

ELK GROVE
HISTORIC CONTEXT STATEMENT

ELK GROVE, CALIFORNIA

Prepared for
CITY OF ELK GROVE

4 OCTOBER 2012

FINAL

TABLE OF CONTENTS

FORWARD	4
EXECUTIVE SUMMARY	5
I. INTRODUCTION	7
A. PROJECT BACKGROUND & PURPOSE	7
B. DEFINITION OF SURVEY AREA	9
C. SURVEY METHODOLOGY	10
D. HISTORIC CONTEXT STATEMENT ORGANIZATION AND RESEARCH	13
E. HOW TO USE THIS DOCUMENT	15
II. HISTORIC PRESERVATION IN ELK GROVE.....	16
A. 1988 ELK GROVE HISTORIC DISTRICT.....	16
B. ELK GROVE GENERAL PLAN: PRESERVATION ELEMENT	19
C. OLD TOWN SPECIAL PLANNING AREA	19
D. CERTIFIED LOCAL GOVERNMENT STATUS.....	20
E. 2003 ELK GROVE BOULEVARD IMPROVEMENT PROJECT & OTHER STUDIES	21
III. GUIDELINES FOR EVALUATION	22
A. SUMMARY OF SIGNIFICANT THEMES AND ASSOCIATED PROPERTY TYPES .	22
SUMMARY OF ASSOCIATED PROPERTY TYPES	22
B. RELATING THEMES WITH PERIODS OF DEVELOPMENT	23
C. EVALUATION CRITERIA	25
NATIONAL & CALIFORNIA REGISTERS OF HISTORIC PLACES.....	25
LOCAL REGISTER.....	26
INTEGRITY	28
IV. HISTORIC CONTEXT	32
A. NATIVE AMERICAN, SPANISH AND MEXICAN PERIODS (TO 1845).....	32
NATIVE AMERICAN PERIOD.....	32
SPANISH PERIOD	34
MEXICAN PERIOD	34
ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS	38
B. EARLY AMERICAN PERIOD (1846 –1867).....	41
THE MEXICAN AMERICAN WAR.....	41
THE GOLD RUSH	42
EARLY RANCHES	44

OLD ELK GROVE	50
SUMMARY OF SIGNIFICANT THEMES	54
ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS	54
C. A NEW SITE FOR ELK GROVE (1868 –1892)	64
THE ARRIVAL OF THE CENTRAL PACIFIC RAILROAD	64
ELK GROVE STATION	66
DIVERSIFICATION OF AGRICULTURE	71
SOCIAL & COMMUNITY DEVELOPMENT	73
THE 1892 FIRE	78
SUMMARY OF SIGNIFICANT THEMES	79
ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS	79
D. ELK GROVE COMES OF AGE (1893 –1926)	96
REBUILDING AFTER THE FIRE	97
NEW MUNICIPAL IMPROVEMENTS	99
RESIDENTIAL DEVELOPMENT	105
EXPANSION OF THE COMMERCIAL DISTRICT	107
ELK GROVE’S WINE INDUSTRY	110
THE IMPACT OF THE AUTOMOBILE	114
PUBLIC ASSEMBLY SPACES	116
NEW RAILROAD LINES (FRANKLIN AND SHELDON)	121
SUMMARY OF SIGNIFICANT THEMES	123
ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS	123
E. A QUIET INTERLUDE (1927 –1945)	140
MUNICIPAL AND EDUCATIONAL IMPROVEMENTS	140
AUTOMOBILE-RELATED GROWTH	142
CONSOLIDATION IN THE WINE INDUSTRY	146
WORKS PROGRESS ADMINISTRATION (WPA) EFFORTS	149
WORLD WAR II & JAPANESE INTERNMENT	151
ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS	154
F. THE BEGINNINGS OF SUBURBANIZATION (1946 –1967)	163
GROWTH OF THE SUBURBS	164
THE DECLINE OF ELK GROVE’S WINE INDUSTRY	174
ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS	178
G. OTHER AGRICULTURAL COMMUNITIES	191
SHELDON	191
FRANKLIN	195
V. FINDINGS & RECOMMENDATIONS	198
A. FINDINGS	198
B. RECOMMENDATIONS	203

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 208

V. CONCLUSION 211

VI. BIBLIOGRAPHY 212

APPENDIX 218

 CALIFORNIA HISTORIC RESOURCE STATUS (CHRS) CODES 219

 ELK GROVE HISTORIC RESOURCE INVENTORY 220

 ELK GROVE SURVEY RESULTS MAP 221

 DPR 523A FORMS 222

Forward

This historic context statement and survey has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California office of Historic Preservation.

Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally-assisted programs on the basis of race, color, sex, age, disability, or national origin. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to:

Director, Equal Opportunity Program
U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Executive Summary

This Historic Context Statement and Survey Report presents an overview of Elk Grove’s history with a specific emphasis on describing the historic themes and patterns that contributed to the City’s physical development. It is intended to support the identification and evaluation of historic properties, as well as inform future preservation efforts.

First settled by Euro-Americans during the 1850s, Elk Grove developed as an agricultural community characterized by large ranches and farms. What is today the Old Town area of Elk Grove first coalesced in the 1870s following the arrival of the Sacramento-Stockton line of the Central Pacific Railroad. The railroad provided vastly improved commercial connections, which in turn led to development of a small “downtown” near the intersection of Main Street (today’s Elk Grove Boulevard) and the railroad tracks. The rapid transportation provided by the railroad also allowed the region’s farmers to convert their hay and wheat fields to fruit orchards and vineyards.

By the early 1900s, Elk Grove had developed into a small but thriving agricultural village, complete with schools, churches, fraternal halls, a fire department and library. It had also become a center for fruit packing and shipping, as well as industrial wine production. Despite this initial burst of development, however, Elk Grove grew very slowly over the following decades—essentially remaining a crossroads surrounded by miles of fields and orchards. The physical boundaries the village remained compact, but Elk Grove functioned as a social, religious and educational focal point for residents of a much larger area.

Following the widening of Stockton Road (Highway 99) in the late 1950s, suburban development gradually began to overtake the orchards and vineyards surrounding Old Town Elk Grove. The widening of the highway did not touch off an immediate explosion of new growth, but it did sow the seeds for sustained suburban development during the 1960s, and explosive growth toward the end of the 20th century.

In 2000, Elk Grove incorporated as a city, and in 2010 became a Certified Local Government. As part of this process, Elk Grove created a Historic Preservation Committee and a Local Historic Resource Inventory. These, however, were not the first historic preservation efforts in Elk Grove. In the mid-1970s, a group of local citizens moved the historic Rhoads School—then threatened with demolition—from Sloughouse Road to a new site in Elk Grove Regional Park. This group evolved into the Elk Grove Historical Society and over the following decades would help relocate several additional historic structures to the park. Concurrent with these efforts, in 1988 a number of buildings located in Old Town Elk Grove were listed on the National Register of Historic Places as a historic district. Today, these buildings form the core of Elk Grove’s Historic Resource Inventory.

This Historic Context Statement and Survey Report both supports and builds upon the findings identified in the Elk Grove Historic District and the Local Historic Resource Inventory. At its root, the historic context information focuses on how and why Elk Grove developed, and why certain buildings associated with that development may qualify for listing as historic resources. A windshield

or citywide survey was conducted to identify property types associated with Elk Grove's historic themes; however, the survey portion of the report discusses reconnaissance survey which focused on areas located within and immediately adjacent to the Elk Grove Historic District.

Based on these research and survey efforts, this report includes a number of recommendations designed to further Elk Grove's historic preservation efforts:

- Recognize a new National Register-eligible historic district comprised of winemaking buildings located along Railroad Street.
- Establish a local historic district with an expanded period of significance and increased boundaries. This would allow the City to recognize a wider range of resources and provide a more complete picture of Elk Grove's development.
- Conduct additional survey efforts to identify historic ranches and farms located between Grant Line Road and the Cosumnes River.

Combined, these efforts will result in a more comprehensive Local Historic Resource Inventory. This in turn will allow the City make better informed planning decisions. Specifically, identification of historic resources is the first step of the environmental review process in California. Under the California Environmental Quality Act (CEQA), resources identified on local registers are presumed to be historic resources. A comprehensive inventory allows planning staff to review projects more efficiently, as well as mitigate or avoid adverse impacts to historic resources. Identification also makes it possible for planners to promote Elk Grove's unique history through its historic resources.

I. INTRODUCTION

A. Project Background & Purpose

This historic context statement and survey report has been prepared for the City of Elk Grove Planning Department using funding provided by a grant from the California Office of Historic Preservation. The historic context statement was completed in conjunction with a citywide windshield survey and a focused reconnaissance survey that resulted in the production of eighty (80) Department of Parks and Recreation (DPR) series 523 A forms. The context statement, surveys, and DPR 523A forms were used to describe the evolution of Elk Grove's built environment, identify historic resources, and provide recommendations for future preservation planning efforts.

Elk Grove incorporated as a city on July 1, 2000. On January 24, 2007, the City of Elk Grove submitted an adopted Ordinance No. 3-2007, which became the Historic Preservation Chapter (Chapter 7) of the Municipal Code. The purpose of the code is to: "promote the general welfare and economic and social vitality of the people and the City of Elk Grove by providing for the identification, designation, protection, enhancement, perpetuation, and use of historic resources, including buildings, structures, objects, sites, districts and cultural landscapes within the City that reflect special elements of the City's heritage and cultural diversity" Chapter 7 of the Municipal Code established a historic preservation ordinance for the City of Elk Grove as well as a Historic Preservation Committee.

In July 2010, the City of Elk Grove became a Certified Local Government (CLG), or a local government certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966, as amended. The purpose of the Elk Grove Historic Context Statement and Survey Report is to support the City's status as a Certified Local Government and further the community's preservation planning efforts.

Residents of Elk Grove began documenting the area's historic resources long before the City's incorporation. In 1959, the Elitha Cumi Donner Wilder grave and the site of Murphy's Ranch were recorded as California Historic Landmarks #719 and #680, respectively. In 1967, the Site of the First County Free Library Branch in California was listed as Landmark #817. Elk Grove is also home to three (3) Points of Historical Interest: the Site of the Joseph Hampton Kerr Home; the Site of the Old Elk Grove Hotel; and the Elk Grove Grammar School. In addition, the Elk Grove Historic District was listed on the National Register of Historic Places in 1988. These grassroots documentation efforts provided information about the historic building stock in Elk Grove and led to the creation of the Old Town Elk Grove Special Planning Area in 2005 (amended through 2010), which was designed to protect character-defining features of the historic resources in the district through the design standards and guidelines.

Project Team

This document was prepared for the City of Elk Grove by Page & Turnbull, under Principal-in-Charge Ruth Todd, AIA, AICP, LEED AP; Project Manager/Preservation Planner Meg de Courcy; Historian Jonathan Lammers; and Karen Lial. Page & Turnbull staff meets the Secretary of the Interior's *Professional Qualifications Standards* in Historic Architecture, Architectural History, and/or History. Considerable assistance was also provided by volunteers Tom Russell, Dennis Buscher,

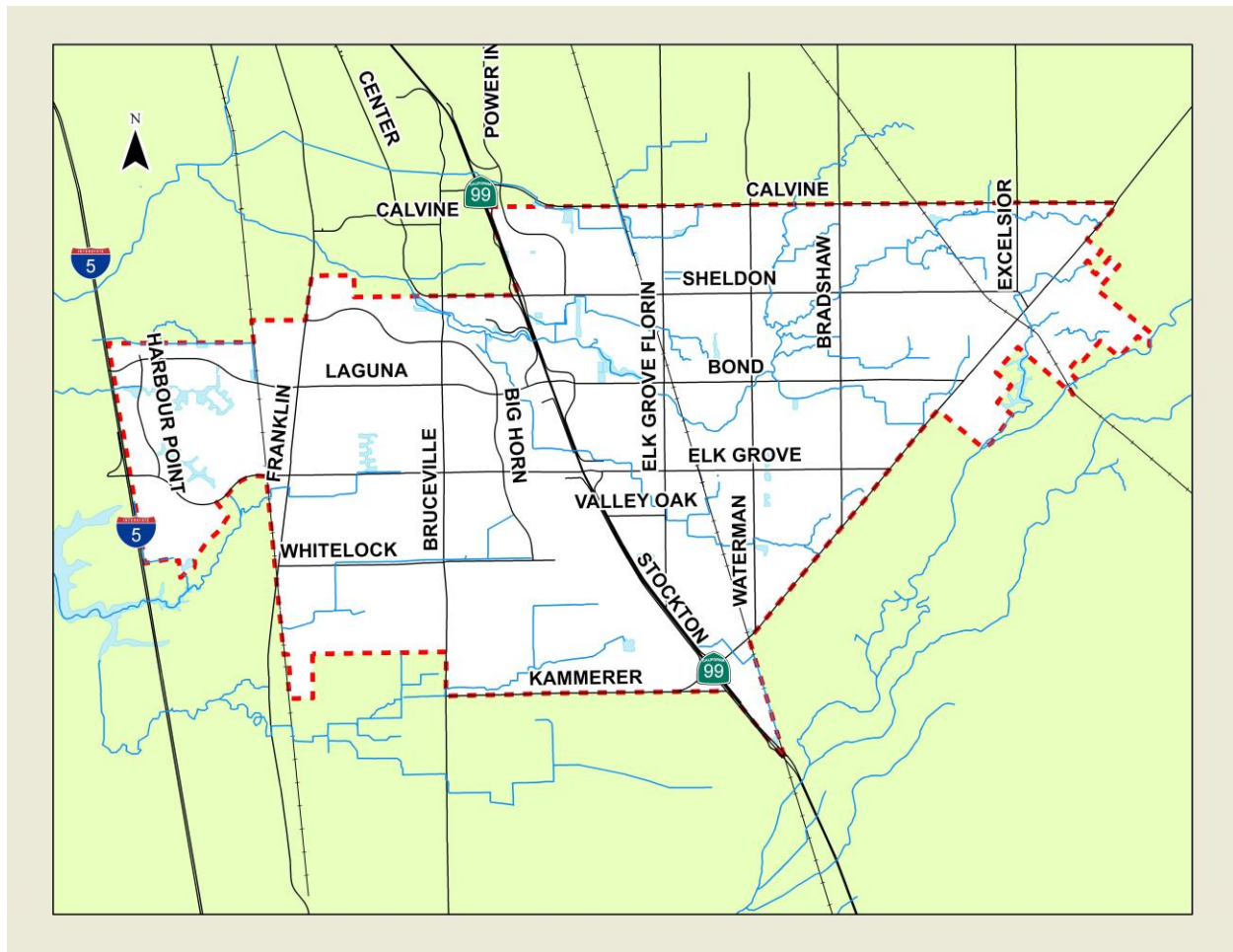
Sarah Johnson, Howard Sihner, and Wayne Bailey. Sacramento State University student volunteers Amy Long and Ann Roberts helped manage survey fieldwork. Coordination of the project was administered by Senior Planner Gerald Park, of the City of Elk Grove Planning Department. Marie Nelson, of the California Office of Historic Preservation, managed the project on behalf of the State.

