
HISTORIC PRESERVATION ELEMENT
of the
General Plan

ADOPTED
MARCH 10, 2009

TOWN OF WOODSIDE

WOODSIDE HISTORIC PRESERVATION ELEMENT

TABLE OF CONTENTS

I. INTRODUCTION 1
 HISTORIC OVERVIEW
 PURPOSE
 HISTORIC RESOURCES
 STATE AND FEDERAL REGULATIONS / PROGRAMS

II. GOALS9

III. IMPLEMENTING POLICIES AND PROGRAMS9

WOODSIDE HISTORIC PRESERVATION ELEMENT

I. INTRODUCTION

A. HISTORICAL OVERVIEW

1. ORIGINAL INHABITANTS, SPANISH & MEXICAN PERIODS

The story of Woodside begins with the local Ohlone/Costanoan Indian people, who made their home in this area for thousands of years before Spanish explorers arrived. These native people were attracted to the mild climate, plentiful good water and abundant food supply. The Lamchin band of Ohlone made their living by hunting, fishing and gathering in this Valley's lush terrain of grassy meadows and forested hillsides. Their presence is evidenced by the frequent discovery of burials and artifacts near creeks and other watercourses.

In 1769, a group of explorers led by Gaspar de Portola' set out from Mexico in search of a great bay that had been noted during earlier sailings up the coast. That expedition camped near present day Woodside and marked the first time that the appearance of Europeans was documented in this area. As exploration and settlement increased, many of the Ohlone were moved to Mission Santa Clara to work in the vineyards, orchards and in the raising of cattle.

Mexico won independence from Spain in 1821, after almost 300 years of colonial rule. With independence, California came under Mexican rule until it was acquired by the United States in 1848. The Mexican government, never committed to the mission system, secularized the rich lands and holdings and transferred them from the padres over to new settlers and colonists, many of whom were veterans of the Mexican War.

Following the secularization decree of 1833, Mexican authorities granted to friends and loyalists some 18 ranchos in present day San Mateo County. One of those, Rancho Canada de Raymundo, was a large piece in the middle of the Peninsula. The boundaries of the rancho encompassed virtually all of present day Woodside. John Copinger, a lieutenant in the British Navy, deserted his ship in San Francisco and hid out in this valley. He was awarded the rancho after assisting Mexican government official Juan Bautista Alvarado in a dispute with Mexican authorities.

2. ANGLO-AMERICAN SETTLERS & THE LOGGING INDUSTRY

In the 1830s the Woodside area became home to some of the first English-speaking settlers on the San Francisco Peninsula. Their appearance would signal the start of the lumbering economy. Many of those seeking their fortunes in the redwoods were deserters and drifters, but occasionally among them would emerge community builders and leaders.

John Copinger married Maria Luisa Soto, the daughter of another rancho owner whose property included modern day downtown Palo Alto. In 1840 the couple built an adobe home at the corner of Kings Mountain Road and Woodside Road which was destroyed in the 1906 Earthquake. Copinger was a respected and industrious man who made many improvements to his land including a dam and a grist mill on Bear Gulch Creek. He also raised cattle and planted many crops. He died in 1847 at the age of 37.

WOODSIDE HISTORIC PRESERVATION ELEMENT

Charles Brown purchased one major portion of the Copinger land grant. In 1846 he received a deed for 2,880 acres of timbered slopes that he called "Mountain Home Ranch". He was credited with having built one of the first sawmills on the Peninsula as well as an 1839 adobe house that still stands along Portola Road.

Another early resident of note was Dennis Martin who came in the first wagon party over the Truckee Pass in 1845. He bought land from John Copinger, built sawmills, a house, planted orchards and built St. Denis Chapel as a place of worship near Searsville. That area was named for John Sears who bought land from Dennis Martin in 1854 and built a hotel and other businesses there. Searsville was the largest village in this area until 1890, when the Spring Valley Water Company displaced the community and built a dam creating the reservoir called Searsville Lake.

Dentist Robert Orville Tripp left his native Massachusetts, came west in 1849 to recuperate from an illness and stayed, establishing a business and home. He joined Matthias A. Parkhurst and Charles Ellis to establish a sawmill and, along with partners from San Francisco, opened a direct road from the redwood forests to the head of the tidewater in Redwood Creek — now the heart of Redwood City. Oxen and mules dragged the lumber down this road to the Bay to be floated to San Francisco on ebb tides.

