, it contains a number of features later incorporated into plans completed in 1922 and 1926 for the park, such as curved roadways, athletic fields, a zoo, a children's playground, a large pond, and a golf course. The 1912 proposed design also shows a wide boulevard between Freeport Boulevard and Riverside Boulevard indicated as "Land Park Way" that bisected the park and connected it to the city via Broadway Avenue.[66]

(3) Physical development and design influences

(a) Overall design and early improvements

In 1922 Evans completed a preliminary plan for the park that guided initial development of the Swanston-McKevitt tract. Levees were constructed to prevent seasonal flooding, swampland was drained, and 4,000 trees were planted over the 238-acre parcel based on preliminary plans.[67] That same year William Carroll was hired as the foreman in charge of park development. While not responsible for the park's design, Carroll was involved in implementing Evans' plan and subsequent park development.[68]

In 1923 and 1924 the golf course and golf house were completed to considerable fanfare.[69] The golf house (non-extant), designed by the local architectural firm Dean and Dean, was a constructed in the Colonial Revival style and located approximately at the current entrance of Fairytale Town.[70] The golf house was demolished in 1958 and a new golf house, designed by the local architecture firm of Rickey and Brooks in the Mid-century Modern style, was constructed at the present entrance to the golf course.[71]

In 1926 Evans produced the *General Plan for William Land Park* (General Plan) shown in Appendix A, Figure 3. Changes between the 1922 draft plan and the 1926 General Plan were

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[65] Edward Muse, "Aerial View of Sacramento Showing William Land Park." In the map collection of the California State Library, Sacramento.

[66] Muse, 1.

[67] Avella, 96.

[68] City of Sacramento Department of Parks and Community Services, "Zoo-2002, Master Plan for the Sacramento Zoo and Surrounding Area," prepared December 13, 1988, available in the files of the Department of Parks and Recreation, City of Sacramento. William Carroll's career spanned 36 years including serving eight years as parks superintendent. At least two park features in William Land Park memorialize Carroll's service: a small scale memorial and the redesigned amphitheater (see Appendix B1).

[69] *Sacramento Bee*, "William Land Links Work Hurrying," 20 August 1923, 12.

[70] Golf Clubhouse photograph, Sacramento Bee Photograph Collection. In the photographic archive of the Sacramento History Center, Sacramento, c. 1930.

[71] Correspondence, Department of Parks and Recreation, City of Sacramento to William L. Land, Esq., Beverly Hills, California, 2 February 1977.

primarily in the arrangement and placement of park components, most notably the location of buildings and structures, rather than in the intended uses or planting arrangements.[72]

The General Plan and subsequent development of the park resulted in numerous points of access to the park and into an internal curvilinear roadway system. Access was provided along the north end of Freeport Boulevard, along 13th Avenue, at the corner of Freeport Boulevard and Sutterville Road (no longer open), Sutterville Road (onto what later became Land Park Drive), and off of Riverside Boulevard. Near the Riverside Boulevard entrance was a stop on the Riverside Boulevard streetcar line that provided low cost access to the park.[73] Although not included in the 1926 General Plan, other park records indicate that "entrance improvements" had been made by 1923, which are likely the battered river cobble pillars found at the Sutterville Road entrance and the entrance at the corner of Freeport Boulevard and Sutterville Road.[74]

A series of artificial ponds (shown as Lakes on the 1926 General Plan) were spread across the eastern portion of the park between Land Park Drive and Freeport Boulevard, with the majority of the remaining eastern portion of the park devoted to a nine-hole golf course. A small number of buildings, including a conservatory, a natural history department, and a refectory, were concentrated in the southwest corner of the park, while a park nursery was envisioned east of Land Park Drive along Sutterville Road. Additional buildings included a proposed golf house, a field house, and a tennis house. Organized picnic grounds were located on the west extension of the park between Land Park Drive and Riverside Boulevard. The Swanston Memorial was also shown in the 1926 General Plan.[75] The geometrically designed memorial, built at the bequest of the Swanston family, was executed by well-known San Francisco sculptor Ralph Stackpole in 1925.[76] By 1927 the baseball fields on the west side of Land Park Drive had been completed.

In the same year, the zoo opened in the southwest corner of the park to the northwest of Sutterville Road and Land Park Drive.[77] The first publically sponsored animal exhibits in Sacramento opened in 1915 after the City Park Commission procured live alligators for display in McKinley Park, an event that merited front-page coverage in the *Sacramento Bee*.[78] In the same year Miller and Lux, the large ranching and land company, donated 12 Tule elk from their

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[72] Evans, "[Draft] General Plan for William Land Park," [1922]; Evans, "General Plan for William Land Park, [1926], Sacramento, California.

[73] William Burg, *Sacramento's Streetcars,* (Charleston, S.C.: Arcadia Publishing, 2006), 72.

[74] Correspondence, Department of Parks and Recreation, to William L. Land, Esq. 2 February 2, 1977.

[75] Evans, "General Plan for William Land Park, [1926], Sacramento, California.

[76] City of Sacramento, "Department of Parks and Recreation Administrative Records 1915-1977, available at the collection of the Sacramento History Center.

[77] Correspondence, City of Sacramento to William L. Land, Esq., 1977.

[78] Kenneth Johnson, "The Sacramento Zoo," typescript in the files of the Department of Parks and Recreation, City of Sacramento, 1; *Sacramento Bee*, "Atkinson to Get Alligators for Park," 7 September 1915, 1.

Buttonwillow Ranch for display in a paddock in Del Paso Park.[79] The collection of animals at McKinley Park increased through the 1910s and early 1920s with the acquisition of monkeys, raccoons, and birds. At this time, Southside Park also displayed wolves and coyotes and the private Joyland Amusement Park in the Oak Park neighborhood of Sacramento had a lion, a bear, and an ostrich on display.[80]

In the mid-1920s the City decided to consolidate its various live animal exhibits into one location and to create a municipal zoo. William Land Park emerged as the best candidate site, offering a large area in the southwest corner of the park behind the Swanston Memorial, in the areas indicated for the natural history collection, animal department, and stable shown on the 1926 General Plan (see Appendix A, Figure 3). The City purchased the animals on exhibit at Joyland Amusement Park to enhance the collection and developed enclosures, such as paddocks and cages, for displaying the animals to the public. The zoo opened in June 1927.[81]

After the zoo opened, Superintendent Evans made improvements by adding landscaping and gravel paths and a pond for waterfowl and ducks, many of which were removed during subsequent renovations.[82] In 1933 the zoo began adding more exotic animals when it acquired a kangaroo and later an elephant in 1948, a trend that continued into the 1960s and 1970s. In 1956 the Sacramento Zoological Society was founded to support and assist the zoo and promote its growth and diversification.[83] Today, this nonprofit group manages the zoo.[84]

Aerial photographs verify that by the early 1930s substantial progress had been made in realizing the major features of the 1926 General Plan and that the trees planted in 1922 were maturing and providing a canopy for the park.[85]

Based on site investigations, the design of the 1926 General Plan appears to have guided park development with many of the park features and uses, which are still in place today. The design of the park provides many of the features common to regional and national trends in park design in landscape architecture during the early twentieth century, including the Naturalistic and Reform Movements.

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[79] Johnson, 1.

[80] Johnson, 2. Joyland Amusement Park developed as a private amusement park and was not designated McClatchy Park until after William Land Park was established. For this reason, a discussion of Joyland Amusement Park was not included in the context.

[81] Johnson, 2.

[82] *Sacramento Bee*, "Plans for Improving Zoo Grounds are Made," n.d., n.p.

[83] *Sacramento Bee*, "Zoo Acquires Kangaroo," 25 January 1933, 12; Johnson, 8.

[84] "Sacramento Zoo" at http://www.saczoo.org/ (accessed 5 June 2011).

[85] Aerial photograph, c 1932, available at the Sacramento Bee Photograph Collection, Sacramento History Center.

(b) Influences of naturalistic park design

Although the 1926 General Plan placed a strong emphasis on areas specifically designated for sports and recreation, the plan did not abandon the principles of the Naturalistic Park Movement. This is no doubt a result of Evans' training in the landscape architecture program at Harvard and subsequent work with the Olmsted Brothers, both of which espoused Naturalistic design principals.

Park features associated with the Naturalistic Park Movement include a curvilinear circulation pattern that provided separated auto paths, pedestrian walkways, and bridal paths; dense tree plantings, especially along the park boundaries, which separated the park from the city streets and created views and vistas; and clustered tree plantings and the creation of ponds to emulate the pastoral environment. The fairways of the golf course also provided long views and vistas through the park separated by massed plantings of Casurina trees, which mimicked the large open meadows that were a popular feature of the naturalistic design.

(c) Influences of the Reform Park Movement

While Evans was clearly influenced by his early landscape training, he was a strong advocate of the recreational park based in his belief that parks were only "secondarily places of beauty."[86] Evans' dedication to recreational areas is demonstrated in the recreational features associated with the 1926 General Plan, which included the nine-hole golf course and a golf house; athletic fields for baseball, football, and soccer; parade grounds; bridle paths; picnic areas; playgrounds; and tennis courts. Buildings and structures serving sports and recreational uses include the zoo area with a stable, natural history collection, and animal department. A refectory and a conservatory with formal gardens were included in the plan, but appear never to have been executed.[87]

(d) The Great Depression, federal work-relief efforts, and World War II

By the onset of the Great Depression much of the design called for in the 1926 General Plan had been realized in the park.[88] Following national and regional trends, the 1930s through the end of World War II resulted in few improvements at the park, in part due to a substantially reduced city budget and wartime rationing. Superintendent Evans, for the first time since the park opened, began charging fees for the use of some of the park services such as the golf course and the tennis courts.[89] However, some notable improvements were made at the park through the WPA, a federal work-relief program.