This document discusses significant themes in the development of Elk Grove from its earliest beginnings through the 1960s. It identifies associated property types and their character-defining features, and provides a framework for evaluating resources for the National Register of Historic Places, California Register of Historical Resources and Chapter 7 of the Elk Grove Municipal Code. This information will assist planners, property owners and the general public in understanding and assessing the potential impacts of alterations to historic properties. This context will also help facilitate activities such as landmark designations, the use of the California Building Code (CHBC) for qualifying properties, and eligibility for preservation incentives such as historic tax credits.

The purpose of a context statement is to provide a framework for identifying, evaluating and treating historic resources for local land use planning purposes. It is important to note that while the context statement identifies key historical themes in Elk Grove's development, it is not a comprehensive history of the City, nor is it a definitive listing of all the City's significant resources. Instead, it provides a general discussion of the overarching forces that shaped Elk Grove's built environment, why properties associated with that development are important, and what characteristics they need to qualify as historic resources.

B. Definition of Survey Area

The Elk Grove Historic Context Statement and Survey Report focuses on the geographical area located within the current city limits. The City of Elk Grove is located south of the City of Sacramento, in Sacramento County. The City boundaries are irregular, but are roughly marked on the north by Calvine Road (east of Highway 99) and Sheldon Road (west of Highway 99); on the east by Grant Line Road; on the south by Kammerer Road and Bilby Road; and on the west by the Union Pacific Railroad tracks and Interstate 5 (see map below).



Map of Elk Grove.
Courtesy of the City of Elk Grove, 2012.

Historically the Elk Grove area was sparsely populated and characterized primarily by large ranches and farms. Because Elk Grove did not incorporate as a city until 2000, there were no formal historic boundaries. Instead, historic Elk Grove can be described as both a discrete village and as a sphere of influence. Residents of the larger area who conducted business in Elk Grove, worshipped in its churches, or sent their children to its schools would have naturally identified with Elk Grove. Thus, historic Elk Grove was bound together by commercial, religious, educational and social ties more than it was by strict geography.

Today, the roads that developed between Elk Grove's early ranches comprise many of the major routes through the City of Elk Grove. Key east-west routes (described from north to south) include: Calvine Road, Sheldon Road, Bond Road, Laguna Boulevard, Elk Grove Boulevard, the Whitelock Parkway, and Kammerer Road. Important north-south roads through the City (described from west to east) include: Interstate 5, Franklin Boulevard, Bruceville Road, Highway 99, Elk Grove-Florin Road, Waterman Road, and Bradshaw Road. Grant Line Road, which runs from southwest to northeast and forms much of the eastern boundary of the City, also demarks the western boundary of the original Rancho Omochumnes land grant.

Beginning in 1868, with the advent of the Central Pacific Railroad, businesses formed around the crossroads of Elk Grove Boulevard (Main Street) and the railroad tracks. The community developed linearly on Elk Grove Boulevard and then along Grove, Walnut (South Vine), School and Kent Streets. Important to the circulation of the community were narrow alleys which paralleled Elk Grove Boulevard or ran north-south between blocks. Some of these alleys—paved and unpaved—remain in Old Town Elk Grove and continue to be utilized by pedestrians, bicyclists and vehicles.

C. Survey Methodology

This report was produced using windshield and reconnaissance surveys, Department of Parks and Recreation (DPR) 523A forms, and research at local and state repositories. Survey efforts were primarily concentrated in the Old Town area of Elk Grove, although a few individual resources were noted elsewhere.

Volunteers

Volunteers from the Elk Grove community assisted with the survey and production of the DPR 523A forms. Along with graduate students Amy Long and Ann Roberts from Sacramento State University, Page & Turnbull met with survey volunteers to provide guidance for conducting a historic architectural survey. The volunteers participated in both the windshield and reconnaissance survey efforts by photographing resources and taking notes. Following the survey, Page & Turnbull led a workshop to train volunteers how to complete the DPR 523A forms. At the conclusion of the workshop, each volunteer was given five (5) DPR 523A forms to independently complete. The volunteers then electronically submitted the forms to Page & Turnbull for review and inclusion in the Historic Context Statement and Survey Report.

Windshield Survey

Historic resources in Elk Grove are largely clustered in the area around the intersection of Elk Grove Boulevard (Main Street) and the Union Pacific (formerly Central Pacific) railroad tracks. However, because the community was historically characterized by large ranches and farms, not all historic resources are located in this central area of the City. Individual historic resources may also be located along major travel routes in the City, as well as areas recently overtaken by suburban development. Following the incorporation of Elk Grove in 2000, the area underwent an unprecedented period of suburban growth. The population doubled from 75,637 in 2001 to 153,015 in 2012—largely through the conversion of agricultural land into residential subdivisions.¹ This rapid redevelopment hampered windshield survey efforts to identify historic ranches, as well as ascertain whether historic ranch homes had been preserved when the new residences were constructed.

¹ The City of Elk Grove. Available HTTP: <http://www.elkgrovecity.org/community/about-elk-grove.asp> (Accessed 01/2012).

To help guide the windshield survey, a spreadsheet was compiled based on resources identified in the Office of Historic Preservation Property Database.² This spreadsheet was augmented with a list of buildings identified by Elk Grove Historical Society member, Tom Russell, who worked with local residents over the years to catalog historic resources. The data from the spreadsheet was then mapped using Geographic Information Systems (GIS) technology. This allowed the survey team to verify whether previously-identified resources were still extant, and to look in the vicinity for any additional historic resources. The map also allowed the survey team to estimate the total number of historic resources in the City, which appears to be approximately 150.

Reconnaissance Survey: DPR 523A Forms

Due to budgetary constraints, the scope of work limited the reconnaissance survey to the production of eighty (80) DPR 523A forms. On January 27, 2012, Page & Turnbull met with members of the Historic Preservation Committee (HPC) to prioritize survey efforts and finalize the survey strategy. After deliberations, the group decided that it was best to re-survey the Elk Grove Historic District (originally surveyed in 1988) and produce individual DPR 523A forms for each resource. Additionally, any nearby resources which may potentially contribute to the historic significance of the district were to be surveyed. Finally, the HPC requested documentation of a few resources located outside the vicinity of the historic district that might be vulnerable to redevelopment. These included the Elk Grove Cemetery, the Capital Nursery/Kirby Ranch property, and three buildings along the Union Pacific (formerly Central Pacific) railroad tracks. The DPR 523A form documentation for each resource includes a list of character-defining features, as well as the assignment of an appropriate California Historic Resource Status code.

The eighty (80) DPR 523A forms produced will help inform planning decisions. It is important to note, however, that not all historic resources in Elk Grove were documented on DPR 523A forms for this project. As discussed further in the Recommendations section of this report, the City should continue to encourage documentation of historic resources throughout Elk Grove.

The two tables below identify the eighty (80) properties recorded on DPR 523A Forms:

Table 1. Properties Located in the Elk Grove Historic District

No.	Address	Name
1	8986 Elk Grove Blvd.	Community Methodist Church
2	8986 Elk Grove Blvd.	School, ca. 1975
3	8992-96 Elk Grove Blvd.	Commercial Bldg.
4	8998 Elk Grove Blvd.	Taverner Residence
5	9008 Elk Grove Blvd.	Dr. Hugh & Ada Beattie Residence
6	9020 Elk Grove Blvd.	Brick Building
7	9024 Elk Grove Blvd.	Wakeman Residence
8	9027 Elk Grove Blvd.	Ehrhardt/Rhoades Building
9	9029 Elk Grove Blvd.	Judge Everson Residence

² Office of Historic Preservation Property Database, Sacramento County. Requested from the California North Central Information Center, February 2012.

10	9030 Elk Grove Blvd.	Hayes Residence
11	9031 Elk Grove Blvd.	1940s Bungalow
12	9032 Elk Grove Blvd.	Hayes Meat Market
13	9033 Elk Grove Blvd.	Ehrhardt & Rhoades Garage
14	9036 Elk Grove Blvd.	Ca. 1950s
15	9039 Elk Grove Blvd.	Elk Grove Hotel/Bob's Club
16	9040-44 Elk Grove Blvd.	Fire shed, 1925
17	9045 Elk Grove Blvd.	Elk Grove IOOF Hall
18	9048-56 Elk Grove Blvd.	Foulks/Graham Building
19	9070 Elk Grove Blvd.	Elk Grove Bank
20	9070 Elk Grove Blvd.	Elk Grove Telephone Building
21	9072 Elk Grove Blvd.	Old Post Office
22	9074 Elk Grove Blvd.	Drugstore Building
23	9075 Elk Grove Blvd.	Masonic Lodge Building
24	9080-86 Elk Grove Blvd.	Poston Building Group
25	9081 Elk Grove Blvd.	Ca. 1960s
26	9085 Elk Grove Blvd.	Hasman Bldg/General Store
27	9089 Elk Grove Blvd.	Ca. 1970s
28	9090 Elk Grove Blvd.	Warren Shoes
29	9091 Elk Grove Blvd.	Residence, commercial ca. 1920
30	9093 Elk Grove Blvd.	The Elm
31	9094 Elk Grove Blvd.	Stewart Residence
32	9096-98 Elk Grove Blvd.	H.L. Stich Residence
33	9095 Elk Grove Blvd.	Batey Garage
34	9097 Elk Grove Blvd.	Batey Chevrolet Showroom
35	9112 Elk Grove Blvd.	Brainard/Markofer Residence
36	9116 Elk Grove Blvd.	George Markofer Residence
37	9120 Elk Grove Blvd.	Methodist Church Parsonage
38	9620 Gage Street	McDonald Residence
39	9625 Gage Street	Lilico Residence
40	8995 Grove Street	Hogaboom Residence
41	9051 Grove Street	Loshe Residence
42	9059 Grove Street	Francisco Residence
43	9060 Grove Street	Haynes Residence
44	9081 Grove Street	Pierce/Allen Residence
45	9085 Grove Street	Ca. 1960s Apartment Building
46	9087 Grove Street	Markofer Residence
47	9093 Grove Street	Residence, ca. 1938
48	9101 Grove Street	Residence
49	9109 Grove Street	Residence
50	9096 Locust Street	Residence, ca. 1960s

51	9548 School Street	Owen Residence
52	9557 School Street	Wildanger/Frame Residence
53	9560 School Street	Upton Residence
54	9572 School Street	Poston Residence
55	9588 School Street	Ira Jones Residence
56	9616 Walnut Avenue	Stevens/Polhemius Residence
57	9621 Walnut Avenue	Springsted Residence/George Harvey Kerr Residence
58	9624 Walnut Avenue	Welch/Coon Residence

Table 2. Properties Outside of the Elk Grove Historic District

No.	Address	Name
59	9547 2 nd Avenue	Residence
60	9548 2 nd Avenue	Residence
61	9552 2 nd Avenue	Residence
62	9555 2 nd Avenue	Residence
63	9568 2 nd Avenue	Residence
64	9572 2 nd Avenue	Residence
65	9045 Elk Grove Blvd.	Warehouse
66	9648 Gage Street	Warner Residence
67	9655 Gage Street	Gage Mansion
68	8990 Grove Street	Holy Trinity Church
69	8990 Grove Street	School
70	9004 Grove Street	Residence (1930?)
71	9008 Grove Street	Residence, ca. 1930
72	9012 Grove Street	Smedberg House, ca.1936
73	9024 Grove Street	Residence, ca. 1890
74	9045 Grove Street	Brill House, ca. 1937
75	9565 School Street	Judge Godfry & Marian Mix House
76	9678 Railroad Street	Da Rosa & Neves Winery
77	9723 Railroad Street	EG Vineyard Bottling Bldg
78	9723 Railroad Street	EG Vineyard
79	8423 Elk Grove Blvd.	Capital Nursery/Kirby Ranch
80	8450 Elk Grove Blvd.	Elk Grove Cemetery

D. Historic Context Statement Organization and Research

The historic context statement chapter of this document is organized chronologically, with sections that correspond to major periods of development in Elk Grove’s history. It is important to note that Elk Grove is one of several small farming communities that developed in the area, including Florin, Franklin, Sheldon, and Sloughhouse. While these communities frequently shared similar

development patterns and themes, they were historically discrete from Elk Grove. Today, though, the City boundaries of Elk Grove encompass most of the historic Sheldon area, as well as parts of the Franklin community. The relationship of these two communities to Elk Grove is briefly discussed at the end of the Historic Context Statement, but exhaustive histories of each are not included. Historic resources in Sheldon area were also included in the database created for the windshield survey.

Similar to the above discussion, historic Elk Grove was not marked by formal boundaries. Instead the community covered a large area of dispersed ranchers and farmers bound together by commercial, religious, educational and family ties. In some cases these community bonds reached beyond what are today Elk Grove's formal city limits. Therefore a few sections of this document—particularly those sections describing historic ranches—may include descriptions of properties just outside the current city boundaries.