3. EARLY COMMERCIAL & SOCIAL DEVELOPMENT

By 1852 there was regular stagecoach service from Woodside to San Francisco and more people were attracted to the area. Recognizing the need to service the increased traffic and workers, Tripp and Parkhurst opened a general food and supply market called the Woodside Store. In 1854, Andre Neuman established a nursery and grocery store on Woodside Road where it crosses Bear Gulch. Soon after Tripp and Parkhurst re-located their store to its present location on the corner of Kings Mountain and Tripp Roads. That building is now preserved as a San Mateo County Museum. Dr. Tripp also established the first post office and, in 1858, a circulating library. The men named their area Woodside.

John Greer, an Irish sea captain who arrived in San Francisco in 1850, explored the creeks and sloughs of the Bay at what is now Redwood City. He became acquainted with John Copinger's widow, Maria Luisa, they married and resided in the Copinger adobe in Woodside. The Greers became community leaders, and in 1851, donated land for the first schoolhouse in the area. It

was called Greersburg Elementary School because the name Woodside was claimed by Dr. Tripp and his partners. Other schools serving the area included West Union School and Searsville School.

The Woodside area consisted of several small clusters of businesses and residences that developed at important intersections. Like Searsville, Whiskey Hill grew in importance because it was located between the sawmills and Redwood City. As the more accessible redwoods were depleted the mills moved up the steep hills and over the ridge making it a two-day journey to the Bay. The teamsters would typically spend the night at hotels at Whiskey Hill and partake of the beverage from which the name derives. Cornelius Dalve built the Pioneer Hotel at that location in 1882.

WOODSIDE HISTORIC PRESERVATION ELEMENT

Along the road known as the Redwood City-Pescadero Road, today's Woodside Road, other important additions were added to this young community. Independence Hall, built in 1884, was originally located next to the Woodside Elementary School. Following several moves, it was placed at its present site next to Town Hall in 1991, and rehabilitated for use as a community meeting space. The Woodside Village Church Chapel dates from 1893 and has continuously served the community along with the newer, larger sanctuary added in 1961.

By the 1870s and 1880s, the formerly luxuriant stands of redwoods in this Valley had been clear cut. The soil and climate were both good and entrepreneurs began to seek other uses for the rich bottomlands and hillsides. One of these entrepreneurs was a San Francisco lawyer named Emmett H. Rixford, who purchased land near the corner of Canada and Woodside Roads and in 1884 established La Questa Vineyards. The popularity of his cabernet sauvignon inspired others to begin planting grapes. John A. Hooper, a San Francisco banker, bought the old Charles Brown estate and in 1894 began planting a thirty acre vineyard, marking the beginning of an interest in viticulture that actively continues.

4 EARLY ESTATES

The absence of the redwoods resulted in tremendous vistas of the valley and from higher elevations, the Bay. This factor, combined with the largely fog-free climate and ease of access to San Francisco, lured many successful City families to seek country estates in the Woodside area. Large tracts of land became available as the original pioneer families passed on and their landholdings were subdivided, beginning an era of estate building.

Among the first San Franciscans to locate in Woodside was John A. Hooper with the purchase of the Mountain Home Ranch. Coffee magnate James Folger II followed with the purchase of 1,500 acres in 1902, to create Hazelwood Hills. About the same time, Charles Josselyn, owner of a ship chandlery business in San Francisco began building his Vinegrove Estate. San Francisco banker

Mortimer Fleishhacker started building Green Gables in 1911. Just outside the Town's limits is one of Woodside's largest and most intact estates, Filoli, built between 1915 and 1917. Later examples of notable estates include the Selah Chamberlain residence, built in 1912, and the Daniel Jackling house and stable built in 1925.

An enduring feature of Woodside's history has been the presence of horses. Originally, they were a necessity for work and transportation and later for pleasure, leisure, and sport. In 1931 the horse trail system was documented throughout the area for the use of residents, friends and neighbors. Early equestrian activities included Los Altos Hunt, the Playpen on Fox Hollow Road and the Junior Riders program for children which continues to this day.