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[86] *Sacramento Bee*, "Frederick Evans, Superintendent of Parks, Dies," 2 January, 1946, 1.

[87] Evans, "General Plan for William Land Park, Sacramento, California," n.p.

[88] Aerial photograph, c. 1932, available at the Sacramento Bee Photograph Collection.

[89] Patterson, 36.

The WPA was active in Sacramento and completed a number of improvements in William Land Park.[90] Although the City Council approved a monument to William Land in 1925, a memorial to the park's donor was not completed until the 1930s.[91] A bronze plaque and marker with concrete benches was designed and constructed with State Emergency Relief Administration funds in 1934. The memorial is located in the entry circle off of Freeport Boulevard.[92] A children's playground was created in the western portion of the park in 1936 and very likely the work of the WPA.[93] The WPA also installed masonry curbing throughout the park in 1940.[94] East of Land Park Drive between Duck Lake (the name of the large pond directly to the east of Land Park Drive) and the site of the golf house (nonextant; now the entrance to Fairytale Town), the WPA constructed a masonry and wood pergola with built-in benches. The structure curves along the adjacent roadway and provides a formal entry to a garden constructed by the WPA. The WPA garden consists of curvilinear walkways flanked by stones and vegetation.[95] Additional work by the WPA includes a stone fountain in Duck Lake and another in Lily Pond. The fountains were designed by Ralph Stackpole, who worked for the WPA and who had designed the Swanston Memorial in the park years earlier.[96]

By 1941 an amphitheater had been constructed west of the WPA garden and pergola, which is believed to have also been the work of the WPA. A c.1941 photograph shows a series of semi-circular grass terraces with stone curbing facing Duck Lake and a low masonry wall that defined a stage. In the photograph the stage appears to extend into Duck Lake. Today, portions of the terracing and a small portion of the original stage wall remain, but the original stage was removed in 1960 and replaced with a circular stage backed by a masonry wall and a planting of Italian cypress. The 1960 stage was designed by local architect Harry Devine.[97]

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[90] Although WPA program activities were tracked and documented by the federal government, which kept extensive records of New Deal programs, information available in local archives on the WPA's work in Sacramento and William Land Park proved to be limited. Research in federal repositories that hold detailed records of projects completed by New Deal programs are found at San Bruno, California, and at College Park, Maryland, and may yield more information in the future.

[91] Sacramento City Council, Resolution No 672, November 19, 1925.

[92] Patterson, 36.

[93] Correspondence, City of Sacramento to William L. Land Esq., 2 February 1977.

[94] Curbing stamped "WPA 1939" and "WPA 1940" was found during site investigations.

[95] Telephone interview with Daisy Mah, gardener, WPA garden, Park Maintenance Department, William Land Park, June 17, 2011.

[96] City of Sacramento, "Department of Parks and Recreation Administrative Records 1915-1977." In the collection of the Sacramento History Center.

[97] Correspondence, City of Sacramento to William L. Land, Esq., 2 February 1977; Theater photograph provided by Preservation Office, City of Sacramento, c.1941. A commemorative plaque located in the park lists 1960 as the date of construction for the stage and masonry wall, which were designed by architect Harry Devine. It also is possible that the pergola now associated with the Swanston Memorial may date from the period of the WPA. It closely resembles the pergola at the WPA garden in both materials and design. However, the evidence is purely visual and inferential; there is no documentation to support the observation.

During the War Years, 1942-945, little development took place as a result of war-time shortages of manpower and materials.

(e) Post-World War II and changes to William Land Park

Sacramento grew rapidly in the immediate postwar period. Civic groups and the City responded by developing new suburban parks and adding new attractions and expanding the facilities within existing parks. Major improvements at the William Land Park during the postwar period were the construction of Fairytale Town and the adoption of a Zoo Master Plan with a complete renovation and a series of subsequent improvements.

i. Fairytale Town

Fairytale Town is located to the northeast of the Sutterville Road park entrance across from the zoo on 15th Street. It is sited where the golf house is shown on the 1926 General Plan (see Appendix A, Figure 3). Views of Fairytale Town from the park are largely obscured by the surrounding fencing.

Following national trends in park design, the origins of Fairytale Town began with efforts by the Junior League of Sacramento in 1956.[98] The Junior League of Sacramento was formed in 1942 by women who sought community improvement and particularly focused on efforts to benefit youth. The organization lists the efforts to establish Fairytale Town among its earliest and most important projects during the 1940s and 1950s.[99] William Land Park was selected as the most appropriate site because of its size, well-developed shade trees, and proximity to the zoo, which allowed for the use of baby animals in Fairytale Town exhibits.[100]

Architects Kenneth C. Rickey and Fred E. Brooks (Rickey and Brooks) were hired to design Fairytale Town. Rickey and Brooks designed a circular site plan for Fairytale Town in 1958 with individual life-sized exhibits in various storybook fantasy themes.[101] The original exhibits included *The Crooked Mile*, *The Cheese Stands Alone*, *Farmer Brown's Barn*, *Owl's House* (non-extant), *Cinderella's Carriage*, *King Arthur's Castle*, *Tortoise and Hare*, *Three Little Pigs*, *Mary Had a Little Lamb,* and a children's theater. Fairytale Town opened in 1959 with several exhibits added steadily during the 1960s, including the *Gingerbread House*, *Jack and Jill Hill,* and *Hiawatha* in 1960[102]; *Humpty Dumpty* on the stone entryway and *Down the Rabbit Hole* in 1963; and *The Old*

[98] Sacramento Recreation Committee and Park Committee, "Meeting Minutes, May 7, 1956." In the files of the Department of Parks and Recreation, City of Sacramento.

[99] Junior League of Sacramento, "History of the JLS," at http://www.jlsac.org/?nd=history (accessed 5 June 2011).

[100] Sacramento Recreation Committee and Park Committee, "Meeting Minutes, May 7, 1956." In the files of the Department of Parks and Recreation, City of Sacramento.

[101] Rickey and Brooks, *Plans for Fairytale Town,* 1957-58. In the files of the Department of Parks and Recreation, City of Sacramento.

[102] The 1960 pump from the Jack and Jill Hill well structure was moved to its current location in 2005. The well structure surrounding the pump was constructed at this time.

Woman Who Lived in a Shoe in 1968.[103] Numerous small-scale features constructed in 1958 also are found in the site, including thematic drinking fountains and *Candlestick* seating areas.

ii. Sacramento Zoo

Prior to the World War II period, incremental changes were made to the zoo as the number of exhibits increased. Beginning in the early 1960s the zoo underwent a series of renovations and modernization.[104] Rickey and Brooks, the local architectural firm that designed Fairytale Town, was hired by the City to prepare plans dated 1960 for the renovation work at the zoo, which included a number of animal enclosures including a feline exhibit building and concession buildings.[105] The Rickey and Brooks design of the concession buildings consisted of three buildings that feature interconnected hyperbolic paraboloid roofs. This type of roof is composed of two intersecting fields of straight lines, each line at a slightly different angle, producing a seemingly rounded shape using straight joists. It was a popular form in the late1950s and into the 1960s associated with the Mid-century Modern style.[106]

As part of the 1960s renovation, the local architectural firm Goodpaster & Associates, in coordination with structural engineer Ernest D. Frances, developed plans for the a series of connected lion, tiger, and bear exhibits with a moat; a tropical bird cage; field animal cages; and Monkey Island.[107] Landscape improvements at the zoo were completed by Douglas M. Kelt, whose work included the utilities and electrical layout and the design of the Flamingo Pond.[108] In June 1961 many of the renovations were completed and the zoo was opened to the public.[109] Renovations continued at the zoo during the late 1960s with the addition of the gorilla exhibit in 1965, additional animal cages in 1966, an administration building in 1967, and a hippopotamus exhibit and giraffe barn in 1969.[110]

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[103] Dates of construction confirmed during site investigation by dedication plaques; City of Sacramento, *Fairytale Town*, http://fairytaletown,org (accessed 6 June 2011).

[104] Correspondence, City of Sacramento to William L. Land, Esq., 2 February 1977.

[105] Rickey and Brooks, Architects, *Layout Plan and Architectural Drawings for Buildings, Sacramento Zoo Rehabilitation,* 1960, n.p., available in the files of the Department of Parks and Recreation, City of Sacramento.

[106] Image of the newly constructed buildings can be found at "Sacramento Mid-Century Modern Home Tour" at http://sacmcmhometour.blogspot.com/ (accessed 21 December 2011), along with Rickey and Brooks, the dedication program from June 11, 1961, available at the Center for Sacramento History lists Supervising architects Douglas Kelt and Herbert Goodpaster and John Otto as general contractor.

[107] Goodpaster & Associates, H.E. Goodpaster, AIA Architect, *Moat Type Cages, Field Animal Cage, Monkey Island, Tropical Bird Cage,* 1960, sheets B1, B2, B4, E1, F1, H1, available in the files of the Department of Parks and Recreation, City of Sacramento.