The content and organization of the document follows guidelines from the following National Park Service publications:

- National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*
- National Register Bulletin No. 16A *How to Complete the National Register Registration Form*
- National Register Bulletin No. 16B *How to Complete the National Register Multiple Property documentation Form*
- National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*

Guidelines published by the California Office of Historic Preservation were also consulted, including the state's official *Instructions for Recording Historical Resources* and a guide entitled, "Writing Historic Context Statements."

Research for the Elk Grove Historic Context Statement encompassed primary and secondary sources held at the local, regional, and online repositories. Materials were primarily gathered at the Elk Grove Historical Society, Sacramento Room of the Sacramento Public Library, the Center for Sacramento History, the California Historical Society, the California State Library and the North Central Information Center.

Primary sources consulted included Sanborn Fire Insurance Maps, newspaper articles, census data, and historic photographs. Secondary sources included numerous books and publications (listed in the bibliography at the end of this document), GIS maps, previous historical reports and survey documentation, personal communications, and internet sources. Information and photographs gathered from the public during community workshops were also integrated into the context statement.

The report also includes a number of current and historic images of Elk Grove. Many of the historic images were gathered from secondary sources, which are cited in the image caption. The inclusion of these historic images is intended to be consistent with the "fair use" policies of the U.S. Copyright Office, which states that reproductions used for "criticism, comment, news reporting, teaching (including multiple copies for classroom use), scholarship, or research, is not an infringement of

copyright.” It is also worth noting that unless specific measures have been taken to renew image copyrights, all published works made prior to 1923 are now in the public domain. This report has been prepared expressly as a scholarly research document, and the inclusion of these images was deemed vital for illustrating historic events and development patterns for which few, if any alternative images are available.

Care was taken to note whether historic resources were extant. However, because of the difficulty surveying rural resources that might be located on parcels with large setbacks, it was not always possible to confirm the status of properties from the public-right-of-way. For those properties not visible in the survey, aerial maps were consulted. When it was unknown whether a property was extant, its status was noted in the context statement.

E. How to Use This Document

The Elk Grove Historic Context Statement and Survey identifies development patterns and significant properties in the area. It is intended to be used as a tool by the Elk Grove community to better understand and evaluate the City’s historic resources. The document is organized as follows:

- **Chapter II. Previous Surveys, Studies and Reports** summarizes previous historic resource survey work in Elk Grove.
- **Chapter III. Guidelines for Evaluation** provides an overview of the various national, state, and local registration requirements; a summary of significant themes; a definition of each of the major property types found in the City (residential, commercial, industrial, and civic/institutional); and guidelines for evaluating the significance and integrity of these properties. The guidelines in this chapter can be used by the City of Elk Grove as the framework for future evaluations.
- **Chapter IV. Historic Context** includes a narrative detailing the area’s historic development. This history is divided into six periods that are defined by events, themes, and development trends. Property types associated with each of the six periods are identified and analyzed. The property types section of the chapter provides formal determinations of eligibility for those properties documented through the reconnaissance survey, but does not provide evaluations for all properties identified through the citywide windshield survey. The significance tables and integrity discussions for the property types should be used as a reference point when questions arise regarding a property’s historic status.
- **Chapter V. Findings and Recommendations** discusses findings from the reconnaissance survey and provides recommendations for future preservation planning efforts.

Please note that for clarity, the reconnaissance survey conducted as part of this Historic Context Statement and Survey Report is called the **2012 Reconnaissance Survey** throughout the document.

II. HISTORIC PRESERVATION IN ELK GROVE

A. 1988 Elk Grove Historic District

Michael Knapp, the Old Town Elk Grove Revitalization Coordinator, surveyed and nominated the Elk Grove Historic District to the National Register in 1988. At the time it was nominated, the district was comprised of forty-nine (49) resources that contributed to the historic significance of the district and had a period of significance spanning from 1876 to 1930. Buildings were considered “contributors” to the district if they were constructed within the period of significance and retained sufficient integrity. The boundaries of the district also encompassed seventeen (17) non-contributing buildings/features. These “non-contributing” resources were either constructed outside of the period of significance and/or no longer retained integrity to convey their historic significance. The nomination included brief descriptions and photocopied photographs of each property. The nomination did not include individual DPR 523A forms for each resource in the district.

The National Register Nomination describes the boundaries of the historic district as follows:

“Most properties face Elk Grove Blvd. on either side, roughly from Gage St. to School St. Additional residential properties are located on School, Gage and Grove Streets. See map. These boundaries represent the most contiguous selection of remaining historical contributing properties.”



Historic District Boundaries, as depicted in the 1988 National Register Nomination for the Elk Grove Historic District.

The table below identifies the resources that were recorded in the 1988 National Register Nomination. The table shows how the resources were numbered and counted for the 2012 Reconnaissance Survey (No. column) and how they were counted in the 1988 nomination (ID column). Discrepancies between the two numbering system are highlighted in light gray.

Discrepancies occurred when:

- A resource was no longer extant (resources described as “dilapidated” in the 1988 National Register Nomination were no longer present when surveyed in 2012)
- Parcels did not contain buildings, objects, or structures (for example, surface parking lots);
- An addition or auxiliary structure was counted as a separate structure rather than as part of the primary resource (an addition or auxiliary structure may be recorded on the DPR 523A form of a primary resource).

A total of sixty-six (66) buildings and parcels were surveyed for the 1988 district nomination. The 1988 column of the table indicates whether buildings were found contributing or non-contributing to the district. Contributing buildings are designated by the letter “C.” Non-contributing resources are designated by “NC.”

No.	ID	Address	Name	1988
1	1	8986 Elk Grove Blvd.	Community Methodist Church	C
2	1B	8986 Elk Grove Blvd.	School	NC
3	2	8992-96 Elk Grove Blvd.	Commercial Bldg.	NC
4	3	8998 Elk Grove Blvd.	Taverner Residence	C
5	4	9008 Elk Grove Blvd.	Dr. Hugh & Ada Beattie Residence	C
6	5	9020 Elk Grove Blvd.	Brick Building	NC
7	6	9024 Elk Grove Blvd.	Wakeman Residence	C
8	11	9027 Elk Grove Blvd.	Ehrhardt/Rhoades Building	C
9	12	9029 Elk Grove Blvd.	Vacant Lot (now occupied by Judge Everson residence)	NC
10	7A	9030 Elk Grove Blvd.	Hayes Residence	C
11	13	9031 Elk Grove Blvd.	1940s Bungalow	NC
12	7B	9032 Elk Grove Blvd.	Hayes Meat Market	C
13	14	9033 Elk Grove Blvd.	1950s-60s	NC
14	8	9036 Elk Grove Blvd.	Ca. 1950s	NC
15	15	9039 Elk Grove Blvd.	Elk Grove Hotel	C
16	9	9040-44 Elk Grove Blvd.	Judge Everson Residence (moved to 9029 E.G. Blvd.)	C
17	16	9045 Elk Grove Blvd.	Elk Grove IOOF Hall	C
18	10	9048-56 Elk Grove Blvd.	Foulks/Graham Building	C
	17	9065 Elk Grove Blvd.	Vacant parcel; lumber bldg.	NC
19	25A	9070 Elk Grove Blvd.	Elk Grove Bank	C
20	25B	9070 Elk Grove Blvd.	Elk Grove Telephone Building	C
	58	9062 EGB: behind 9070	Residence	NC

21	26	9072 Elk Grove Blvd.	Old Post Office	C
22	27A	9074 Elk Grove Blvd.	Drugstore Building	C
	27B	9074 Elk Grove Blvd.	Single Story Addition/parking	NC
23	18	9075 Elk Grove Blvd.	Masonic Lodge Building	C
24	28	9080-86 Elk Grove Blvd.	Poston Building Group	C
25	19	9081 Elk Grove Blvd.	Ca. 1960s	NC
26	20	9085 Elk Grove Blvd.	Hasman Bldg/General Store	C
27	21	9089 Elk Grove Blvd.	Ca. 1970s	NC
28	29	9090 Elk Grove Blvd.	Warren Shoes	C
29	22	9091 Elk Grove Blvd.	Ca. 1930s – 1960s	NC
30	23A	9093 Elk Grove Blvd.	The Elm	C
	23B	9093 Elk Grove Blvd.	Ca. 1880s: dilapidated	NC
31	30	9094 Elk Grove Blvd.	Stewart Residence	C
32	31	9096-98 Elk Grove Blvd.	H.L. Stich Residence	C
33	24A	9095 Elk Grove Blvd.	Batey Garage	C
34	24B	9097 Elk Grove Blvd.	Batey Chevrolet Showroom	C
	32	9100 Elk Grove Blvd.	Parking lot	NC
35	33	9112 Elk Grove Blvd.	Brainard/Markofer Residence	C
	34		Brainard/Markofer Coach Hse	C
36	35	9116 Elk Grove Blvd.	George Markofer Residence	C
37	36	9120 Elk Grove Blvd.	Methodist Church Parsonage	C
38	42	9620 Gage Street	McDonald Residence	C
39	43	9625 Gage Street	Lilico Residence	C
40	44	8995 Grove Street	Hogaboom Residence	C
41	48A	9051 Grove Street	Loshe Residence	C
	48B		Barn/Shed buildings	C
42	49	9059 Grove Street	Residence	C
43	50	9060 Grove Street	Haynes Residence	C
44	51	9081 Grove Street	Pierce/Allen Residence	C
45	51B		Ca. 1960s Apartment Building	NC
46	52	9087 Grove Street	Markofer Residence	C
47	53	9093 Grove Street	Ca. 1940-1960	NC
	54	9097 Grove Street	Older wood frame structure	NC
48	55	9101 Grove Street	Residence	C
49	56	9109 Grove Street	Residence	C
50	38	9096 Locust Street	Residence, ca. 1960s	NC
51	41	9548 School Street	Owen Residence	C
52	57	9557 School Street	Wildanger/Frame Residence	C
53	40	9560 School Street	Upton Residence	C
54	39	9572 School Street	Winkelman/Poston Residence	C
55	37	9588 School Street	Ira Jones Residence	C

56	46	9616 Walnut Avenue	Stevens/Polhemius Residence	C
57	47	9621 Walnut Avenue	Springsted Residence	C
58	45	9624 Walnut Avenue	Welch/Coon Residence	C

B. Elk Grove General Plan: Preservation Element

The Elk Grove General Plan, which was adopted by City Council on November 19, 2003 and reflects amendments through July 22, 2009, includes a Historic Resources Element in Chapter 4. The plan acknowledges that the City of Elk Grove contains a historic district listed on the National Register, but that “little has been done either in Old Town or outside the boundaries of the Old Town Special Planning Area to provide additional protection to historic resources.” The purpose of the Historic Resources Element is to “lay out recommended policies to help provide additional protection for historic resources, potentially including City review of alterations to historic buildings.” The Element also outlines goals related to the “preservation and enhancement of the City’s historical and archaeological resources.”

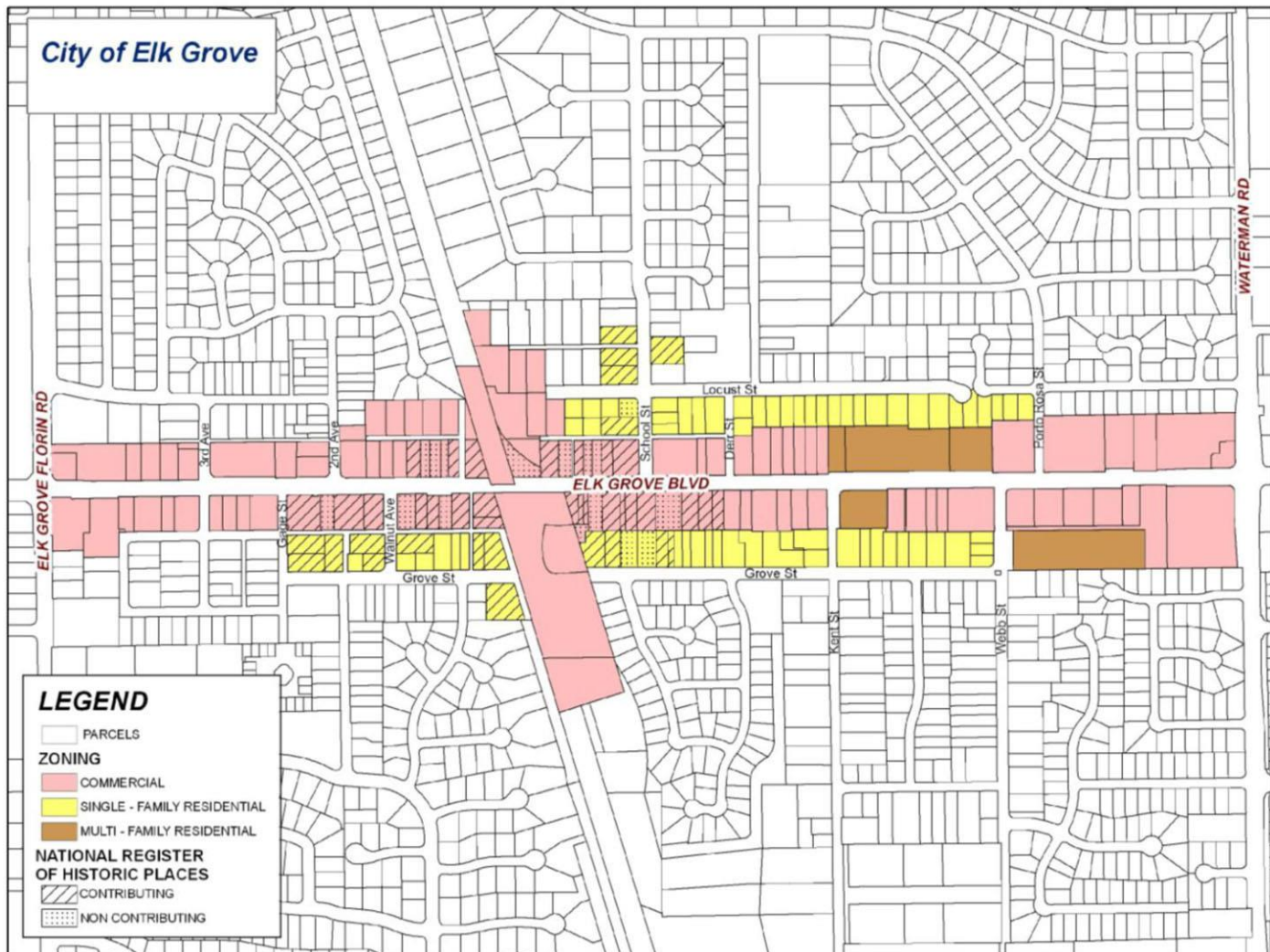
Historic resources identified in Historic Resources Element include the Elk Grove Historic District (listed on the National Register in 1988) and five other properties of historical interest:

- Grave of Elitha Cumi Donner Wilder (California Historic Landmark #719)
- Site of Murphy’s Corral (California Historic Landmark #680)
- Site of Joseph Hampton Kerr’s Home (California Inventory of Historical Resources #718 and Point of Historical Interest #001)
- Site of Old Elk Grove Hotel (California Point of Historical Interest #004)
- Elk Grove Grammar School (California Point of Historical Interest #SAC-011)

C. Old Town Special Planning Area

In 1985, Sacramento County adopted the Elk Grove Old Town Special Planning Area (SPA) Ordinance, “to serve as the guiding policy document for the historic area.” Implementation of the SPA supports Historic Resource Policy 5 (HR-5) of the Historic Resources Element of the General Plan, to “maintain and improve the aesthetic quality and architectural diversity of the Old Town historical district.” In 2005, the City Council adopted Design Standards and Guidelines for the Old Town Elk Grove SPA. The Design Guidelines and Standards established a design review process and included a map and table of permitted and conditionally permitted uses. According to the Design Standards and Guidelines, the purpose of the design review process is to:

“... Establish discretionary review of development projects within the SPA boundaries to ensure conformance not only with the minimum standards set forth in the Zoning Code, but also with the goals, standards, guidelines, and examples provided in the Old Town SPA.”



Title: Old Town SPA, Adopted August 10, 2005. Reflects Amendments through June 10, 2010.

D. Certified Local Government Status

On January 24, 2007, the City of Elk Grove adopted Ordinance No. 3-2007, which became the Historic Preservation Chapter (Chapter 7) of the Municipal Code. As previously stated, the purpose of the code is to, “promote the general welfare and economic and social vitality of the people and the City of Elk Grove by providing for the identification, designation, protection, enhancement, perpetuation, and use of historic resources, including buildings, structures, objects, sites, districts and cultural landscapes within the City that reflect special elements of the City’s heritage and cultural diversity....” Chapter 7 of the Municipal Code established a historic preservation ordinance for the City of Elk Grove, as well as a Historic Preservation Committee. In 2010, the City of Elk Grove became a Certified Local Government (CLG), or a local government certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966, as amended, pursuant Section 101(c) of that Act and the regulations under the Act, which are set forth in Part 61 of Title 36 of the Code of Federal Regulations (CFR).

E. 2003 Elk Grove Boulevard Improvement Project & Other Studies

In addition to the 1988 Elk Grove Historic District National Register Nomination, portions of Old Town Elk Grove were studied between 2001 and 2010. These include the following records held by the California North Central Information Center, obtained in February 2012:

- 2001: DPR 523A and B Forms, *Elk Grove Water Works Pump House*;
- 2003: Historical Evaluation Report, *Elk Grove Boulevard Improvement Project*;
- 2010: DPR 523A and B Forms, *Elk Grove Water Tower*

The 2003 Historic Evaluation Report was prepared by JRP Historical Consulting Services in support of the Elk Grove Boulevard Improvement Project. It was produced to “note the general character of the district at this time and specific changes made to two properties in the district that are located in the project Area of Potential Effects (APE) for the Elk Grove Boulevard Improvement District.” The report recommended two changes to the 1988 Elk Grove Historic District: delisting the Judge Everson Residence because the property had been relocated and, therefore, no longer retained integrity; and listing the Masonic Lodge Building—which was largely destroyed by fire in 1993 and reconstructed in 1988—to the district as a contributor. The recommended changes to the historic district, however, were not made in the Elk Grove Historic Resource Inventory (Appendix) or the Office of Historic Preservation Database.

Upon additional research in this Historic Context Statement and Survey Report, it was discovered that the Judge Everson Residence had been relocated in 1986, *prior* to its inclusion in the 1988 Elk Grove Historic District. Because the integrity of the building has not substantially changed since that time, it is recommended that the building remain a contributor to the district. The Masonic Lodge, however, no longer remains a contributor to the district. In 1998, the Keeper of the National Register found the building ineligible for the National Register so that the building owner could pursue ten percent tax credits for non-historic buildings. The historic status codes for these resources in the Elk Grove Historic Resource Inventory and in the Office of Historic Preservation Database are, therefore, accurate and up to date.

III. GUIDELINES FOR EVALUATION

The following chapter discusses themes significant to the developmental history of Elk Grove and identifies major property types which represent those themes. The chapter concludes with general guidelines for evaluating properties at the national, state, and local levels.

A. Summary of Significant Themes and Associated Property Types

Themes of development repeat throughout the history of a place. The National Park Service utilizes a thematic framework as its primary organizing principle for historic context statements. Themes are ways to organize and understand information about events, activities, people, communities, and patterns of change that have influenced historic and cultural development of an area. The National Park Service revised its framework for historic themes in 1994, replacing “themes in American progress,” a chronological approach with subthemes, to a multi-faceted approach designed to capture “the interrelated nature of human experience...[through] a more interdisciplinary, less compartmentalized approach to American history.” The following themes shaped the growth and evolution of the built environment in Elk Grove.

- Agricultural Development
- Residential Development
- Commercial Development
- Educational Development
- Industrial Development
- Social/Community Development
- Municipal Development
- Transportation
- Ethnic communities
- Cultural Landscapes

These themes contribute in varying degrees to the Elk Grove Historic Context Statement and Survey Report, and are manifested through the property types described below.

SUMMARY OF ASSOCIATED PROPERTY TYPES

Each period of development has one or more associated property types that help illustrate the period’s significant themes. Property types that are discussed in the document are defined as follows:

- **Agricultural properties** are primarily family-operated ranches and/or farms that include a residence and outbuildings that would support ranching/farming activities.
- **Residential properties** include single-family dwellings, duplexes, flats, and apartments. Single family dwellings are by far the most common property type in the City, while multi-unit buildings are comparatively rare.
- **Commercial properties** are those with commercial spaces on all floors; buildings with retail space on the ground floor and office space above; or mixed use buildings that feature retail space on the ground floor and dwelling space above.

- **Educational properties** or schools include single-room grammar schools and larger, multi-story schools designed with greater ornamentation.
- **Industrial properties** include any building where things are made, stored or repaired. In addition to shops and warehouses (typically located along the railroad tracks), industrial properties may include auto repair facilities, fruit processing facilities, and buildings associated with wine-making and bottling.
- **Social/Community properties** may include lodges for fraternal organizations, churches, and other public meeting halls. These buildings are typically larger and more ornate than other property types. Multi-story properties, such as the Odd Fellows building, may also incorporate a commercial use on the ground floor.
- **Municipal properties** such as fire houses, jails and water company structures were constructed to meet health and safety needs of the community. Historic municipal buildings are rare, but are principally located in Old Town Elk Grove or at the Elk Grove Regional Park (relocated).
- **Cultural landscapes** may encompass designed landscapes, such parks, gardens and cemeteries. They may also be composed of individual elements that developed over time, such as the layout and site features of a ranch property.
- **Archeological resources**, if discovered, are likely to be significant, but analysis of these resources is outside the scope of this document.

Each section of this context statement identifies associated property types, provides a description of their character and distribution, and outlines the requirements for resource registration. The themes and associated property types are discussed more specifically as they relate to each of Elk Grove's six periods of development.

B. Relating Themes with Periods of Development

The periods of development in this context statement combine specific timeframes with themes that encompass related events, patterns of settlement and construction, activities of people important to the area, and the socioeconomic changes. Each of the periods of development is also associated with specific property types that originated within or characterize the period. The periods of development also represent the potential periods of significance for properties associated with the respective contexts. A period of significance is the time span during which a property (or property type) attained its historic significance.

The periods of development utilized for the Elk Grove Historic Context Statement and Survey have been developed by Page & Turnbull in consultation with the Historic Preservation Committee as well as staff from the City of Elk Grove Planning Department. These periods are as follows:

Native American, Spanish & Mexican Periods (to 1845)

- Native American settlement of the area, including a discussion of known and potential archaeological sites
- Spanish colonization of California, including the development of mission settlements and the relationship between Spanish and Native groups
- Mexican independence and the development of rancho society as the basis of California's economy
- Mexican land grants in the Central Valley, including John Sutter and the development of New Helvetia, as well as Rancho Omochumnes along the Cosumnes River

Early American Period (1846 – 1867)

- The Mexican-American War and California statehood
- The impact of the California Gold Rush
- Early agriculture in the Elk Grove area
- The development of Old Elk Grove
- The development of early educational facilities

A New Site for Elk Grove (1868 – 1892)

- The arrival of the Central Pacific Railroad
- The creation of a “downtown” area adjacent to the railroad, including the development of new residential, commercial, industrial, social and governmental facilities
- A diversification of agricultural output, including the creation of a nascent wine industry

Elk Grove Comes of Age (1893 – 1926)

- The rebuilding of Elk Grove's downtown
- The development of new municipal services
- The expansion of the commercial district
- The growth of industry in Elk Grove, particularly wine production
- The influence of the private automobile
- The construction of new public assembly spaces, most notably schools and churches

A Quiet Interlude (1927 – 1945)

- Municipal and educational improvements
- The growth of automobile facilities
- Industrial wine production and wine industry consolidation
- Works Progress Administration efforts in Elk Grove
- Japanese internment and its effect on agricultural production

The Beginning of Suburbanization (1946-1967)

- The growth of residential suburbs and commercial facilities oriented to the automobile
- The development of new school facilities in response to the post-war baby boom
- The decline of Elk Grove's historic winery facilities

The historic context statement is organized by these periods of development and discusses themes and associated property types (as applicable) in each period.

C. Evaluation Criteria

The following discussion of significance and integrity forms the basis of the property types analysis found in later chapters of this document. It is important to note that each property is unique; therefore significance and integrity evaluations must be conducted on a case-by-case basis. These guidelines should be implemented as an overlay to the particular facts and circumstances of each individual resource.

NATIONAL & CALIFORNIA REGISTERS OF HISTORIC PLACES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. According to *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, resources over fifty years of age are typically eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. These criteria are defined in depth in *National Register Bulletin Number 15*. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

The four basis criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National or California registers are:

- Criterion A/1 (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B/2 (Person): Properties associated with the lives of persons significant in our past;
- Criterion C/3 (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- Criterion D/4 (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant to American history, architecture, archaeology, engineering, and culture on a national, state, or local level. Perhaps the most critical feature of applying the criteria for evaluation is establishing the relationship between a property and its historic context, which is defined as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear."

Criteria Considerations

Certain types of properties are usually not considered for listing in National Register. However, these properties *can* be eligible for listing if they meet special requirements, or Criteria Considerations. If working with one of these excluded property types, an evaluator must determine that a property meets the Criteria Considerations in addition to one of the four evaluation criteria

described above in order to justify its inclusion in the National Register. These considerations are defined as follows:

- Criteria Consideration A: Religious Properties: A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.
- Criteria Consideration B: Moved Properties: A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.
- Criteria Consideration C: Birthplaces & Graves: a birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.
- Criteria Consideration E: Reconstructed Properties: A reconstructed property is eligible when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same associations has survived. All three of these requirements must be met.
- Criteria Consideration F: Commemorative Properties: A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.
- Criteria Consideration G: Properties that have Achieved Significance within the Past Fifty Years: A property achieving significance within the past fifty years is eligible if it is of exceptional importance.

The California Register does not have the same strict Criteria Considerations as the National Register, and is more flexible about moved properties and properties less than fifty years of age.

LOCAL REGISTER

The eligibility criteria for designation as an Elk Grove Landmark are similar to the National Register and California Register criteria described above. Under **Criteria A**, resources may be designated a landmark if the resources meet any of the following criteria at the local, state, or national level:

- i. Associated with events that have made a significant contribution to the broad patterns of our history;
- ii. Associated with the lives of persons significant in our past;
- iii. Embodies the distinctive characteristics of a type, period, or method of construction; or that represents the work of a master; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction;
- iv. Has yielded, or may be likely to yield, information important in prehistory, or history.

Elk Grove Landmark and Heritage Resource designation **Criteria B, C and D** address the eligibility of historic resources that may have weaker historic significance and/or compromised integrity. Upon the recommendation of the Historic Preservation Committee and approval of City Council, historic resources that may not have sufficient historic significance or integrity for listing on the National or State registers may be listed on the local register. Criterion B recognizes local resources at either end of the integrity spectrum, such as resources that have exemplary integrity but lack historic significance or that lack integrity but are historically significant. Criterion C recognizes pre-

1941 resources that may only retain three aspects of integrity. And, finally, Criterion D recognizes a variety of resources that may not typically qualify as historic (places of religious significance, birthplaces, etc.) that are located within historic districts. These are described in the City of Elk Grove's Historic Preservation Ordinance, Chapter 7.00.050:

B. Additional Elk Grove Landmark Designation Criteria

Upon the recommendation of the Historic Preservation Committee and approval of the City Council, historic resources may be designated Elk Grove landmarks if the resources meet any of the following two (2) additional criteria at the local, State, or national level of significance within a given historic context:

1. Possesses all seven (7) aspects of integrity and embodies an important aspect of history which is not significant enough to merit consideration under other criteria; or
2. Possesses outstanding historical significance and would meet one (1) of the other criteria if the resource possessed integrity.