Two parks are adjacent to the Town: Huddart Park, 974 acres acquired by the County in 1944 from the James M. Huddart Estate, and Wunderlich Park, 942 acres donated to the County by Martin Wunderlich in 1972. These parks aid the tradition of the trails by connecting the community through access to public and private space. Horses continue to be a popular reminder of Woodside's frontier past and countrified present.

WOODSIDE HISTORIC PRESERVATION ELEMENT

5. SUBDIVISIONS & GROWTH OF TOWN CENTER

The first subdivision of land in Woodside occurred in 1885 when John Greer's estate was split among the heirs. Within several years, many of the tracts were acquired by the Bear Gulch Water Company, later the Spring Valley Water Company. The property included much of the watershed land on the western side of Woodside. Meanwhile, the first known residential subdivision was laid out in 1888, a tract known as Woodside Villas. The larger lots were accessed from Albion Avenue and the smaller half-acre residential lots were located along Woodside Road and became known as village lots. One of the oldest surviving dwellings of Woodside Villas is the 1889 Jenkins House. The U.S. Post Office was located on this property from 1901-1915.

Woodside experienced a spurt of subdivision activity and commercial development during the 1920s. Many larger properties were divided into lots including Portola Woods, Lakeshore Hills, Portola Hill, Toyon Knolls, and Woodside Glens.

The area stretching along Woodside Road from Whiskey Hill to Mountain Home Road also experienced commercial growth during the 1920s. In addition to the businesses already serving community needs of food, beverages and shelter was George E Shine's Blacksmith Shop and the Neuman Brothers General Merchandise store re-located to the corner of Woodside and Canada Roads. Built after the 1906 Earthquake, it was remodeled and a gas station added in the triangle now known as Alec Donald Park. Donald was Road Commissioner in the 1960s and involved in local politics. In 1928, Pacific Telephone and Telegraph Company built a telephone exchange north across from that same corner, initiating the first direct dial telephone service in Woodside. That structure remains in commercial use.

The Depression and War Years in the 1930s and 1940s did not so much alter life in Woodside, as it slowed development activity. It was not until 1950 that San Mateo County's real estate market fully recovered, unleashing a flood of development in neighboring communities. Several major tracts of nearby land were subdivided and developed, especially in areas adjacent to Redwood City. Some of these included East Greenwood Terrace, Woodside Heights, Woodside Oaks, Woodside Knolls, Greenways and Woodside Hills.

6. TOWN INCORPORATION TO THE PRESENT DAY

The steady encroachment of suburban style development alarmed many Woodside residents. Their concern for the effects that growth might have on their way of life caused residents to re-visit incorporating as a Town, an idea first considered in 1928. This time a group called "Woodsiders for Woodside" filed papers, collected signatures and established boundaries encompassing twelve square miles. Their stated goal was to preserve Woodside's rural atmosphere. By a close vote, on October 20, 1956, Woodside favored incorporation and elected its first Town Council. William L. Lowe was elected by the Council to serve as its first Mayor.

The government of the new Town was quickly pressed into action. Meeting at the Woodside School, the Council passed ordinances setting up building codes, zoning restrictions, established tax rates and contracted for fire and police protection. In 1958 the Town faced a controversial proposal by the California Department of Transportation for the routing of the Junipero Serra Freeway (I-280). The 1960s brought additional controversy with the attempt by Stanford

WOODSIDE HISTORIC PRESERVATION ELEMENT

University and the Atomic Energy Commission to build high tension power lines through Woodside to the new Linear Accelerator. Instead, voters approved a property tax increase to bury utility wires underground.

On November 16, 2006 Woodside celebrated the 50th anniversary of incorporation. The ensuing years have seen unprecedented growth in surrounding communities due to the success of technology, research, investment and other industries in the area. Yet thanks to the diligence of Woodside's citizens and officials through the years, it maintains a rural charm with magnificent vistas, historic buildings and sites dating back to the early days of European settlement in San Mateo County. With cherished annual traditions like the May Day Parade dating since the early 1930s to newer ones like the Environment Fest and the annual "Day of the Horse", Town celebrations offer residents the opportunity to enjoy and reflect on the rich history of Woodside's enduring good fortune in both resources and residents.