[108] Douglas M. Kelt, landscape architect, *Utilities Plot, Electrical Plot, and Flamingo Pond,* 1960, sheets A2, A3, D1, available in the files of the Department of Parks and Recreation, City of Sacramento.

[109] Johnson, "The Sacramento Zoo," 9; Correspondence, City of Sacramento to William L. Land, Esq., 2 February 1977.

[110] Correspondence, City of Sacramento to William L. Land, Esq., 2 February1977.

In 1970, following completion of the 1960s zoo renovations, the City adopted a Master Plan for the future growth and operation of the zoo.[111] The 1970 Master Plan diverged from the design of the zoo as it largely existed through 1969, and included animal enclosures that were redesigned, rearranged, and enlarged in favor of a more natural environment. The 1970 Master Plan called for the addition of 3.6 acres by an expansion of the zoo boundaries north to just south of the Swanston Memorial to accommodate the addition of an administration building and a circular reptile house.[112] The northern expansion of the zoo included dense plantings to create a naturalistic environment and to screen views into the zoo from surrounding areas in the park. The reptile house was constructed in 1970; the moat associated with the lion, tiger, and bear exhibits was renovated in 1974; the hoofed animal complex was constructed in 1976; a cheetah exhibit was completed in 1977; and the plans and specifications for an orangutan exhibit and animal nursery were finished in 1978.[113] The zoo includes a c. 1968 "snake" sculpture completed by noted modernist landscape architect Garrett Eckbo as part of the first K Street Mall project. The sculpture was relocated to the zoo as part of the renovation of K Street Mall c. 1984.[114]

Today the three entrance buildings are the most prominent visual feature outside of the zoo within William Land Park. High fencing and vegetation surrounds the zoo and obstructs views of or into the zoo from adjacent areas within the park.

iii. Funderland

The beginnings of Funderland can be traced to the 1940s, when Land Park Kiddie Land was established. The site consisted of numerous amusement rides and a miniature train that operated until 1983, when the amusement rides were purchased. The site was renovated between 1990 and 1991. Renovations at the two-acre site included a fence and a sound wall surrounding the site, a concession stand, plantings, birthday celebration areas, and many new rides. The carousel reportedly dates to 1947, and *Oscar the Fish* to c.1949. New rides added to the site included the *Backroads Buggies*, *Log Flume*, *Red Baron*, *Funderland Train Ride*, *Flying Dragon Roller Coaster*, *Spinning Teacups*, and the *Himalaya*.[115] Today, little remains from the development associated with Land Park Kiddie Land as a result of the renovations completed in

[111] Caywood, Nopp, Takata, Hansen, and Ward, *William Land Park Zoo Master Plan*, 1970, reproduction copy available in the files of Department of Parks and Recreation, City of Sacramento.

[112] Rickey and Brooks, *Architects, Layout Plan and Architectural Drawings for Buildings, Sacramento Zoo Rehabilitation,* n.p.; Caywood, Nopp, Takata, Hansen, and Ward, *William Land Park Zoo Master Plan*, 1970.

[113] Correspondence, City of Sacramento to William L. Land, Esq., 2 February 1977.

[114] Regents of the University of California, "Inventory of the Garrett Eckbo Collection" Online Archive of California at http://cdn.calisphere.org/data/13030/4c/tf4290044c/files/tf4290044c.pdf (accessed 16 March 2011), 26; Heriberto Herrera, "Bringing Life to K Street Mall" Bachelors of Science of Landscape Architecture thesis (Landscape Architecture Program, University of California, Davis, June 13, 2008), 6-9.

[115] "Funderland Amusement Park: History," http://www.funderlandpark.com/history.html (accessed 11 August 2011).

1991. Views of or into the park from inside Funderland are obscured by high walls as part of the renovations.

The next section provides the results of site investigations and an inventory of the major features of William Land Park. The associated historic contextual themes and areas of significance provided in this section are presented in the evaluation of the park in Section 4.

3. Site Investigation and Inventory

A. Park description

William Land Park is one of the City's largest parks and serves city residents and the region as a destination for multiple uses. Located at 3800 South Land Park Drive, the park has an array of natural and cultural resources. The park is abundant with vegetation and natural features including expansive urban forested areas and gardens with a variety of native and ornamental plantings. Dedicated recreational areas constitutes a major use of the park by offering athletic fields, a golf course, an amphitheater, the Sacramento Zoo, Fairytale Town, and Funderland, among others that attract adults and children. As a designed landscape, the park's major features create distinct views and vistas, a tree canopy that provides shade during the summer, a curvilinear system of roadways with traffic islands, and a series of constructed water features interspersed by groupings of related buildings and structures. The site investigation and inventory was conducted as part of this project to identify and document the park's natural and cultural features for to analyze and evaluate the landscape for historical significance. This section provides a summary of these efforts.

B. Site investigation and inventory

The site investigation was conducted in April-July 2011 to identify and document major park features (see Section 1.B for a discussion on how the inventory was conducted).

The inventory of park features is organized by landscape characteristic categories established by the National Park Service (NPS).[116] These characteristic categories encompass the major elements found in most cultural landscapes, whether natural or designed. These categories provide a framework for identifying, analyzing, and evaluating the landscape as a whole, as well as individual components of the landscape. Major park features identified and documented are included in Appendix B1, which lists each feature by name and provides a brief description, date of construction, and a representative image. Identified features are shown in Appendix C, which provides the locations of the major features included in the inventory. The summary below lists and defines the NPS categories and sets forth the elements within William Land Park that were identified within each category as a result of the site investigation that are provided in Appendices B and C.

Features identified in William Land Park may relate to more than one landscape characteristic category. For the purposes of this inventory, each feature is listed once under the primary category with which it is associated. Sub-elements of the feature associated with additional categories are described. For example, the Swanston Memorial is primarily a memorial structure that consists of a statue and geometric stonework and is listed under the category of Building and Structures; however, this feature also contains walkways (circulation patterns), plantings (vegetation), and a narrow rivulet (constructed water feature).

[116] See A Guide to Cultural Landscape Reports: Contents, Process, and Techniques (Washington, D.C.: National Park Service, 1998), 53; and National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes (Washington, D.C.: National Park Service, n.d.), 3-4.

(1) Building and structures

This category includes individual or groups of built-environment features in the park such as buildings, sheds, walls, and monuments. Building and structure features identified in William Land Park include:

- Monuments
- Restroom buildings
- Gazebos
- An amphitheater and stage
- A WPA rock garden
- Maintenance and utility buildings
- Related groups of recreational buildings and structures, such as a golf club house, children's playground building, a dance floor (Village Green), Fairytale Town, Funderland, and the Sacramento Zoo

(2) Circulation patterns

This category includes spaces and materials that comprise a system for pedestrian or vehicular movement. Associated circulation features identified in William Land Park include:

- Roadways
- Parking areas
- Walkways
- Traffic islands
- Planting islands
- Running paths

(3) Small-scale features

This category includes minor functional elements that often recur in multiple locations within the landscape. Associated small-scale features identified in William Land Park include:

- Memorials
- Trash receptacles
- Bike racks
- Signage
- Fencing
- Gates
- Drinking fountains
- Flagpoles
- Benches and picnic tables
- Lighting

Generally small-scale features are not mapped because they are found throughout the park and are only noted in representative locations as shown on Appendix C.

(4) Land use

The category of land use encompasses the human forces that shape and organize a cultural landscape. Human activities such as recreation, social events, and attractions organize and shape both designed and natural landscapes. Associated land use features identified in William Land Park include:

- A pony ride
- A golf course, putting green, and golf teaching center
- Athletic fields, including soccer fields, baseball fields, and a basketball court
- A children's playground
- Picnic areas

(5) Vegetation

This category includes individual or groups of trees, shrubs, vines, ground cover, and herbaceous materials, as well as the overall vegetative canopy of a designed or developed cultural landscape. Associated vegetation features identified in William Land Park include:

- A flower garden
- Special plantings, including several dedication tree plantings that are important elements of park design and/or represent exceptional species
- The overall tree canopy over large expanses of lawn, which serves to define shaded spaces, open areas, and the vistas and views into and within the park.

(6) Views and vistas

This category includes natural or designed features that create or allow a range of vision from certain vantage points. Associated views and vista features identified in William Land Park include:

- Views to and from buildings and structures such as the amphitheater and stage, memorials, and pergolas
- Views to and from constructed water features and vegetation such as a view across Boat Lake framed by Italian Cypress trees
- Views into the park from the surrounding city streets
- Vistas created by the fairways of the golf course

(7) Constructed water features

This category includes built features that use water for aesthetic, recreational, or functional purposes. Associated constructed water features identified in William Land Park include three ponds and the associated fountains, a small curvilinear pond and the remnants of three (nonfunctioning) streams that extended from the pond within the Rock Garden, and the narrow rivulet in the Swanston Memorial.

The next section evaluates park features constructed within the period of significance (1922-1969) according to the local, state, and national evaluation criteria, the results of evaluation, and recommendations for future research and survey.

4. Evaluation and Recommendations

William Land Park and its major park features were evaluated to determine if the park qualifies for listing as a historic district or any major park features qualify individually by applying the evaluation criteria of the National Register, the California Register, and the Sacramento Register. The evaluation criteria are listed below while Sections 4.B-E discusses the application of the evaluation criteria to William Land Park and provides recommendations for the project.