C. Elk Grove Heritage Resource Designation Criteria

Upon the recommendation of the Historic Preservation Committee and approval of the City Council, historic resources may be designated Elk Grove heritage resources if the resources meet any of the following four (4) criteria at the local, State, or national level of significance within a given historic context and retain at least three (3) aspects of integrity, provided the majority of the resource's period of significance is prior to 1941:

1. Associated with events that have made a noteworthy contribution to the broad patterns of our history;
2. Associated with the lives of persons noteworthy in our past;
3. Embodies the distinctive characteristics of a noteworthy type, period, or method of construction; or
4. Has yielded, or may be likely to yield, information noteworthy in prehistory or history.

D. Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for designation as Elk Grove landmarks. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within any of the following categories:

1. A religious property deriving primary significance from architectural or artistic distinction or historical importance, provided the property owner does not successfully seek exclusion consistent with Section 37361 of the California Government Code;

2. A building or structure removed from its original location but which is primarily significant for architectural value or which is the surviving structure most importantly associated with a historic person or event;
3. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
4. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
5. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
6. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance;
7. A property achieving significance within the past fifty (50) years if it is of exceptional importance; or
8. A property that possesses outstanding local historical significance.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register/local criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”³ The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource’s eligibility for listing in the National Register and/or the California Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed or the historic event occurred. The original location of a property, complemented by its setting, is required to express the property’s integrity of location.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property’s integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property’s integrity of setting are its location, relationship to the street, and intact surroundings (e.g., neighborhood or rural).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

³ California Office of Historic Preservation, *Technical Assistance Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001).

Features which must be in place to express a property's integrity of materials include its framing, cladding and architectural details.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property's integrity of workmanship are its construction method and architectural details.
- **Feeling** is a property's ability to aesthetically convey the sense of a particular period of time. Features which must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style and architectural details, as well as its surroundings.
- **Association** is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property's integrity of association are its use and its overall design quality.

The California Environmental Quality Act (CEQA) discusses another definition of integrity relative to proposed development projects, noting that projects that cause a substantial adverse change to the significance of a historical resource may have a significant effect on the environment. According to Section 15064.5(b)(1) of the Public Resources Code, "Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." In order to avoid significant adverse effects, evaluators should look closely to see whether a project "Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in the California Register of Historical Resources, or...a local historical register."

Evaluating Integrity in Elk Grove

For evaluation purposes, a building ultimately either possesses integrity or does not. While it is understood that nearly all properties undergo change over time—and thus minor alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant. When evaluating a property's integrity, evaluators should look closely at characteristics such as massing, roof forms, the pattern of windows and doors, cladding materials, and neighborhood surroundings

In order to convey its historical significance, a property that has sufficient integrity for listing in the national, state, or local historical register will generally retain a majority of its character-defining features. However, the necessary aspects of integrity also depend on the criteria for which the property is significant. *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation* describes what aspects of integrity are essential for each of the four National Register criteria:

Criteria A and B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact. Archeological sites eligible under Criteria A and

B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

Criteria C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

Criteria D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

To summarize, properties significant under Criterion A/1 (Events) or B/2 (People) need only retain integrity of design, materials, and workmanship to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criterion A/1, but are typically less important for properties significant under Criterion B/2 or C/3. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criterion C/3 (Architecture/Design). For properties significant under any of these criteria, however, it is possible for some materials to be replaced without drastically affecting integrity of design as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable in residential districts but are less so for individual properties designed by a master architect.

Evaluations of integrity should also include some basis of comparison. In other words, the evaluator should understand the general extent of alterations common to each property type--especially for properties that are particularly old or rare. Conversely, properties that are less rare or not as old should retain all or nearly all of their original features to qualify for historic listing. *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*, states that:

“...comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined

what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare.”

Properties that have undergone few or no alterations and retain all aspects of integrity are more likely to be eligible for listing in state or national historic registers. These properties should also be given high priority in preservation planning efforts. It should also be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

IV. HISTORIC CONTEXT

A. Native American, Spanish and Mexican Periods (to 1845)

The longest period of human settlement in the Elk Grove area is the period we know least about. There are no written records, only archaeological clues and the writings of early European and American explorers. From these sources we at least have some picture of Native American life prior to and immediately after contact with Western civilization. The primary historic themes that relate to this period include:

- Native American settlement of the area, including a discussion of known and potential archaeological sites
- Spanish colonization of California, including the development of mission settlements and the relationship between the Spanish and Native groups
- Mexican independence and the development of rancho society as the basis of California's economy
- Mexican land grants in the Central Valley, including John Sutter and the development of New Helvetia, as well as Rancho Omochumnes along the Cosumnes River

NATIVE AMERICAN PERIOD

The natural advantages of settling in the Sacramento Valley were recognized by native peoples thousands of years before the City of Elk Grove was founded. In particular, the rivers and seasonal wetlands supported a rich concentration of plants and animals. At various times of the year, huge seasonal runs of salmon were available in the Cosumnes, Sacramento and other rivers, while the marshes hosted enormous flocks of migratory waterfowl. The river banks and floodplains were crowded with dense stands of cottonwoods, live oaks, buckeyes and other trees, while grasses, flowers and scattered oaks grew on the uplands. These resources in turn supported vast herds of deer, elk and antelope, as well as large numbers of grizzly bears.⁴

Little is known of the first people to arrive in the region, although research indicates that Native American populations were established in California as early as 10,000 years ago. In the more recent pre-historic past, the area that today comprises Elk Grove was located within the territory of the Plains Miwok, a linguistically-related native group that occupied permanent settlements along the Cosumnes and Sacramento rivers. A previous study of the Elk Grove area states that the Miwok lived in "permanent villages, composed of fifteen to several hundred persons, [which] were situated on elevated ground adjacent to streams or above marshy floodplains. Subsistence activities were based on yearly gathering cycles of storable seeds, particularly acorns, pine nuts, buckeye and sunflower seeds...Hunting and fishing were secondary gathering activities."⁵

⁴ LAFCO, *Elk Grove Cultural and Historical Resources, Extract from the Final Environmental Impact Report for the Proposed Incorporation of Elk Grove, California*, December 1993, 2.

⁵ *Ibid*, 3.



Portrait of California Natives by Louis Choris. Miwok depicted on bottom left.
Photograph from the California Academy of Sciences, no date.

With a diet focused on seed gathering, Miwok material culture included twined and coiled baskets, as well as stone pestles for grinding. Mortars typically consisted of natural depressions in boulders or rock surfaces which were deepened by use.⁶ Readily available evidence of such activities can be found east of Elk Grove at Chaw'se Indian Grinding Rock State Park. Other Miwok tools included bone awls, drills and fishhooks; wooden fish spears, cedar bows and reed arrows tipped with obsidian points. Most houses consisted of domed lodges covered with tule mats and grass thatch. Earth-covered lodges, sweathouses and acorn granaries were also constructed.⁷

In the vicinity of Elk Grove, the villages of the Plains Miwok appear to have been concentrated along the Deer Creek and Cosumnes river drainages and divided into three tribelets: the Newachumne, Shalackamushumne and Arruchamne.⁸ Archaeological investigations conducted during the 1920s through the 1930s, as well as more recent studies, confirmed the existence of at least twenty archaeological sites in the Cosumnes – Dry Creek drainage. Many of these sites are marked by mounds, which represent the remnants of Native American villages. The villages were constructed and rebuilt “over periods of hundreds, even thousands of years, often at the same location along rivers and creeks on natural clay knolls that stood above springtime flood waters.”⁹ These sites contained midden deposits (typically discarded food debris) indicating substantial periods of occupation. Many of the sites also contained human remains.¹⁰

⁶ Edward S. Curtis, “The Miwok,” *The North American Indian*, http://www.yosemite.ca.us/library/curtis/the_miwok.html accessed on 16 March 2012.

⁷ Ric Windmiller, M.A. and Jere H. Lipps, Ph.D., *City of Elk Grove – General Plan Background Report on Paleontological, Archaeological and Historic Resources*, (Elk Grove: Ric Windmiller, 2002), 10.

⁸ LAFCO, *Elk Grove Cultural and Historical Resources, Extract from the Final Environmental Impact Report for the Proposed Incorporation of Elk Grove, California*, December 1993, 6.

⁹ Ric Windmiller, M.A. and Jere H. Lipps, Ph.D., *City of Elk Grove – General Plan Background Report on Paleontological, Archaeological and Historic Resources*, (Elk Grove: Ric Windmiller, 2002), 3.

¹⁰ LAFCO, *Elk Grove Cultural and Historical Resources, Extract from the Final Environmental Impact Report for the Proposed Incorporation of Elk Grove, California*, December 1993, 6.

SPANISH PERIOD

Early Exploration

During the 16th and 17th centuries, Spain developed an enormous empire in Central and South America. As part of their colonization efforts, the Spanish frequently established mission settlements which were designed to Christianize native populations, as well as serve as regional administrative centers. Beginning in the late 1760s, Spanish Catholics of the Franciscan Order worked to establish a chain of missions linking Mexico with the Pacific Coast of California—then known as *Alta*, or “upper” California. Founded in 1769, the mission at San Diego was the first to be established, and within a decade missions centers were established as far north as the San Francisco Bay area. Four *presidios*, or military garrisons, were also established to protect the missions and other Spanish settlements.

Among the first Europeans to visit the Sacramento Valley was Gabriel Moraga, a Spanish army officer who explored the area between 1806 and 1808. Moraga gave Spanish names to many natural features, including the Calaveras, Merced, San Joaquin and Sacramento rivers. The name for the Cosumnes River, however, was adopted from the Miwok word for salmon: *ko'sum*.¹¹ Moraga apparently found the Cosumnes River area unsuitable for settlement as it was subject to seasonal flooding and had no readily-available stone for construction. However, a note on one of the exploration maps states, “elk abundant here.”¹²

Although the Spanish never established a mission in the Cosumnes River area, Franciscan missionaries made many efforts to encourage Miwoks to live at the missions, particularly at Mission San José. However, for much of the Mission era, it appears that many of the natives living in the Sacramento Valley remained hostile to Spanish influence—including raids on Spanish horses and livestock. They also provided refuge for natives that had run away from the missions—a fact that discomforted the Spanish authorities.

MEXICAN PERIOD

Following a decade-long conflict, Mexico gained independence from Spain in 1821. Under the terms of the treaty, all former Spanish territory in California was placed under Mexican jurisdiction, with Monterey named as the capital of “Alta” or “upper” California. The Mexican Congress subsequently tried to encourage settlement of California by offering land to well-connected families, or to men that had won favor during Mexico’s bid for independence. The Mexican government also worked to reduce the influence of the mission system. This was accomplished through a series of legislative decrees which culminated in *An Act for the Secularization of the Missions of California* in 1833.

Intended to encourage colonization and make land ownership more accessible for “Californios” (as Mexican citizens in California were called), the process of secularization involved the redistribution of the Church’s enormous land holdings through sales or grants to private interests. It also allowed for the distribution of mission property to the Native Americans in the form of a town site with individual plots and communal pastures. However, rampant corruption meant that much of the land was distributed in the form of large “ranchos” to political favorites or powerful local families. Thus,

¹¹ Elizabeth Pinkerton, *History Happened Here, Book I – River, Oaks, Gold*, (Elk Grove: Laguna Publishers, 2000), 3.

¹² Ibid.

most of the newly-freed neophytes, as well as less affluent Californios, were forced to seek work as laborers on the ranchos.

These ranchos supported horses, sheep and basic farm crops, but were primarily cattle ranches that served the growing hide and tallow trade. This business, where cattle hides and tallow (fat used to manufacture candles) were exchanged for imported goods, emerged as the basis of California's economy under Mexican rule. In Northern California, the principal trading ports were Monterey, as well as a tiny settlement known as Yerba Buena—located along a small cove in what is today downtown San Francisco.

During the first two decades of Mexican rule, there is no indication that Mexican ranchos were established in the Cosumnes River area. Instead, the region remained far from population centers, and Mexican authority was quite weak. This allowed for regular visits by American and Canadian fur trappers, including those employed by the Hudson's Bay Company. Between 1832 and 1844, the company established a chain of campsites along the Oregon-California Trail, which ran from Portland, Oregon to a site known as "French Camp," located in what is today the City of Stockton.¹³ The trail likely followed pathways first established by Native Americans, and it is probable that vestiges of the Oregon-California trail eventually became portions of Highway 99 in the vicinity of Elk Grove.

The area's isolation from Mexican authority also allowed some Miwok tribelets to carry out lucrative raids on the vast livestock herds held by the missions and ranchos. This led to retributive expeditions by the Mexican military, which were designed to recapture stolen horses, as well as capture Native Americans who had fled from the missions. The increasing contact between the Euro-Americans and Native Americans eventually led to devastating outbreaks of disease, including a malaria epidemic in 1833 that is estimated to have killed twenty thousand Native Americans in the Sacramento and San Joaquin valleys.¹⁴

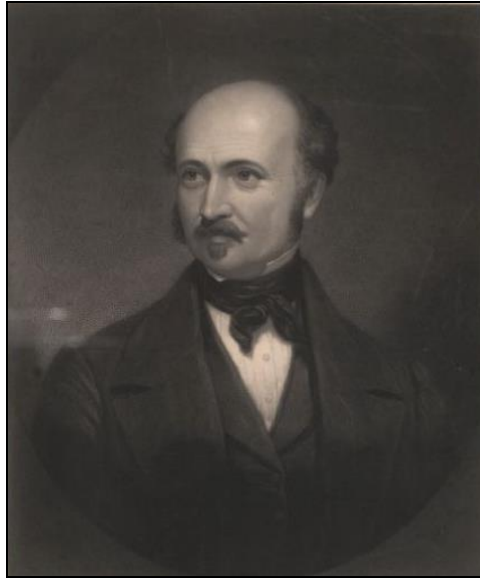
John Sutter and New Helvetia

In 1839, Swiss immigrant John Sutter arrived in Monterey where he approached the Mexican Governor of California, Juan Bautista Alvarado, about starting a settlement in the Sacramento River Valley. The idea appealed to Alvarado, who felt that settling the area could help quell the ongoing problem with horse rustling by the Native Americans.¹⁵ Alvarado allowed that if Sutter agreed to become a Mexican citizen, he would be eligible to receive a grant of land.