B. PURPOSE

This Historic Preservation Element of the General Plan articulates Woodside's goals and policies on historic preservation. It serves as a source of information regarding Woodside's development, resources and character-defining features. It is also a guide for the identification, recognition, and retention of those historic and cultural resources. The continued preservation of the historic environment is dependent upon the continued stewardship by its citizens. By understanding its history, the Town of Woodside can preserve its unique sense of place and quality of life. Preservation celebrates the historic and cultural resources that define the community, and ensures historic Woodside will survive to enrich lives for generations to come.

C: HISTORIC RESOURCES

1. DEFINITION

Historic Resources: Man-made or natural physical features which are of value because they document the history of the Town and represent an architectural, cultural, archaeological, community or aesthetic value and possess one or more of the following attributes:

- Yield or be likely to yield information that is important in pre-history or history.
- Be associated with events that have made a significant contribution to the patterns of life in the Town.
- Be associated with lives and cultures significant with the Town's past.
- Embody the distinctive characteristics of the time, period or method of construction, especially if it is one of the last remaining such structures, represents the work of a master, and/or possesses high artistic value.
- Possess integrity of location, design, setting, materials, workmanship and feeling of its original nature.

WOODSIDE HISTORIC PRESERVATION ELEMENT

2. AREAS OF HISTORIC & CULTURAL SIGNIFICANCE

Sites designated with "***" are listed on the National Register of Historic Places. Sites designated with "*" are California Historical Landmarks.

H1	**Independence Hall	In Town Center, on Woodside Road
H2	**/*Woodside Store (Tripp Store)	Tripp Road at Kings Mountain Road
H3	**Folger Estate Stable Historic District	Wunderlich Park, Woodside Road
H4	**Green Gables (Fleishhacker Estate)	Albion Avenue
H5	*Site of the Town of Searsville	At Searsville Lake; historic marker at Sand Hill Road & Portola Road intersection
H6	Charles Brown Adobe	East of Woodside Road, near La Honda Road
H7	Tripp Winery & Home	In vicinity of Tripp Road and Kings Mountain Road
H8	Jenkins House	Woodside Road and Albion Avenue
H9	MacArthur/Veliquette House	Woodside Road, west of Woodside School
H10	Woodside Community Museum	In Town Center, behind commercial buildings
H11	Original School House	South of Woodside Road near Albion Road, on Woodside School grounds
H12	Woodside Church Chapel	North of Woodside Road; across from school
H13	Albert Shine House	East of Canada Road, south of Laning Drive
H14	Little Store	North of Woodside Road near Miramontes
H15	Octagon Barn, Why Worry Farm	South of Woodside Road, east of Tripp Road
H16	Spreckles Barn	Runnymede Road, west of Canada Road
H17	Portola Expedition Site	In vicinity of the junction of Woodside Road & Portola Road
H18	Copinger Adobe Site	In vicinity of Woodside Road at its crossing of West Union Creek, at Kings Mountain Road

WOODSIDE HISTORIC PRESERVATION ELEMENT

H19	Site of the settlement of West Union	East of Canada Road south of Edgewood Road
H20	Site of San Mateo County's First Sawmill	On Alambique Creek, east of Portola Road, near Junction of La Honda Road
	Site of other early sawmills	At various locations in the Woodside Planning Area
H21	Portola Vineyard	Near junction of Portola Road with Old La Honda Road
H22	Early Concrete Bridges	On Mountain Home Road, about 1/8 mile south of Woodside Road, and on Portola Road at crossing of Alambique Creek

3. In future designation of historic resources, the following examples will be considered: Historic Sites, Pioneer Dwellings, Crossroad Settlements, Estates, Stables and Corrals, Vineyards, Barns and Tankhouses, Early Subdivisions, Summer Cottages, Stone Walls, Fences, Gates, and Bridges.

D. STATE AND FEDERAL REGULATIONS / PROGRAMS

Projects which have the potential to effect or impact Woodside's significant cultural landscapes and historic resources are subject to regulations of the State of California and, in some cases, to regulations of the federal government.

1 California Environmental Quality Act (CEQA)

A project that may cause a substantial adverse change in the significance of a historic resource, or a project for which a fair argument has been presented that a substantial adverse change in the significance of a historic resource may occur, is subject to provisions of the California Environmental Quality Act (CEQA). A substantial adverse change in the significance of a historic resource means physical demolition, destruction, or alteration of the resource or its setting, such that the significance of the historic resource would be materially impaired. A historic resource is considered to be materially impaired when a project either demolishes or materially alters, adversely, those physical features or elements of a historic resource that convey its significance.