A. Evaluation criteria

(1) Sacramento Register

Historic preservation in the City is governed by the Sacramento City Code, Chapter 17.134, articles I-XII. Article II establishes a Preservation Commission with responsibilities for the nomination and recommendation to the City Council of local landmarks and historic districts. Article IV sets forth the criteria for local listing, which in summary include:

Landmarks

- A nominated resource shall be listed on the Sacramento Register as a landmark if the city council finds, after holding the hearing(s) required by this chapter, that all of the requirements set forth below are satisfied by meeting one or more of the following criteria:
    - It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state, or the nation.
    - It is associated with the lives of persons significant in the city's past.
    - It embodies the distinctive characteristics of a type, period, or method of construction.
    - It represents the work of an important creative individual or master.
    - It possesses high artistic values.
    - It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation.
- The nominated resource has integrity of location, design, setting, materials, workmanship, and association judged with reference to the particular criterion the resource embodies from above.

- The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of Sacramento City Code, Chapter 17.134.

- Factors to be considered in determining whether to list a nominated resource on the Sacramento register as a landmark include:

    - A structure removed from its original location is eligible if it is significant primarily for its architectural value or it is the most important surviving structure associated with a historic person or event.

    - A birthplace or grave is eligible if it is that of a historical figure of outstanding importance and no other appropriate site or structure is directly associated with his or her productive life.

    - A reconstructed building is eligible if the reconstruction is historically accurate, if the structure is presented in a dignified manner as part of a restoration master plan, and if no other original structure survives that has the same association.

    - Properties that are primarily commemorative in intent are eligible if design, age, tradition, or symbolic value invests such properties with their own historical significance.

    - Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance.

Historic Districts

- A geographic area nominated as a historic district shall be listed on the Sacramento Register as a historic district if the city council finds, after holding the hearing(s) required by this chapter, that all of the requirements set forth below are satisfied:

    - The area is a geographically definable area.

    - The area possesses either:

        - A significant concentration or continuity of buildings unified by: (A) past events, or (B) aesthetically by plan or physical development;

        - Associated with an event, person, or period significant or important to city history; or,

        - The designation of the geographic area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the City.

- Factors to be considered in determining whether to list a geographic area on the Sacramento Register as a historic district include:
    - A historic district should have integrity of design, setting, materials, workmanship, and association.
    - The collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure.

Contributing Resources

- A nominated resource shall be listed on the Sacramento Register as a contributing resource if the council finds, after holding the hearing(s) required by this chapter, that all of the following requirements are satisfied:
    - The nominated resource is within a historic district.
    - The nominated resource either embodies the significant features and characteristics of the historic district or adds to the historical associations, historical architectural qualities or archaeological values identified for the historic district.
    - The nominated resource was present during the period of historical significance of the historic district and relates to the documented historical significance of the historic district.
    - The nominated resource either possesses historic integrity or is capable of yielding important information about the period of historical significance of the historic district.
    - The nominated resource has important historic or architectural worth, and its designation as a contributing resource is reasonable, appropriate, and necessary to protect, promote, and further the goals and purposes of Sacramento City Code, Chapter 17.134.

In 1996 the Sacramento City Council approved the City's participation in the Certified Local Government (CLG) program. The CLG program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located within the jurisdiction of the local government. A local government may become a CLG by developing and implementing a comprehensive local historic preservation program based on federal and state standards.

(2) California Register

The California Register (Public Resources Code [PRC] § 5024.1) is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act.

A resource is considered historically significant if it meets the one of the following criteria for listing in the California Register:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

2. Associated with the lives of persons important to local, California or national history.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources identified as significant in historical resource surveys conducted by local governments may be eligible for listing in the California Register if the survey meets one or more of the criteria for eligibility set forth in PRC § 5024.1(g).

In addition to meeting one or more of the criteria listed above, a historical resource must retain integrity. The California Register references the guidelines of the National Register for determining integrity.

(3) National Register

The National Historic Preservation Act established the National Register. The National Register is the official list of districts, sites, building, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property listed in the National Register is automatically also listed in the California Register (see above). A property can be significant in one of more of these categories at the local, state, or national level. To be listed in the National Register, a property's significance must be demonstrated by one or more of the following criteria:

A. Association with events or activities that have made a significant contribution to the broad patterns of history.

B. Association with the lives of persons significant in our past.

C. Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.

D. Holds the potential to provide important information about prehistory or history.

To be listed in the National Register, properties generally must be at least 50 years old, possess historic significance, and retain physical integrity.

Integrity
To meet evaluation criteria, William Land Park or major park features must possess significance and retain integrity. For the purposes of this evaluation, the National Register guidelines were used to assess integrity. The National Register defines seven aspects of integrity to considered: location, setting, design, materials, workmanship, feeling, and association. William Land Park or major park features do not need to be in an original unaltered state to possess integrity nor does the park or major park features need to retain all seven aspects of integrity; however, the park or major park features must retain enough of original fabric and qualities that convey its historic character and significance. Alterations completed within the period of significance generally will not diminish the historic integrity of the property. See Section 4.D. for an assessment of integrity for William Land Park.

B. Evaluation of William Land Park

(1) Associated historic themes and areas of significance

The context statement in Section 2 identifies and describes two main contextual themes associated with the development of William Land Park: the *American Park Movement* and *Sacramento Community Planning and Park Development*. The associated historic themes relate to the following areas of significance *Community Planning and Development*, *Government, Entertainment/Recreation, Landscape Architecture,* and *Architecture.* The associated historic themes and areas of significance were used to evaluate if William Land Park is historically significant under National Register, California Register, and Sacramento Register criteria.

(2) National Register

Under National Register criteria, William Land Park is significant as a historic district at the local level under National Register *Criterion A* in the areas of *Community Planning and Development*, *Government*, and *Entertainment/Recreation* as follows:

- Under *Community Planning and Development,* the efforts to develop William Land Park represent an important chapter in municipal planning and development and the park system in Sacramento.

- Under *Government*, work by the WPA represents the work of this federal work-relief program within the park system of Sacramento.

- Under *Entertainment/Recreation*, the development of William Land Park within the tradition of the Reform Park Movement represents an important association with the development of sports, leisure, and amusement activities for residents of Sacramento. Major park features associated with this area of significance include the zoo, golf course, and Fairytale Town.

William Land Park is also significant as a historic district at the local level under National Register *Criterion C* in the area of *Landscape Architecture* as follows:

- Under *Landscape Architecture*, the design of William Land Park embodies the principles and characteristic design features associated with the Naturalist Park Design and the Reform Park Movement as designed by landscape architect Fredrick Noble Evans in 1922 and 1926.

(3) California Register

William Land Park also meets the California Register criteria as a historic district at the local level under *Criterion 1* for its associative values related to *Community Planning and Development*, *Government*, and *Entertainment/Recreation* as listed above in Section 4.B.(2). The park is also significant at the local level as a historic district under *Criterion 3* because William Land Park embodies the principles and characteristic design features associated with the Naturalist Park Design and the Reform Park Movement as designed by landscape architect Fredrick Noble Evans related to *Landscape Architecture* as listed above in Section 4.B.(2).

(4) Sacramento Register

William Land Park also meets Sacramento Register criteria for the reasons stated above that qualify it for listing in the National Register and the California Register related to the historic contexts and areas of significance listed above in Sections 4.B.(2) and 4.B.(3).

C. Period of significance and historic property boundary

The period of significance of William Land Park begins in 1922, the year the preliminary plan was developed by Evans and construction activity commenced. The period of significance extends through 1969, the completion of Fairytale Town and the first major renovation to the Sacramento Zoo, to encompass the construction and completion of the park's major features that provide important

contributions to the associative and design values and that relate to the areas of significance. The historic property boundary matches the current park boundaries and is shown in Appendix C.[117]

D. Assessment of integrity

William Land Park was evaluated for integrity collectively as a historic district. To retain integrity as a historic district, the majority of park features must have a direct association with at least one of the areas of significance listed above and not have been substantially altered since the period of significance.

In assessing the integrity of the historic district and determining whether the major park features listed in Appendix B1 contribute to the significance of the park, it is recognized that parks are a property type that have evolved and changed to meet the needs of modern society. Therefore, it is not necessary for each major park feature to look exactly like its original design; however, major park features must retain enough historic fabric and their spatial arrangement from the period of significance to make it clearly recognizable when compared to the park's original design and spatial arrangement.

As a historic district, William Land Park possesses a concentration of park features united historically that reflect a continuity of Evan's original design characteristics and retain a substantial amount of the original historic fabric and spatial arrangement from the period of significance. Key design characteristics and spatial arrangements include dedicated recreational areas such as athletic fields and golf course fairways, patterns of clustered plantings to create distinct views, a tree canopy that provides shade, a curvilinear system of roadways with traffic islands, a series of constructed water features, and groupings of related buildings and structures. Contributing park features retain a high degree of physical integrity and a direct association to at least one area of significance identified above. Appendices B1 and B2 provides a listing of major park features, their area(s) of significance, and an assessment of their contributing or non-contributing status.

Features within William Land Park that postdate 1969 are not considered to contribute to the significance of the historic district. Research did not reveal any park features that postdate 1969 that meet National Register *Criterion Consideration G* for properties that have achieved significance within the last 50 years. Park features that are not considered to contribute to the significance of the historic district are listed as non-contributing in Appendix B2.