¹³ California Office of Historic Preservation, "French Camp," http://ohp.parks.ca.gov/?page_id=21483 accessed on 14 March 2012.

¹⁴ Albert L. Hurtado, *John Sutter – A Life on the North American Frontier*, (Norman, Oklahoma: University of Oklahoma Press, 2006), 71.

¹⁵ *Ibid.*, 55.



Portrait of John Sutter by S. S. Osgood.
Photograph from Calisphere – Bancroft Library.

Using white and Native American laborers, Sutter soon built an adobe house, while also commencing work on the construction of a fort located about a mile from the American River. In 1840, Sutter became a Mexican citizen and received a grant for 48,827 acres of land—more than 75 square miles. It stretched from an area about four miles south of Sutter’s Fort north to what is today Sutter Buttes.¹⁶ Sutter called his settlement, “New Helvetia” (or New Switzerland) in honor of his homeland.

Initially, Sutter experienced a tense relationship with the local Native Americans, but in time Sutter would learn to use a combination of trade goods, diplomacy and force to exert tight control over the native population. With their labor, New Helvetia by the mid-1840s had grown to include vast herds of cattle and horses. Sutter also recognized the potential of the region for agriculture, and used water from the American River to irrigate fields of wheat tended by Native ranch hands.¹⁷ In this sense, Sutter as both a rancher and farmer pioneered techniques that would eventually see the Central Valley become one of the most productive agricultural areas on the planet. As the settlement prospered, it also became a way station for American immigrants arriving overland through the Sierra Nevada. Though the number of new arrivals was initially modest, they would soon grow into a tidal wave.

Rancho Omochumnes

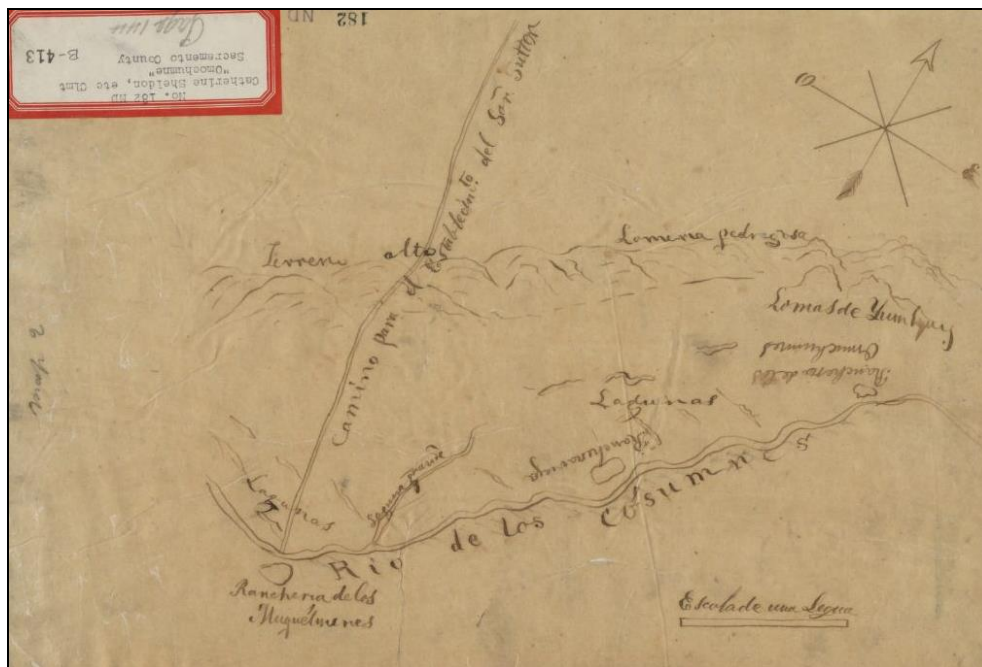
Among the new American arrivals was Jared Dixon Sheldon, a native of Vermont who arrived in California about 1840. He worked in a variety of positions, and eventually earned a reputation as a capable builder. This included the construction of several flour mills, as well as work in Monterey enlarging the Customs House and constructing buildings at the Presidio. As payment for his work, Sheldon agreed to accept a land grant for an area of his choosing. In return, Sheldon would have to agree to become a Mexican citizen and make certain improvements on the land.

¹⁶ Mark A. Eifler, *Gold Rush Capitalists – Greed and Growth in Sacramento*, (University of New Mexico Press, 2002), 151.

¹⁷ Albert L. Hurtado, *John Sutter – A Life on the North American Frontier*, (Norman, Oklahoma: University of Oklahoma Press, 2006), 157.

Sheldon traveled to Sutter's Fort where he worked for a time as a carpenter. There, he renewed an acquaintance with William Daylor, also employed by Sutter. Through his work for Sutter, Daylor had visited the Cosumnes River Valley and encouraged Sheldon to visit the area. The two soon formed a partnership, and Sheldon returned to Monterey to file for his grant.¹⁸ In 1844, Sheldon was granted five square leagues, or 18,551 acres of land running along the north side of the Cosumnes River. The surveyor for the grant was U.S. Army Lieutenant William Tecumseh Sherman, who established the northern boundary of the grant, known as Rancho Omochumnes, along what is today known as Grant Line Road.

A subsequent map of the grant held at the Bancroft Library shows that the name of the ranch was inspired by a Miwok village referred to as the *Rancheria de los Omochumnes*. The map also shows a road running from Sutter's fort and stopping at the Cosumnes River opposite another Miwok village known as the *Rancheria de los Muquelmenes*. Another ranch, possibly an abandoned village, is referenced as *Rancheria Vieja*, or "old ranch." Several *lagunas* are likewise indicated on the map, likely referencing the many sloughs and ponds that characterized the area at this time.



Diseno del Rancho Omochumnes (Map of the Omochumnes Ranch)
Presented in the United States District Court of Northern California
(Source: Calisphere – Bancroft Library, no date)

Rancho Omochumnes was soon divided between Sheldon and Daylor into three separate parcels: Sheldon Ranch, Upper Daylor Ranch and Lower Daylor Ranch. By 1845, the partners were active in cattle ranching, employing the local Native Americans as ranch hands. An early visitor to the area, William Robinson Grimshaw, stated that, "In the summer months, these Indians would come to the

¹⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove*, (Oakland: Regent Press, 2006), 37.

different Ranchos and work for the proprietors in harvesting their crops of wheat.”¹⁹ That Sheldon was growing wheat is indicated by his construction of a grist mill near his home in the Sloughhouse area. While Sloughhouse and the majority of the Rancho Omochumnes grant are outside the present-day City limits of Elk Grove, the nascent agricultural activities of Sheldon and Daylor would set the tone for the next 100 years of development in the Elk Grove Area.

Around the same time that Sheldon received his land grant in 1844, several others were made in the region. To the north and west of Rancho Omochumnes was Rancho Rio de los Americanos, granted to William A. Leidesdorff. To the south was Rancho de Cosumnes, located on the south side of Cosumnes River in the vicinity of present day Wilton, which was awarded to William Hartnell in 1844. Also to the south, but on the west side of Highway 99, was Rancho Las Cazadores, granted to Ernest Rufus, a former employee of John Sutter.²⁰ In 1845, Rufus sold his land to the Murphy family, who built their home near *Newachumne*, the principal village of a Miwok tribelet.²¹ Within a year, the Murphy Ranch would be involved in a flashpoint of the American takeover of California.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

The dominant themes of this period are the pre-historic settlement of the Elk Grove area; the Spanish colonization of California; and the subsequent development of huge ranches under Mexican rule. However, few, if any, property types reflecting these themes are extant in Elk Grove today.

Native American Resources

The numerous archaeological sites recorded in Elk Grove clearly indicate an extended period of Native American occupation. Nevertheless, the Native American period in Elk Grove is not represented by extant built resources. The dwellings, sweat-lodges and other structures constructed by native peoples have disappeared over the two centuries of Euro-American presence in the area. However, it is probable that additional archaeological resources, such as the sub-surface remains of campsite or village deposits, are present in Elk Grove. These would most likely be encountered during excavation activities in areas of relative high ground in proximity to sources of water. Indications of such deposits include concentrations of faunal remains, as well as objects including stone tools or flakes, mortars and other stone grinding implements. If such remains are encountered, it is recommended that a qualified archaeologist be contacted to further assess the site. Any artifacts dating to the Native American period may have the potential to yield information important to prehistory and thus make the site significant under National Register of Historic Places (NR) Criterion D/ California Register of Historical Resources (CR) Criterion 4.

Spanish and Mexican Period Resources

Historical accounts clearly indicate that the region surrounding Elk Grove remained occupied by native groups throughout the Spanish and Mexican periods. No buildings from these periods remain extant in Elk Grove, although fragments of Sheldon’s gristmill survive, one of which is located in

¹⁹ Ric Windmiller, M.A. and Jere H. Lipps, Ph.D., *City of Elk Grove – General Plan Background Report on Paleontological, Archaeological and Historic Resources*, (Elk Grove: Ric Windmiller, 2002), 18.

²⁰ Elizabeth Pinkerton, *History Happened Here, Book I – River, Oaks, Gold*, (Elk Grove: Laguna Publishers, 2000), 74-75.

²¹ Ric Windmiller, M.A. and Jere H. Lipps, Ph.D., *City of Elk Grove – General Plan Background Report on Paleontological, Archaeological and Historic Resources*, (Elk Grove: Ric Windmiller, 2002), 18.

Elk Grove Regional Park.²² The most prominent physical remnant from the Mexican era is Grant Line Road, which marked the western boundary of Rancho Omochumnes. The road is thus significant under Criterion A/1 (Events) as it was crucial in shaping subsequent patterns of development. In particular, it served as both the entrance and main thoroughfare for the large ranches that developed between the road and the Cosumnes River.

There are likely several sites in the Elk Grove which include archaeological materials related to these periods. Archaeological remains of Spanish and Mexican period Native American occupation might include the presence of glass and ceramic trade beads, metal implements, and other European materials intermixed with traditional Native American artifacts. If such resources are discovered, the site may be significant under Criterion D/4 for its potential to yield information important to history.

²² Elizabeth Pinkerton, *History Happened Here, Book I – River, Oaks, Gold*, (Elk Grove: Laguna Publishers, 2000), 94.

LEFT BLANK

B. Early American Period (1846 –1867)

This period 1846 to 1867 is distinguished by the first widespread European-American settlement of the region during the Gold Rush. Elk Grove’s founding was dictated by its proximity to existing travel routes, and the earliest commercial development existed primarily to serve travelers making their way to and from the gold fields. By the late 1850s, however, the region’s economy had shifted almost entirely to agriculture, and the resulting settlement pattern was characterized by large ranches. Elk Grove was not in any real sense a town during this period, nor would it even become a city until the year 2000. Rather, what would become Elk Grove was largely a crossroads where a dispersed population of ranchers and farmers could access basic services. The primary historic themes and events of this period include the following:

- The Mexican-American War and California statehood
- The impact of the California Gold Rush
- Early agriculture in the Elk Grove area
- The development of Old Elk Grove
- The development of early educational facilities

Extant properties capable of representing these significant themes include Elk Grove’s surviving schools and ranch houses from this period. They may also include cultural landscapes embodying early ranch or farm development.

THE MEXICAN AMERICAN WAR

As the 19th century unfolded, the United States’ westward ambitions were increasingly focused on California. Despite the territory’s immense natural wealth and commercial advantages, it remained thinly settled, and the Mexican government’s authority appeared quite weak. Notably, steady immigration during the preceding decades meant that by 1845, more foreigners—including a sizeable number of Americans—lived in California than Mexicans.²³ There were also rumors that England was actively negotiating for the sale of California—a matter of considerable concern to U.S. officials.

Events came to a head in June 1846, when rumors spread that the Mexican military was planning to take action against Americans living in northern California. A group of settlers took it upon themselves to overpower a group of Mexican soldiers who had camped with their horses at the Murphy Ranch near the Cosumnes River—an event commemorated by California Landmark No. 680, located south of Elk Grove. The Americans then occupied Sonoma where they placed several Mexican officials under arrest. In celebration, the Americans at Sonoma declared a “California Republic” and raised a flag bearing the image of a bear. In time, this came to be known as the “Bear Flag Rebellion.”

John C. Fremont, a Captain of the Topographical Engineers of the U.S. Army, soon assumed command of the “Bears” and directed that the Mexican captives be taken to

²³ Oscar Lewis, *San Francisco: Mission to Metropolis*, (Berkeley: Howell-North Books, 1966), 31.

Sutter's Fort in Sacramento. A short time later, news arrived of the outbreak of the Mexican-American War, as well as the occupation of Monterey and Yerba Buena (San Francisco) by U.S. naval forces. After some minor skirmishes, American forces controlled all of California by early 1847. In February 1848, the Mexican-American War ended with the signing of the treaty of Guadalupe Hidalgo, which required Mexico to cede California to the United States. At almost the same time, news broke of the discovery of gold at a lumber mill being constructed by John Sutter. Anxious to consolidate its new territory, the U.S. government quickly embarked on a program to bring about California statehood.