As defined in California's Public Resources Code, a historic resource is a resource that is either listed, or determined to be eligible for listing, in the California Register of Historical Resources. In general, a resource may be considered historic once it is 50 years old.

In order to determine the significance of a historic resource, CEQA relies upon criteria of the California Register of Historical Resources. A resource is considered to be historically significant, and therefore eligible for listing in the California Register of Historical Resources, if it meets one or more of the following criteria:

WOODSIDE HISTORIC PRESERVATION ELEMENT

- It is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage;
- It is associated with the lives of persons important in our past;
- It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- It has yielded, or may be likely to yield, information important in prehistory or history.

Beyond meeting one or more of these criteria, a historic resource also must possess historic integrity in order to be found eligible for listing in the California Register of Historical Resources. Integrity is the ability of a resource to convey its significance.

2. The Mills Act

The State of California Mills Act provides the possibility of property tax relief for record owners of historic properties that are: 1) located within a local jurisdiction which has adopted a Mills Act program that is tailored to local conditions and includes certain Mills Act requirements; and 2) listed on an official register of historic properties.

3. Section 106 of the National Historic Preservation Act of 1966

A project, activity or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, and that has the potential to cause an effect on a historic resource, is subject to provisions of Section 106 of the National Historic Preservation Act of 1966. Within the purview of Section 106, projects, activities or programs, referred to in the 1966 Act as "undertakings", include:

- Those carried out by or on behalf of the federal agency;
- Those carried out with federal financial assistance;
- Those requiring a federal permit, license, or approval; and
- Those subject to state or local regulation administered pursuant to a delegation or approval by a federal agency.

In practice, an "undertaking" essentially is anything a federal agency undertakes to do itself, has done for it, assists someone else in doing, permits anyone else to do, or delegates to or oversees a state or local regulatory body in doing.

Woodside's cultural landscape and its character-defining features potentially are subject to effects caused by projects that involve federal funding and/or license. Power transmission lines, highway construction and creek restoration are but three examples of "undertakings" that may involve federal funding and/or license, and accordingly, trigger Section 106 review in order to determine the potential of such "undertaking" to cause an effect on Woodside's historic resources.

Section 106 defines historic resource as a property, i.e., a building, structure, object or place, that is listed, or determined eligible for listing, in the National Register of Historic Places. Further, it defines an effect as being adverse when an undertaking may alter, directly or indirectly, any of

WOODSIDE HISTORIC PRESERVATION ELEMENT

the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association.

Section 106 projects involve consultation and review by the State Office of Historic Preservation, and a Section 106 project that causes adverse effect(s) requires execution of a memorandum of agreement. In some cases, a Section 106 project will involve participation and review by the federal Advisory Council on Historic Preservation.

II. GOALS

- 01 To promote awareness of local history and historic resources for the education, pleasure, and welfare of the community.
- G2 To preserve, protect and enhance the historical, archeological and aesthetic resources located within or related to. Woodside.
- G3 To build civic pride in Woodside's unique qualities by fostering citizen efforts to preserve, maintain and enhance its historic resources.
- G4 To encourage adaptive reuse of structures and features so as to encourage the preservation of these historic resources.

III. IMPLEMENTING POLICIES AND PROGRAMS

The following policies and programs are intended to achieve and support the goals of the Historic Preservation Element.

- 1. The Town will maintain, and make available, information about the history of the community.
- 2. The Town Council may consider an amendment to the Woodside History Committee purpose, objectives, and activities to include notification and review of applications for demolition or significant exterior alteration of structures:
 - greater than 50 years old,
 - listed on or eligible for the National Register of Historic Places,
 - listed on or eligible for the California Register of Historic Places, or
 - listed as a Town Historic Landmark.
- 3. The Town will cooperate with appropriate federal, state, and local agencies to identify and record Woodside's Historic Resources (see Section I.0 of this Element).
- 4. The Town Council may consider amending the Municipal Code to establish a voluntary Historic Landmarks program.
- 5. The Town Council may consider the development and adoption of a Mills Act program (see Section I.D.2 of this Element).