Two major park components, the Sacramento Zoo (with the exception of entryway concession buildings – see below) and Funderland, are not considered to contribute to the significance of the historic district because the majority of the resources within each were constructed outside the period of significance. The only known resources at the Sacramento Zoo that date from the period of significance include a series of five cages with a moat constructed for lions, tigers, and bears; a series of three entry way

[117] The historic property boundary differs from the 1922 General Plan (Figure 3 in Appendix A) to include two traffic islands that extend to the north of the park along Land Park Drive. These two traffic islands were included within the park by 1937 as shown in the city plat ("Plat of Land Park Tract Unit No. 1, Surveyed March 1937, Joseph E. Spink, Engineer, Sheet 2 of 2, provided by the Department of Parks and Recreation, City of Sacramento). As such, their inclusion in the park falls within the period of significance and are included in the historic property boundary.

concession buildings (see Section 4.E.(2) below); and the circular reptile house. The remaining resources at the zoo either fall outside the period of significance or have been so substantially altered as to be unrecognizable. In addition, the spatial arrangement of the zoo, particularly the northern portion of the site, has been substantially altered since 1969 with changes implemented from the 1970 Master Plan and more recently. Resources at Funderland that date from the period of significance include a carousel and one ride. The remaining resources were added to the site c. 1990-1991 when the site was renovated. In addition, the spatial arrangement of the site prior to 1969 has been substantially altered as to be unrecognizable from the period of significance.

E. Recommendations

(1) William Land Park Historic District

William Land Park meets evaluation criteria as a historic district and is recommended eligible for listing in the National Register, the California Register, and the Sacramento Register for its association with important local trends in the following areas of significance: *Community Planning and Development*, *Government*, *Entertainment/Recreation,* and *Landscape Architecture*.

The character-defining features of the William Land Park Historic District reflected the key design characteristics and spatial arrangements in Evan's plans, which were maintained during subsequent park development, including:

- Dedicated recreational areas such as athletic fields and golf course fairways to provide Reform Movement principles.
- Open spaces and the use of natural features such as the use of vegetation and tree plantings in clusters to provide Naturalistic Park Design principles.
- Constructed features associated with the WPA.
- Constructed water features to create distinct vistas.
- Tree plantings that create a canopy to provide shade and views within the park.
- Curvilinear system of roadways with traffic islands.
- Groupings of related buildings and structures, such as the Rock Garden, the Swanston Memorial, Fairytale Town, among other major park features listed in Appendix B1 as contributing resources.

(2) Individual properties

The following two park features within William Land Park meet the National Register, California Register, and Sacramento Register evaluation criteria as individual properties independent from their association with William Land Park:

- Entryway concession buildings constructed 1961 at the Sacramento Zoo in the area of *Architecture* – Designed by the local architectural firm of Rickey and Brooks, this series of three interconnected buildings are an important, rare, and intact example of Mid-Century Modernism in Sacramento.

- Fairytale Town in the areas of *Entertainment/Recreation* and *Architecture* – Also designed by Rickey and Brooks and constructed from 1958-1968, this site is an important, rare, and intact example of children's fantasy theme park design in Sacramento. Appendix B2 provides a list of the major contributing resources in Fairytale Town.

These individual properties are recommended eligible for listing because they possess significance for the area(s) listed above independent of their association with William Land Park and because they retain a high degree of historic integrity. An inventory for individually eligible properties is provided in Appendix B2.

Research and site investigations did not reveal other individual park features that possessed significance independent from their association with William Land Park to be individually recommended eligible for listing in the National Register, the California Register, or the Sacramento Register; however, future intensive-level research and survey may result in additional individual park features that individually meet evaluation criteria.

F. Future intensive-level research and survey themes

(1) Depression-era park design context statement and inventory

WPA program activities were tracked and documented by the federal government, which kept extensive records of New Deal programs; however, information available in local archives on the WPA's work in Sacramento and William Land Park was limited. Research at federal repositories that hold detailed records of projects completed by New Deal programs are found at San Bruno, California, and at College Park, Maryland. These repositories may yield more information in the future in developing a context statement and identifying Depression-era buildings and structures within the park system of Sacramento. In addition, the Ralph Stackpole papers at the Bancroft Library may contain information regarding his contributions to the park in 1925 and during the WPA period.

(2) Park context statements and inventories

Completion of the citywide context statement *Sacramento Community Planning and Park Development* for the entire park system of Sacramento, along with an inventory of major park features within individual parks, will assist in understanding and identifying significant historic properties. Specific themes relative to William Land Park that require further research include the work of Fredrick Noble Evans under the theme of *Landscape Architecture* to determine his contribution to citywide park development and landscape architecture during his 26-year tenure as park superintendent. Evans is among the earliest graduates of Harvard's landscape architecture program, along with other noted landscape architects such as Daniel Hull, the first landscape architect for the California State Park System. As such, Evans may have played an important role and influential in the design of other city parks. Completion of the citywide context statement may also provide a greater understanding of the work of noted modernist landscape architect Garret Eckbo, whose c. 1968 "snake" sculpture, was as part of the first K Street Mall project and then relocated to the Zoo as part of the renovation of K Street Mall in c. 1984 and falls outside the period of significance. Additional research under the themes of *Architecture* and *Public Art* will provide greater understanding of the influence and contributions of the architecture firm of Rickey and Brooks and artists such as Ralph Stackpole.

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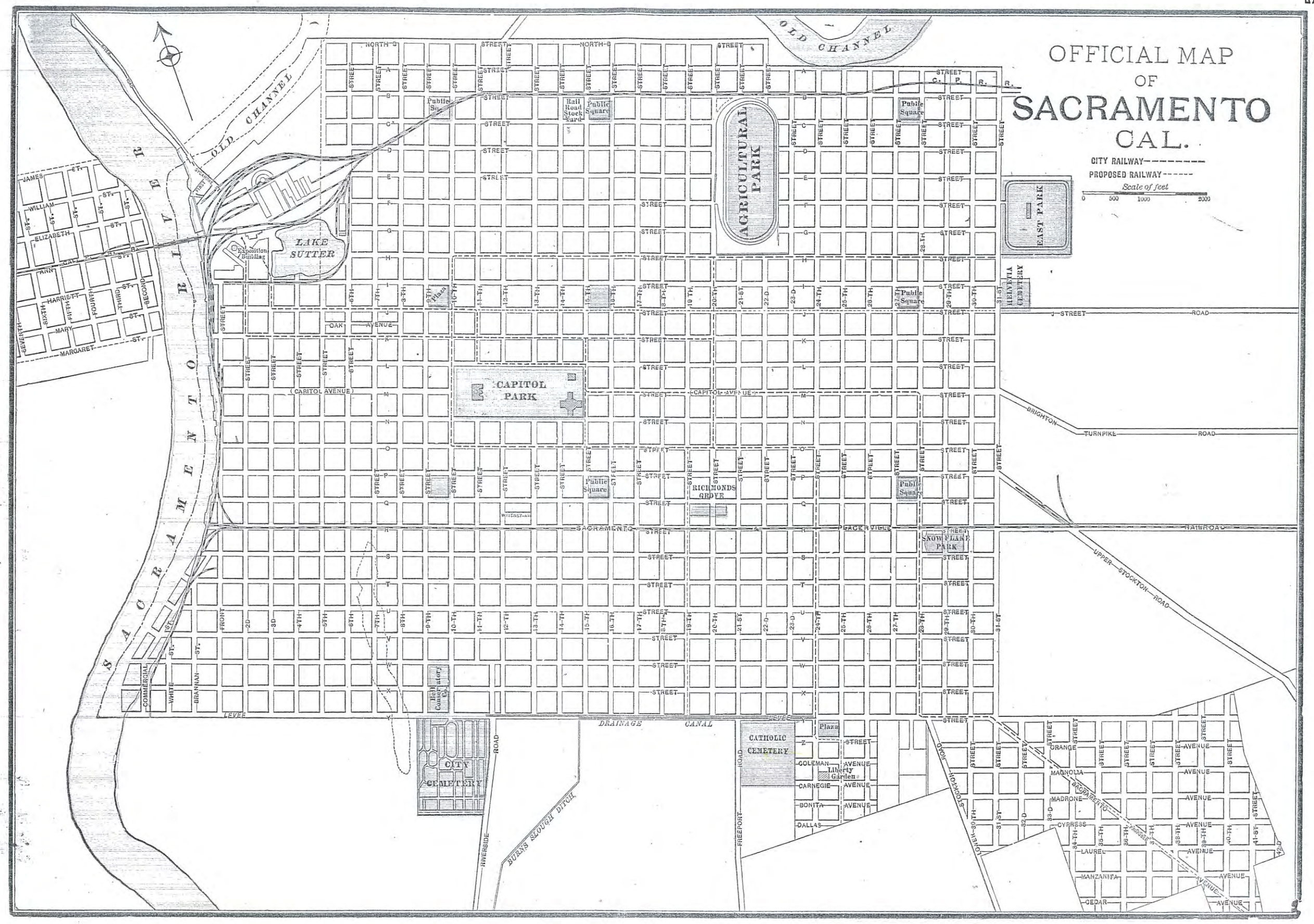
Appendix A. Historic Maps