THE GOLD RUSH

The origins of the California Gold Rush can be traced directly to the discovery of gold at John Sutter's sawmill in Coloma on the South Fork of the American River in January 1848. However, various sources indicate that gold had already been discovered the previous year by family members of Mormon pioneer, Thomas Rhoads, in the Dry Creek area near Galt, a few miles south of Elk Grove.²⁴ John Sutter was informed of the discovery and advised keeping the news quiet, which they apparently did, as Thomas Rhoads was able to return to Salt Lake City with a considerable quantity of gold.²⁵ During this same period, the Rhoads family was integrated with the owners of Rancho Omochumnes, as Thomas Rhoads' daughter, Sarah, married William Daylor, while his other daughter, Catherine, married Jared Sheldon.

As news of the gold discovery at Sutter's mill spread across California, the effects were electrifying. For the remainder of the 1848, most of the people working in the gold fields were Californians. But 1849 opened with gold seekers from all over the world surging into California. Many mining camps were established in the vicinity of the Cosumnes River, including Slough House, Cosumnes, Live Oak and Michigan Bar, all of which were located northeast of present-day Elk Grove along Jackson Road (Highway 16), the most important route to the gold fields in the vicinity of Elk Grove. Michigan Bar was the largest of these settlements and at one point is estimated to have had a population of over 2,000 persons.

As owners of Rancho Omochumnes, Jared Sheldon and William Daylor were superbly positioned to profit from the flood of new arrivals. In 1850, Sheldon built the Slough House stage stop on Deer Creek, while Daylor operated a trading post and hotel a mile to the east. The following year, however, Sheldon constructed an irrigation dam which led to a dispute with gold miners over the potential flooding of their claims. An armed confrontation ensued, during which Sheldon was shot and killed.²⁶ That same year, Daylor died in a cholera epidemic.

Gold Rush Hotels and the Origins of Elk Grove

During the Gold Rush, Sacramento and Stockton were both bustling centers of activity as they offered convenient departure points for the mining camps in the foothills of the Sierra Nevada. At the time, one of the more important transportation routes in California was the

²⁴ Kenneth N. Owens, *Gold Rush Saints – California Mormons and the Great Rush for Riches*, (Norman, OK: University of Oklahoma Press, 2005), 221.

²⁵ Elizabeth Pinkerton, *Images of America Elk Grove*, (San Francisco: Arcadia Publishing, 2007), 25.

²⁶ Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 217.

Monterey Trail, which connected Sacramento to Monterey via Stockton. In the vicinity of Elk Grove, the Monterey Trail actually counted two separate routes named for their susceptibility to flooding by the Sacramento River: the “Lower Stockton” and “Upper Stockton” roads. The Lower Stockton Road was located closer to the river and is today known as Franklin Road. The route of the Upper Stockton Road is today known as Highway 99, although in Elk Grove the highway frontage road is still known as Stockton Road.

The thick traffic on these roads offered business opportunities for entrepreneurs catering to miners and other travelers. Thus, much like William Daylor and Jared Sheldon’s operations along the Jackson Road, a network of stage stops and road houses soon developed along the Upper Stockton Road. These businesses typically offered food and lodging, and also operated as de-facto post offices. In 1850, English immigrant James Watson Hall acquired 160 acres of land bisected by the Upper Stockton Road and opened the Elk Grove House (demolished 1957; reconstructed 2002). This was the first building constructed in Elk Grove, and served as the namesake for the area. It operated as a hotel, tavern and stage stop, and was located in the immediate vicinity of what is today Elk Grove Regional Park. The Elk Grove House functioned as a postal stop from May through December 1854, during which time Hall served as the first justice of the peace for San Joaquin Township. In 1855, however, Hall sold his property to James McHesser and Jared Irwin and moved to Sacramento.²⁷

In 1858, the Elk Grove House was destroyed by fire and appears to have been reconstructed that same year by McHesser and Irwin.²⁸ Historic photographs of this second iteration of the building indicate that it was a two-story, rectangular-plan, brick structure featuring a hip roof and brick chimneys. A wooden porch crowned with a balustrade ran full-width across the first floor, and the primary entry was flanked by brick pilasters. The interior included guest rooms and a dining room, as well as a ballroom.²⁹ The building survived until 1957, when it was demolished during the widening of Highway 99 (formerly Upper Stockton Road). Between 1982 and 2002 the building was reconstructed. Today the reconstructed building serves as a museum and meeting place for the Elk Grove Historical Society.³⁰

North of James Hall’s Elk Grove House was a tavern and hotel established by Major James B. Buckner circa 1853. Sometimes referred to as the “14 Mile House” owing to its distance from Sacramento, Buckner’s Hotel (no longer extant) was located near the northwest corner of the intersection of today’s Elk Grove Boulevard and Highway 99.³¹ The hotel served as a post office in 1853 and again in 1857, when the name was changed from Buckner to Elk Grove.³² There are no known photographs of this building, and it is presently unclear when it was demolished. In 1858, Buckner also purchased 160 acres for a ranch (later known as the Nelmes Ranch) on land that today spans both sides of Highway 99.³³ Buckner appears to have left Elk Grove at some point, but returned to the area in 1883 when he was listed as

²⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 5.

²⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 6.

²⁹ Florence Markofer, “The Brick House as I Knew It,” *Elk Grove Citizen*, 16 July 1982.

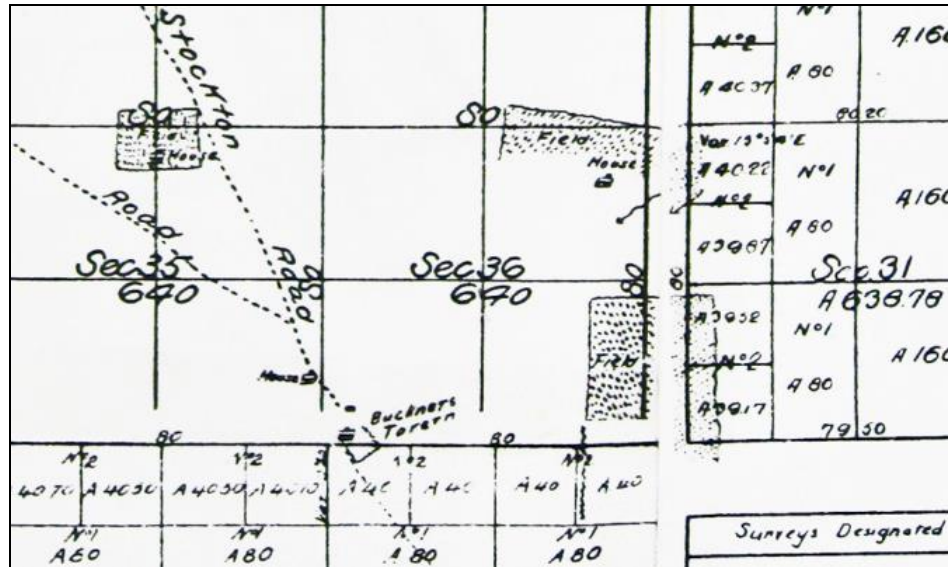
³⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove*, (Oakland: Regent Press, 2006), 3.

³¹ Elizabeth Pinkerton, *History Happened Here Book I – River, Oaks, Gold*, (Elk Grove: Laguna Publishers, 2000), 287.

³² Lance Armstrong, *Echoes of Yesterday – Elk Grove*, (Oakland: Regent Press, 2006), 64.

³³ Lance Armstrong, *Echoes of Yesterday – Elk Grove*, (Oakland: Regent Press, 2006), 185.

being gravely ill at the Elk Grove Hotel (the building today known as Bob’s Club on Elk Grove Boulevard). He died in December 1883 and is buried in an unmarked grave at the Pleasant Grove Cemetery near Sheldon.³⁴



Detail of an 1856 survey map showing the vicinity of what would become Elk Grove. Buckner’s Tavern is shown near lower center, while what may be the Kerr ranch is indicated by the “Field” to the right. Photograph from U.S. Surveyor General map of Township 7 North, Range 6 East (Mount Diablo Meridian).

EARLY RANCHES

By the mid-1850s, many mining claims were already exhausted. However, California’s population continued to grow, necessitating increasing supplies of agricultural products. Thus, in the vicinity of Elk Grove, business pursuits quickly shifted back to ranching—in many ways duplicating the economy that had developed during the Mexican era. As Hubert Howe Bancroft wrote in his landmark *History of California*, “The county [Sacramento] early demonstrated the superiority of farming over mining as a wealth-producing pursuit, for within a few years the value of its farms alone surpassed the combined total assessments of the two adjoining mining counties.”³⁵

Generally speaking, nearly all of the ranches that developed were located on large parcels representing land divisions made under the Public Land Survey System. Under this system, land is divided into townships comprised of thirty-six sections, with each section encompassing one square mile, or 640 acres.³⁶ Thus, parcels deriving from this method, such as half sections (360 acres), or quarter sections (160 acres), emerged as the most common subdivisions in the development of ranches in the Elk Grove area. Several important roads,

³⁴ Information from the *Galt Gazette* located by Kevin Morse 28 March, 2007. Shared by Tom Russell of the Elk Grove Historical Society.

³⁵ Hubert Howe Bancroft, *The Works of Hubert Howe Bancroft Volume XXIII History of California Vol. VI. 1848-1859*, (San Francisco: The History Company, 1888), 485.

³⁶ Old Town Elk Grove is located in the San Joaquin Township, first established in 1853.

including Elk Grove Boulevard, Elk Grove-Florin Road, Bond Road, Waterman Road, Bradshaw Road and Sheldon Road, would also develop along the boundaries of section lines. The only obvious departure from the Public Land Survey System was the subdivision of the former Rancho Omochumnes. Here the land was typically subdivided into narrow rectangles stretching from Grant Line Road to the Cosumnes River.



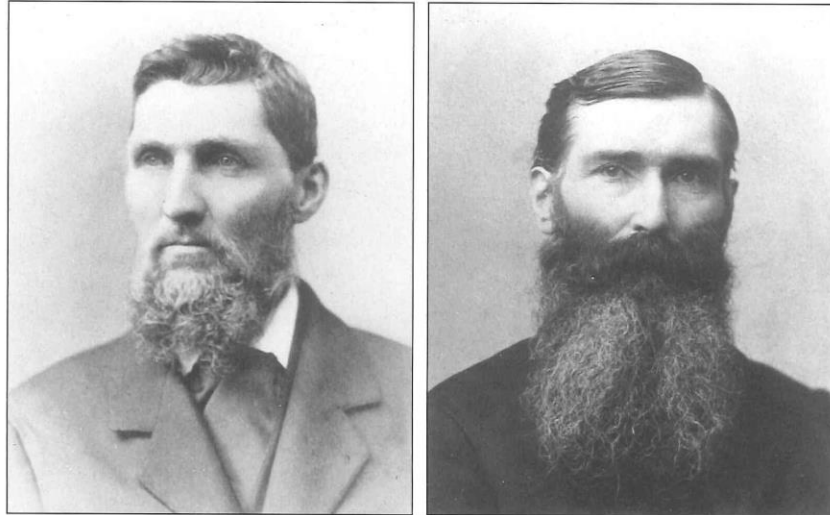
Detail of map showing land ownership in the Elk Grove area, believed to be circa 1870s.

Note the contrast between the square 160-acre quarter-sections and the subdivision of the former Rancho Omochumnes. From the *Map Showing Locations of Whitaker, Ray and Miles' Land in Sacramento County*. Photograph from Elk Grove Historical Society collections.

During the 1850s and 1860s, Native American labor remained an important aspect of ranching operations in the Sacramento Valley. The principal agricultural output of the region included cattle, sheep, wheat, and barley. Grass for hay was also grown along the bottom lands along the Cosumnes River. In time, however, the region's agriculture would diversify to include a variety of crops including fruit and nut orchards, as well as grapes. Among the most important early agriculturalists were the brothers Joseph Kerr (1824-1895) and George Harvey Kerr (1829-1898), who arrived in 1852 and purchased 320 acres covering much of what is today Old Town Elk Grove. George Harvey Kerr stated that when he arrived, only a small portion of land in the Elk Grove area was under cultivation, and that,

... this was mostly all bottom lands along the Cosumnes River. In San Joaquin, as in other parts of the county, it was supposed that wheat could not be successfully grown; that this was an error is shown by the fact that at one time the yield of wheat averaged twenty-five to thirty bushels per acre, the barley crop at the same time amounting to thirty or forty bushels per acre.

Along the river-bottoms used to grow a fine quality of grass, which made good hay; this has all disappeared, killed by the mining debris.³⁷



Joseph Kerr (left) and George Harvey Kerr (right), n.d.
Photograph from *Image of America Elk Grove*.

The Kerrs divided their land into two parcels, bisected by what is today Elk Grove Boulevard. Over the coming decades the Kerr brothers would leave a lasting legacy in the development of Elk Grove’s agriculture, business community and educational facilities. The Kerrs were the first to use dynamite to break up the “hardpan” clay soil of the area, and George Harvey Kerr developed a windmill design that proved crucial in irrigating theirs and other local ranches. Joseph Kerr is also credited with pioneering the California walnut industry when he grafted English walnuts onto local black walnut stock.³⁸ Their work is described in further detail throughout the following sections of the report.

It appears that circa 1859 George Harvey Kerr constructed a home that is today addressed as 9621 Walnut Avenue (referred to as the Springsted Residence in the Elk Grove Historic District Nomination, 1988). It consists of a two-story, wood-framed residence with wood channel drop siding and a gable roof. The second story overhangs the first, creating a large wraparound porch with a wooden balustrade. According to at least two sources, the original one-story house was lifted in order to insert a new ground floor—an idea supported by the fact that only a small, narrow staircase at the rear of the house connects to the second floor.³⁹ The raising of the house appears to have occurred circa 1885, after Kerr had deeded the house to his stepson, Ernest Springsted.⁴⁰

³⁷ Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 243.

³⁸ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 41-42; 161-162.

³⁹ Dennis Buscher, Elk Grove Historical Society, personal communication 19 June 2012; Email from Jim Bailey to Jim Entrican, October 31, 2009, copy provided by Tom Russell, Elk Grove Historical Society, 20 June 2012.