Figure 1

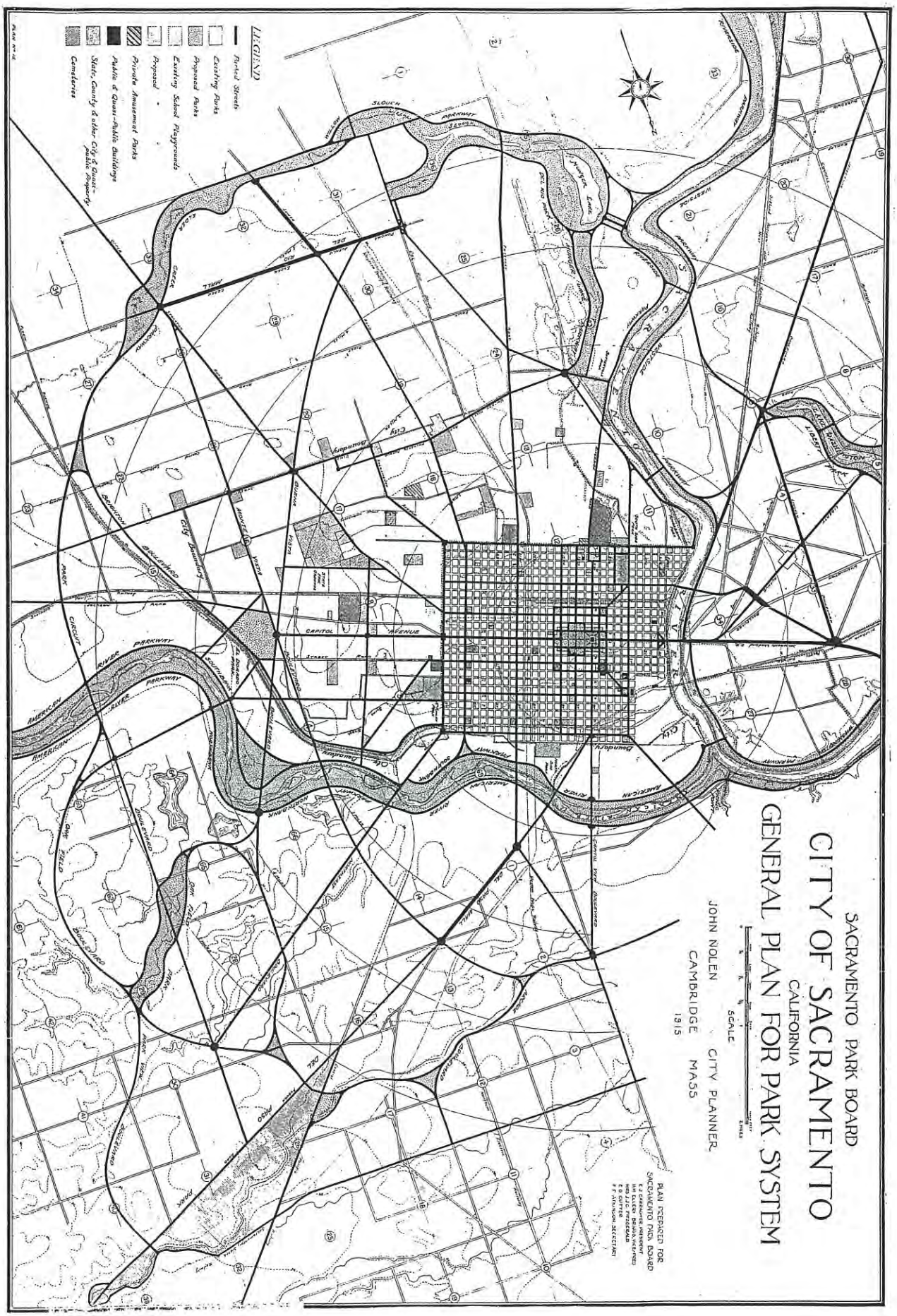


145

"Parks of the City," 1900, available at the California State Library Map Collection, Sacramento, California.

S12z
Sacramento, 1900

Figure 2



Sacramento Bee, "City and Park Plans of Nolen Presented," 2 November 1915, 1. Available from Sacramento Archives and Museum Collection Center, Sacramento, California

Figure 3

Frederick N. Evans, "[Draft] General Plan for William Land Park," [1922], n.p. Available at the Center for Sacramento History.

Appendix B1. Inventory of Major Park Features in William Land Park Historic District

Appendix B1 – Inventory of Major Park Features in William Land Park Historic District

Features may relate to more than one landscape characteristic category. For the purposes of this inventory, each feature is listed once under the primary category with which it is associated. Major features in the inventory correspond to feature key numbers on the *Feature Location Map* (Appendix C).

Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Buildings and Structures					
1	Monument	Four battered river cobble stone entry columns with caps; recessed area for a plaque (no plaque present)	c. 1922-1926	Contributing Landscape Architecture	
6	Fairytale Town	Children's fantasy theme park; circular plan; individual exhibits with various storybook themes Designed by Rickey and Brooks	1958-1968	Contributing Architecture, Entertainment/ Recreation	
7	Restrooms	Free standing frame and concrete block buildings	Frame type 1952[1]; concrete block type c. 1970	Frame type - Contributing Landscape Architecture Concrete block type - Non-Contributing	 *Concrete block type* *Frame type*

[1]Correspondence, City of Sacramento to William L. Land, Esq. 2 February 1977, lists a frame restroom constructed in 1952 along with the Village Green.

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Buildings and Structures					
10	Gazebo	Stone columns; three sides are open and three sides have integrated benches; hexagonal frame roof clad in wood shakes; plantings adjacent to the gazebo include a variety of drought tolerant trees, shrubs, perennials, and ground cover plants Likely the work of the WPA as construction materials and workmanship are similar to stonework attributed to the WPA in the Rock Garden and the terraces and steps of the Amphitheater	c. 1936	Contributing	

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Buildings and Structures					
11, 14	William Carroll Memorial Amphitheater and Stage	Horseshoe shaped amphitheater; series of horseshoe shaped terraces with lower retaining walls and steps constructed in stone; wood and metal benches; 1960 redesign completed by Harry Devine includes semicircular stage constructed of concrete with stone clad backdrop Five Italian cypress behind the stage date to 1989[2] The original design may be attributed to the WPA; however, research was inconclusive on establishing a direct association	c. 1935-1942 (amphitheater terracing and stone work); 1960 (stage and stone clad backdrop)	Contributing Landscape Architecture, Entertainment/ Recreation	 *Amphitheater* *Stage*

[2] Daisy Mah, gardener, WPA garden, Park Maintenance Department, William Land Park, in comments provided to the City in December 2011.

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Buildings and Structures					
12	Rock Garden	Elliptical shaped garden with curvilinear walkways; planting beds defined by dry laid stone walls of varying height; plantings include a variety of drought tolerant trees, shrubs, perennials and ground cover plants that date from c. 1985-2005; walkways consist of compacted earth or decomposed granite with granite cobble cross members; benches occur at various locations and consist of broad flat stones; constructed water features include a small curvilinear pond and the remnants of three (nonfunctioning) streams that extended from the pond within the Rock Garden Rock garden includes a circular gazebo constructed c. 1998 with tapered stone columns; integrated benches; circular metal beam resting on top of stone columns; designed in Park Rustic style Constructed by WPA	c. 1935-1942	Contributing Landscape Architecture, Government While not yet 50 years in age, the City considers plantings in the Rock Garden an important cultural resource of this feature	 *General view* *Pond* *Walkways* *Bench* *Modern gazebo*

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Buildings and Structures						
13	Pergola	Stone knee wall and square columns topped with timber beams create 13 openings that frame views in both directions; five integrated stone and wood benches attached to the north side; stone steps on each end; associated plantings include yellow and white Banksia roses that fall outside the period of significance Constructed by WPA	c. 1935-1942	Contributing Landscape Architecture, Government		 *Benches*
27	Monument – William Land Memorial	Art Deco style concrete and tile monument; integrated curved concrete benches; tile drinking fountain; bronze plaque Restoration work was completed on the monument in 2007 Constructed with Federal Relief Funds	1934	Contributing Landscape Architecture		
29	Maintenance and Utility Buildings	Large paved area for vehicles and equipment; maintenance buildings; sheds and bins for storing landscape supplies; surrounded by chain link fencing	Outside the period of significance	Non-Contributing	 *Maintenance buildings*	 *Utility building*

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Buildings and Structures					
31	Monument - World War I Memorial	Rusticated pyramid with a bronze eagle and nest at the pinnacle; dedication plaque to Sacramento County residents who served in World War I; semi-circular knee wall and integrated benches face Freeport Boulevard	c. 1920	Contributing Landscape Architecture	
32	Village Green	Large rectangular paved dance area; raised concrete platform with galvanized railing; lights at each corner	1952	Contributing Landscape Architecture, Recreation/ Entertainment	
38	Golf Club House	Front gable one-story building Designed by Rickey and Brooks	1958	Contributing Recreation/ Entertainment	

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Buildings and Structures					
41	Funderland	Children's amusement ride park; various thematic ride structures; office and maintenance buildings; concession stands The carousel reportedly dates to 1947, and *Oscar the Fish* to c. 1949	Original construction 1940s Rebuilt and substantially modified between 1990 and 1991 Majority of resources fall outside the period of significance	Non-Contributing	
43	Zoo	Animal exhibits; office and maintenance buildings; concession stands; and plantings located throughout the site	c. 1958-current Majority of resources within zoo fall outside period of significance	Non-Contributing[3]	

[3] See Section 4.E.2 and Appendix B2 for further information on the entryway concession buildings recommended individually eligible under *Architecture.*

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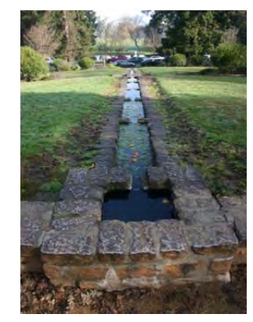
Buildings and Structures					
44	Monument - Swanston Memorial	Sculptural figure of Mr. Swanston with engraved text; stone steps and water feature cascade down the slope aligned with the center of the Lily Pond below; walkways form geometric patterns accented with integrated benches and wood pergolas; associated planting include a variety of drought tolerant trees, shrubs, perennials and ground cover plants; constructed water features include a narrow rivulet Sculpture designed by Ralph Stackpole	1925	Contributing Landscape Architecture	 *Sculpture*  *Rivulet*
49	Playground Building and Restroom	Frame, side gable, one-story Cape Cod-style building clad in wood siding Possible Dean and Dean design	1936	Contributing Landscape Architecture, Entertainment/ Recreation	

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Circulation					
2	Land Park Drive	Vehicular; two-way street passing through park; one lane each direction; turn lanes; signal lights; bike lanes on both sides; associated granite masonry curbing constructed by WPA between 1939 and 1940 Granite curbing includes concrete with "WPA 1939" and "WPA 1940" stamped into the surface of the curbing at numerous locations along the roadways in park	c. 1922-1926 (Land Park Drive), 1939-1940 (WPA granite masonry curbs)	Contributing Landscape Architecture	
8, 9, 39, 53	Parking Areas	Vehicular parking areas	c. 1958-1980	Non-Contributing	

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Circulation					
16, 35	Walkways	Pedestrian; decomposed granite running paths; asphalt and concrete sidewalks; handicap accessibility and ramps at corners	Outside the period of significance	Non-Contributing	Feature Location Map provides representative location along Land Park Drive – walkways and running paths are located adjacent to most interior and perimeter park roads

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)	
Circulation						
21	Interior Park Roadways	Vehicular; one- and two-way curvilinear interior streets; associated granite masonry curbing constructed by WPA between 1939 and 1940 Granite curbing includes concrete "WPA 1939" and "WPA 1940" stamps located in various locations along curbing throughout park	c.1922-1926 (interior park roadways), 1939-1940 (WPA granite masonry curbs)	Contributing Landscape Architecture, Government	Feature Location Map provides a representative location along 19th Street – Additional interior park roadways within the park include12th Avenue, 13th Street, 14th Avenue, West William Land Park Drive, 15th Avenue, 17th Avenue, East Park Road, and 18th Avenue 	
23	Traffic Islands	Vehicular; triangular or elliptical in shape; planted with lawn and trees located throughout the park at intersections of interior park roads and near park entryways Masonry curbing constructed by WPA between 1939 and 1940	c. 1922-1926 (traffic islands); 1939-1940 (WPA granite masonry curbs)	Contributing Landscape Architecture, Government		

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Circulation						
47	Planting Islands – 13th Street	Planting islands separating park from adjacent homes on 13th Street; street with granite masonry curbs Masonry curbing constructed by WPA between 1939 and 1940	c.1922-1926 (planting islands); 1939-1940 (WPA granite masonry curbs)	Contributing Landscape Architecture, Government		

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Small-scale Features					
5	Benches and Picnic Tables	Benches and picnic tables are located throughout the park; types include pre-cast concrete (many benches with donor plaques) and metal construction	Outside the period of significance	Non-Contributing	Feature Location Map provides representative locations only – benches and picnic tables are located throughout the park

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)	
Small-scale Features						
Throughout park	Lighting	Lighting standards are located along the park perimeter and along interior park roads	"Acorn" style lighting standards within period of significance; fiberglass poles and modern "cobra head" lighting falls outside the period of significance	"Acorn" style is Contributing; Modern fiberglass and "cobra head" style is Non-Contributing	 *Example of "Acorn" style lighting*	 *Example of "Cobra head" style lighting*

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Small-scale Features					
Not mapped, see *Feature Description* for location	Small-scale Memorials	Small-scale memorials and commemorative plaques are found in several locations throughout the park, which include: • Camp Union Sutterville – a large boulder with a bronze plaque on the west side of the Land Park Drive park entryway at Sutterville Road • Sacramento Chapter American War Mothers Honor Grove (1929) – north of the picnic area along 12th Avenue • William A. Carroll Memorial - stone clad monument with bronze plaque north of 15th Avenue parking area This list of memorials is representative and is not an exhaustive listing of memorials constructed within the period of significance found in the park	Within the period of significance	Contributing Landscape Architecture	 Representative examples of small-scale memorials within the period of significance

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Small-scale Features					
Not mapped, see *Feature Description* for location	Small-scale Memorials	Small-scale memorials and commemorative plaques are found in several locations throughout the park, which include: • Four square stone (two examples are shown to the right) columns with plaques dedicated to Karen Swanson Detman, Kenneth E. Morten Sr., the Granite Construction Company, and Senator Kenneth Maddy • Swanson Grove Memorial - Plaque mounted to boulder dedicated to Sal and Margaret Swanson • Fairytale Town Donor Area - Circular paved area with a yellow brick road that leads to a bronze plaque at the center and connects to the entry to Fairy Tale Town. Brick has donor names inscribed This list of memorials is representative and is not an exhaustive listing of memorials found in the park	Outside the period of significance	Non-Contributing	 Representative examples of small-scale memorials outside the period of significance

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Small-scale Features					
Various	Minor park features	Minor features and park furnishings occur throughout the park and include: • Signage • Fencing • Gates • "Par Course" stations • Drinking fountains • Trash receptacles (not shown) • Bike racks (not shown) • Flagpoles (not shown)	Outside the period of significance	Non-Contributing	

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Land Use						
3	Pony Ride Area	Split rail wire mesh fencing; corral; bleachers; small storage structures This site was in use as a pony ride area within the period of significance; however, some of the materials have been replaced outside the period of significance – overall it retains sufficient integrity to contribute to the original park design	c. 1940	Contributing Entertainment/ Recreation		
5	Picnic Areas	Open areas located throughout the park; areas are dedicated to recreational use with picnic tables and outdoor grills	Outside the period of significance	Non-Contributing		
18, 34	Golf Course	Nine hole golf course; associated plantings include narrow strips of evergreen and coniferous trees between fairways	c. 1923-1924	Contributing Landscape Architecture, Entertainment/ Recreation		

Appendix B1 – Inventory of Major Park Features in William Land Park Historic District

Features may relate to more than one landscape characteristic category. For the purposes of this inventory, each feature is listed once under the primary category with which it is associated. Major features in the inventory correspond to feature key numbers on the *Feature Location Map* (Appendix C).

Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Land Use					
36	Putting Green	Six holes	c. 1958	Contributing Landscape Architecture, Entertainment/ Recreation	
37	Golf Teaching Center	Concrete pad with metal barriers	Outside the period of significance	Non-Contributing	
40	Soccer fields	Dedicated area for recreation; lawn with goal posts	Outside the period of significance	Non-Contributing	

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Land Use					
46	Baseball Fields	Fields with skinned infields and typical equipment Fields dedicated as Doc Oliver Field; Nick Culjis Field; Joe Duarte, Sr. Field; and Tom Dicktakes Field	c. 1922-1926	Contributing Landscape Architecture, Entertainment/ Recreation	
50	Children's Playground	Enclosed by metal fencing; includes a wading pool, other play equipment, and picnic tables Original site of playground constructed by WPA in 1936; subsequently reconstructed with modern play equipment	Outside the period of significance	Non-Contributing	
51	Basketball Court	Basketball court	Outside the period of significance	Non-Contributing	

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Vegetation					
4	Camellia Garden	Camellia Society of Sacramento Garden; planting bed exclusively with camellias by the Camellia Society of Sacramento[4]	c. 1965	Contributing	
17	Special Plantings – Row of Cork Oak and Casurina trees	Cork Oak at this location is exceptional in size and form; straight row of closely-spaced Casurina trees	c. 1922-1926	Contributing Landscape Architecture	
19	Special Planting – Yew and Sycamore trees	Five large Yew shrubs with Sycamore trees planted between	c. 1920s	Contributing Landscape Architecture	

[4] A 1988 Master Plan for the zoo indicates that a camellia was transplanted to this location in the 1960s at which time the tree was thought to have been between 100 and 130 years in age; see City of Sacramento Department of Parks and Community Services, "Zoo-2002, Master Plan for the Sacramento Zoo and Surrounding Area," prepared December 13, 1988, available in the files of the Department of Parks and Recreation, City of Sacramento. No camellias that date to this age were identified during field survey.

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Vegetation					
24	Special Planting – Veterans of Foreign Wars Grove	Grove of trees dedicated to veterans of foreign wars	c. 1940	Contributing Landscape Architecture	
25	Special Planting – Mixed Palm Grove	Species include California and Mexican fan palms and date palms	c. 1922-1926	Contributing Landscape Architecture	
26	Special Planting – Row of Casurina Trees	A straight row of closely spaced Casurina trees	c. 1922-1926	Contributing Landscape Architecture	

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Vegetation					
28	Perimeter Plantings – Mixed Trees and Lawn	Planting throughout the park consists of mixed species of evergreen, deciduous, and coniferous trees with areas of open lawn; trees often form a continuous canopy	c. 1922-1926	Contributing Landscape Architecture	
33	Sutterville Road and Freeport Boulevard Planting	Plantings laid out in a quarter circle with a gap at the centerline where mature redwood is located	c. 1922-1926	Contributing Landscape Architecture	
48	Special Planting - Cork Oak	Cork Oak tree at this location is exceptional in size and form	c. 1922-1926	Contributing Landscape Architecture	

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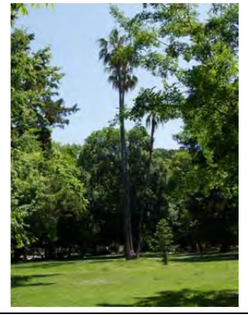
Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Vegetation					
52	Special Planting - Grid of Sycamore	Sycamore trees laid out in a regularly spaced grid pattern	Outside the period of significance	Non-Contributing	
54	Special Planting – Triple Trunk Fan Palm	Triple trunk palm	c. 1925	Contributing Landscape Architecture	
55	12th Avenue and Riverside Boulevard Planting	Six Mexican fan palms and six date palms in a semi-circular pattern that parallels the interior park roadway	c. 1922-1926	Contributing Landscape Architecture	

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Vegetation					
56	Special Planting – American War Mothers Grove	Grove of trees dedicated to veterans of foreign wars; site includes a small-scale memorial	1929	Contributing Landscape Architecture	 *Associated small-scale memorial found at site*
57	Special Planting – Daughters of the American Revolution (DAR) Memorial Grove	Grove of trees dedicated to the DAR honoring Elizabeth Adams Grundum; contains a collection of trees from the 13 colonies[5]; site includes a small-scale memorial	1925	Contributing Landscape Architecture	 *Associated small-scale memorial found at site*
58	Special Planting – Women of World War I Memorial Grove	Grove of trees dedicated to the women that served in World War I; dedicated by the Capital City Women Post No. 389 of the American Legion on May 30, 1939[6]; site includes a small-scale memorial	1939	Contributing Landscape Architecture	 *Associated small-scale memorial found at site*

[5] A 1988 Master Plan for the zoo indicates that a tree in this grove was propagated from an elm at a revolutionary war site in which George Washington took command of the Continental Army at Cambridge, Mass;, see City of Sacramento Department of Parks and Community Services, "Zoo-2002, Master Plan for the Sacramento Zoo and Surrounding Area," prepared December 13, 1988, available in the files of the Department of Parks and Recreation, City of Sacramento. The presence of propagated trees was not confirmed or investigated as part of this project.

[6] "Monuments and Plaques in Land Park," unpublished document provided by the land Park Community Association, available in the files of the Department of Parks and Recreation, City of Sacramento.

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Vegetation					
Minor features not indicated	Minor planting features	Throughout the park shrubs are used to accent the entries to attractions, provide foundation plantings around buildings, and demark park edges; species vary Minor planting features often serve to obstruct views of open areas and park features created by clustered tree plantings, which is inconsistent with the original design features of the park	Outside the period of significance	Non-Contributing	

Appendix B1 – Inventory of Major Park Features in William Land Park Historic District

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)	
Views and Vistas						
11, 14	William Carroll Memorial Amphitheater/Stage	Looking north from the amphitheater toward the stage; Duck Lake in the background	c. 1935-1942 (amphitheater terracing and stone work), 1960 (stage and stone clad backdrop)	Contributing Landscape Architecture		
13	Pergola Openings	View from north side of the Pergola looking southeast into an open lawn and tree canopy View of Duck Lake from the south side of the Pergola looking northwest	c. 1935-1942	Contributing Landscape Architecture		
20	Boat Lake	View from the north side of Boat Lake to the south side of the lake; view is flanked by a pair of c. 1960 Italian cypress	c. 1960	Contributing Landscape Architecture		

Appendix B1 – Inventory of Major Park Features in William Land Park Historic District

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)	
Views and Vistas						
33	Corner of Sutterville Road and Freeport Boulevard	View to the northwest includes shrub plantings and a mature Redwood flanked by stone monuments and a park sign	c. 1922-1926	Contributing Landscape Architecture		
34	Golf Course - Fairway Vistas	Large open areas along golf course that provide expansive vistas flanked by tree plantings	c. 1922-1926	Contributing Landscape Architecture		
44	Swanston Memorial/ Lily Pond –Views	View from the Swanston Memorial looking north towards Lily Pond View from the north side of Lily Pond looking south toward the Swanston Monument	c. 1922-1926	Contributing Landscape Architecture		

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Landscape Characteristic Category Feature Key No.	Feature Name	Feature Description	Date of Construction	Contributing/Non-Contributing Status Associated Historic Theme(s)	Representative Image(s)
Water Features					
15	Duck Lake and Fountains	Curvilinear pond with stone edge; cone shaped stone fountain with fan shaped jets designed by Ralph Stackpole while working for the WPA Original fountains were replaced c. 2003 with larger cone-shaped fountains	c. 1922-1926 (pond)	Contributing Landscape Architecture	
22	Boat Lake[7] and Fountain	Curvilinear pond with stone edge; fan-shaped water jet fountain	c. 1922-1926	Contributing Landscape Architecture	
45	Lily Pond and Fountains	Curvilinear pond with stone edge; square stone fountain with dome and fan shaped water jets designed by Ralph Stackpole while working for the WPA	c. 1922-1926 (pond), c. 1935-1942 (stone fountain)	Contributing Landscape Architecture, Government	

[7] Historically the park rented rowboats for use on this lake, which resulted in the name of this lake.

Appendix B2. Inventory of Individually Eligible Properties in William Land Park

Appendix B2. Inventory of Individually Eligible Properties in William Land Park

The following individual resources within William Land Park meet the National Register, California Register, and Sacramento Register evaluation criteria as individual properties independent from their association with William Land Park. These individual resources are recommended eligible for listing because they possess significance for the area(s) listed below and because they retain a high degree of historic integrity.

A. Sacramento Zoo entryway concession buildings

Three entryway concession buildings at the Sacramento Zoo are significant in the area of *Architecture.* Designed by the local architectural firm of Rickey and Brooks, this series of interconnected buildings are an important, rare, and intact example of Mid-Century Modernism in Sacramento. The buildings retain excellent integrity and are recommended individually eligible for listing in the National Register, California Register, and Sacramento Register as one property. The period of significance consists of its construction date, 1961.[1] This historic property boundary includes the footprint of the buildings.

Feature Key No.	Feature Name	Feature Description	Date of Construction	Representative Image
42	Entryway concession buildings to the zoo	Series of three entry way concession buildings with hyperbolic paraboloid roofs designed by Rickey and Brooks and completed c. 1961	c. 1961	

B. Fairytale Town

Fairytale Town is significant in the area of *Entertainment/Recreation* and in the area of *Architecture.* Also designed by Rickey and Brooks, this site is an important, rare, and intact example of children's fantasy theme park design in Sacramento. Fairytale Town retains excellent integrity and is recommended individually eligible for listing in the National Register, California Register, and Sacramento Register.

Fairytale Town is indicated as Feature Key No. 41 in Appendix C. The period of significance includes the beginning and ending dates of construction in which the complex and children's exhibits were completed. The historic property boundary includes the perimeter of the fence and the stone entryway. A list of the major resources documented within Fairytale Town constructed within the period of significance (1958-1968) and retain integrity are listed below.

[1] Plans for the buildings date to 1958 and an article in the Sacramento Union that dates to May 10, 1961 indicates the buildings were competed, see "Here's the Entrance to Your New Zoo," Sacramento Union, 10 May 1961, available at the Sacramento Room of the Sacramento Public Library.

Appendix B2. List of Major Contributing Resources in Fairytale Town

Feature Name	Date of Construction	Representative Image
Stone entryway	1963	
King Arthur's Castle building	1957	
Flower drinking fountain	1958	
Banburg Cross Station building	1958	

Appendix B2. List of Major Contributing Resources in Fairytale Town

Feature Name	Date of Construction	Representative Image
Gingerbread House building	c. 1960	
Located throughout – Candlestick play structures	1958	
Tortoise and Hare play structures	1958	
Little Engine that Could play structure	1965	

Appendix B2. List of Major Contributing Resources in Fairytale Town

Feature Name	Date of Construction	Representative Image
Cinderella's Coach play structure	1958	
Cheese play structure	1958	
Three Little Pigs building	1958	*Three Little Pigs building shown on left*
Down the Rabbit Hole site	1963	

Appendix B2. List of Major Contributing Resources in Fairytale Town

Feature Name	Date of Construction	Representative Image
Farmer Browns Barn building	c. 1958	
Hiawatha pole structure	1960	
Crocked Mile site	1958	
Mary Had a Little Lamb building	1958	

Appendix B2. List of Major Contributing Resources in Fairytale Town

Feature Name	Date of Construction	Representative Image
The Old Women's Shoe play structure	1968	
Children's Theater building	c. 1958	
Small-Scale Memorial	1959	

Appendix C. Feature Location Map

APPENDIX C
WILLIAM LAND PARK
FEATURE LOCATION MAP

MAP KEY

— — — — **Historic Property Boundary**

[1] **Numbers indicate where major features are located. See Appendix B.**

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