⁴⁰ Bernice Gallup, “Mrs. Smith was Born in EG on March 2, 1885,” *Elk Grove Citizen*, October 16, 1963.



George Harvey Kerr house, built in 1859
The ground floor was raised circa 1885 to insert a new first story.
Photograph by Page & Turnbull, February 2012.

Numerous other ranches were established in the area during the 1850s and 1860s, with the original owners and their descendants frequently playing leading roles in the development of what would become Elk Grove. Where appropriate, these ranches will be described in greater detail in subsequent sections of the report. In some cases, these ranches are today just outside the city boundaries of Elk Grove. However, because these ranches and their owners frequently contributed to the development of the local economy and social institutions, they are also mentioned here. Many of these ranches would also survive with more or less their original boundaries until the mid-20th century, when they began to be sold for residential development. Some of the more prominent early ranches included:

- The Sims Ranch (1,100 acres), established in 1850 by Joseph Sims. The ranch was located along the west side of Franklin Road, immediately north of Sims Road (just outside Elk Grove city limits). A ranch house was constructed in 1877 (not clear if extant) and the property remained in the family until 2000. An extant double row of Olive Trees lines the lane to the property, running west from Franklin Road.⁴¹
- The Foulks Ranch (320 acres), established in 1853 by Euphemia Foulks and her family (no longer extant). The ranch was located about two miles west of Buckner's road house in the vicinity of present day Foulks Ranch Drive.⁴² The ranch focused on dairying and the raising of grain, and in 1858 became the first place in Sacramento County to have a vineyard of Mission grapes.⁴³ This ranch remained intact until the 1960s, when the majority of the land was sold for development. The last parcel was

⁴¹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 23-24.

⁴² Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 17-20.

⁴³ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 69-70.

- sold for development in 2004.⁴⁴ Two Foulks ranch houses, constructed in 1854 and 1886 respectively, remain standing, but not in their original locations. The 1854 ranch house was moved to Heritage Park at Elk Grove Regional Park in 2005, and the 1886 house was relocated to 10466 Franklin Boulevard that same year.
- The Bond Ranch (320 acres) was established by Augustus Bond in 1855 (no longer extant). It was along the north side of what is today Bond Road between present-day Elk Grove-Florin Road and Waterman Road.⁴⁵
 - The Wackman Ranch (1,400 acres, extant) was established in 1856 by Thaddeus McConnell. It stands a short distance south of the intersection of Highway 99 and Grant Line Road, just outside Elk Grove city limits. McConnell purchased the property from Martin Murphy, Jr., namesake of Murphy's Corral which had been at the flashpoint of the Bear Flag Rebellion. Thaddeus and Thomas McConnell are credited with being among the first to bring sheep into Sacramento County. An 1860s ranch house and two 19th century barns remain on the property, today known as the McConnell Estates Winery.⁴⁶
 - The Graham Ranch (160 acres) was established in 1859 by Frank Graham who purchased the Elk Grove Hotel property from Andrew McHesser and Jared Irwin.⁴⁷ Graham's holdings also counted at least 2,500 additional acres, including lands to the southwest, as well as property that today covers the southern tip of Elk Grove, from Highway 99 to Grant Line Road. Portions of Graham's Ranch later became Elk Grove Regional Park.
 - The Treat Ranch (160 acres, no longer extant) was established in 1859 by Sullivan Treat. It was located north of present-day Elk Grove Boulevard and west of Elk Grove-Florin Boulevard, across from the property of Joseph Kerr. Portions of this land later became the Gage Ranch, as well as the site of Elk Grove Union High School.⁴⁸
 - The Freeman Ranch (4,000 acres) was established by Obediah Shank Freeman circa 1860 on land southeast of the Foulks Ranch. Several of O. S. Freeman's sons would subsequently acquire ranches of their own, and would emerge as prominent members of the local business community.
 - The Ehrhardt Ranch (805 acres, no longer extant) was established by John Ehrhardt, Jr. in 1865. The property was located west of the Foulks Ranch, and included the "Twelve Mile House" on Lower Stockton Road (today's Franklin Boulevard) signifying its distance from Sacramento. Ehrhardt raised cattle, wheat and alfalfa, and would later divide the property among his sons Henry, John and William. In 1952, 160 acres that had been owned by William Ehrhardt was sold to the Jungkeit family,

⁴⁴ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 19-20.

⁴⁵ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 56-57.

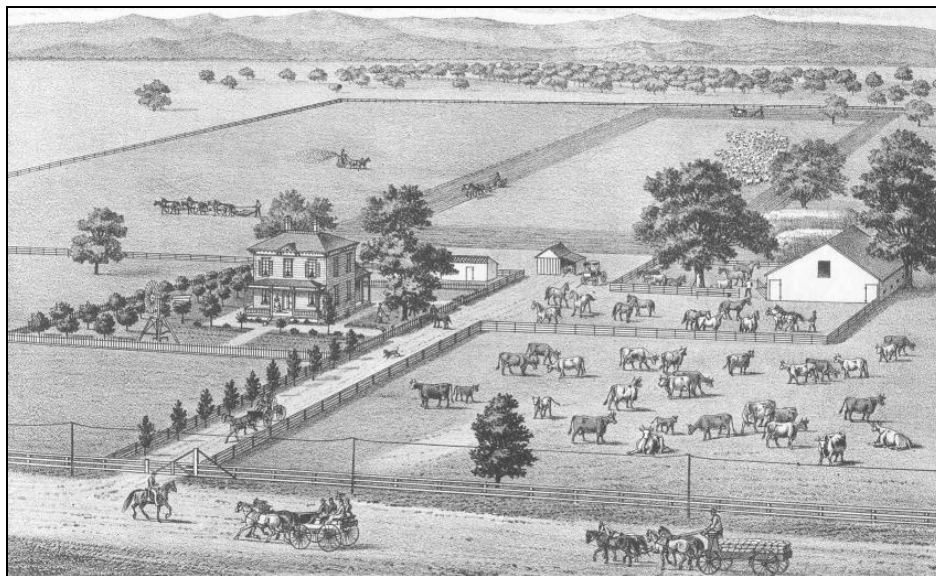
⁴⁶ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 31-35.

⁴⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 159.

⁴⁸ Ada Gage Beattie, "Description of the Gage Ranch," Elk Grove Historical Society collections.

which operated a dairy farm.⁴⁹ Much of the remainder of the ranch was developed for residential use in the late 20th century, including the Valley Hi Country Club. However, a 1.9 acre parcel, including a 1914 kit house owned by William Ehrhardt, was preserved as the Ehrhardt Oaks Park in the early 2000s.⁵⁰

- **The Mosher Ranch** (1,200 acres, extant) was first established by Samuel Hoover in the 1860s on land that was part of the Rancho Omochumnes grant. It stands along the east side of Grant Line Road—just outside Elk Grove city limits—near the intersection of Mosher and Grant Line roads. This ranch initially focused on grain and cattle, but would later play a leading role in hop production.⁵¹ A two-story brick 1868 ranch house, similar in design to the Elk Grove Hotel, remains standing on the property. Bricks manufactured on the ranch were also used for several other Elk Grove buildings.



John Ehrhardt Ranch, circa late 1870s.

The large ranch house, which appears Italianate in style, is no longer extant.
Photograph from *History of Sacramento County with Illustrations* by Thompson & West, 1880.

Structures on these early ranches would have typically included a ranch house, barn, and various agricultural outbuildings. According to the publication *Barn Plans and Outbuildings*, first published in 1881, typical agricultural support structures included cattle and dairy barns, sheep barns, threshing barns, poultry houses and piggeries, granaries, stock shelters, smoke houses and ice houses.⁵² It was common for farmsteads in California to feature a multi-purpose barn that housed draft horses and farming implements with which to work the farm; a few cows to provide milk for the family; and feed and loose hay for the animals.

⁴⁹ Jennifer Smith, Elk Grove Community Services District, National Register Nomination for the William Ehrhardt House, 2003, (listed on the National Register 7/10/2003 #03000614).

⁵⁰ Lance Armstrong, "Ehrhardt Family Roots Lie Deep in Elk Grove History," *Elk Grove Citizen*, n.d., copy provided by Tom Russell, Elk Grove Historical Society.

⁵¹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 31-34.

⁵² The original book has been republished as *Barns, Shed & Outbuildings*, Byron D. Halsted, editor, (Chambersburg, PA: Alan C. Hood & Company, Inc, 1994).

Multi-purpose barns were most commonly designed in a traverse or gable-and-shed style, comprised of a gabled, double-height central bay flanked by one-story shed-roofed bays. Ranches also included outbuildings designed specifically for cattle, sheep, hay, and grain. Feed barns were gable-roofed buildings that were open on the sides to allow cows to access hay. Fencing for animals included paddocks and pens; however, large-scale fencing was not common until barbed wire was invented in 1873. There were many varieties of hay barns, but these buildings typically had an open plan and included hooded openings that shielded the hay from the rain but provided adequate ventilation. Hops barns featured ventilation peaks along the gable of the building to provide ventilation for the oast house or kiln used to dry the hops.⁵³ Windmills and stock tanks would also have been common features, as there were no large-scale irrigation projects undertaken in the Elk Grove area during the 19th century.⁵⁴ These structures would have been constructed almost exclusively of wood, and typically featured gable or shed roofs. Given their hard use and relatively simple construction, it does not appear that any of these structures (constructed prior to 1867) have survived into the modern era.

Following the Gold Rush, most of the region's agricultural output would have been transported via wagon (or driven in the case of cattle and sheep) along the Upper Stockton Road to Sacramento. There, produce could be loaded onto steamships for transportation to San Francisco and other markets. Cattle could also be butchered in Sacramento and their hides processed in area tanneries. Sacramento also provided the most convenient point for area ranchers and farmers to purchase tools, household items and other supplies.

OLD ELK GROVE

In time, the vicinity of Buckner's Hotel would become the nexus of the first settlement known as Elk Grove—sometimes referred to as “Elk Grove Corners” or “Old Elk Grove.”⁵⁵ Essentially, this was a crossroads which developed along the intersection of Upper Stockton Road and the section line that today marks Elk Grove Boulevard. This area offered a convenient place for early residents to gather, and was the site of several of Elk Grove's earliest public assembly spaces.

It is not presently clear exactly how many buildings were developed at the site, although a historic photograph taken circa 1880 reveals relatively few structures (none extant), including a large ranch house owned by A. H. Castello. Longtime Elk Grove resident Florence Markofer provided further description of the area, although her recollections include buildings constructed after 1867:

On the northeast corner was the Castello home with Mr. Castello's blacksmith shop across the road on the same side as the Buckner Hotel. On the southwest corner was the Oltman Building. Across from it on the southeast corner on the Masonic property, between the old fig tree and the

⁵³ Bright Eastman. “Remembering Barns,” *California Plain: Remembering Barns*. Stanford University Press: Stanford, California, 2002.

⁵⁴ Samuel Fortier, *Irrigation in the Sacramento Valley, California*, (Washington: Government Printing Office, 1909).

⁵⁵ Bunn B. Smith, Carl G. Winter and G. F. Mix, Jr., “History of Elk Grove Lodge, F.&A.M. 1864-1964.” Unpublished manuscript provided by Tom Russell/Elk Grove Historic Society.

corner, stood a building that houses a Chinese wash house on the ground floor and the lodge rooms of the Masonic Lodge upstairs. The one room Elk Grove School was on the west side of the road, north of where Elk Grove Boulevard is now.⁵⁶



Circa 1880 photograph of Old Elk Grove. View is looking south on Upper Stockton Road (today's Highway 99) just above Elk Grove Boulevard. Photograph from Elk Grove Historical Society collections.

Elk Grove's Earliest Schools

As the Elk Grove area was settled by ranchers and farmers, it became necessary to construct schools to provide basic instruction. Generally speaking, these schools were built by area farmers, who donated land, funds and labor for their construction. As upper-level education was not considered a necessity, all of these educational facilities were one-room, wood-framed grammar schools—typically finished with Greek Revival style architectural details. During the 19th century this style was extremely popular for public assembly buildings as it evoked images of stability and strength. Because of the area's dispersed population, all of the earliest schools in the Elk Grove area were located along Upper Stockton Road (today's Highway 99), the area's principal thoroughfare.

- The San Joaquin School (no longer extant) was constructed in 1853 near the intersection of Upper Stockton Road and Grant Line Road. This was the first official public school in Sacramento County. George Harvey Kerr also served as an instructor in 1853-1854.
- The Elk Grove Grammar School, the First Elk Grove School (no longer extant) was constructed in 1860 along the Upper Stockton Road near Sheldon Road. This one-room schoolhouse featured a gable roof and small bell tower. The building was sold

⁵⁶ Elizabeth Pinkerton, *History Happened Here Book I – River, Oaks, Gold* (Elk Grove: Laguna Publishers, 2000), 289.

to the Foulks family during the 1920s and moved to the Foulks Ranch where it was used as for storage and as a clubhouse.⁵⁷ In 2006, the building was torn down following sale of the property for redevelopment.

- The Jackson School, named for Henry Jackson, is the only extant school constructed during this period. It is currently used as a residence and stands at the northwest corner of Calvine Road and Short Road, immediately north of Elk Grove’s city limits.⁵⁸ The Jackson School District was established in 1866 and located north of Elk Grove along what is today Calvine Road. According to one source, the school building was closely affiliated with families attending Ebenezer Baptist Church (no longer extant), which was located at the intersection of Sheldon Road and Upper Stockton Road.⁵⁹ In 1921, the Jackson School District would merge with the Victory and Elk Grove districts to form the Elk Grove Union High School District.⁶⁰ As seen today, the building features simple wood-frame construction, a gable roof, and a shed-roofed porch.



Elk Grove School, circa late 19th century.
Photograph from Elk Grove Historical Society collections.



Jackson School, circa late 19th century.
Photograph from Sacramento Office of Education.

⁵⁷ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 206-207.

⁵⁸ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 208.

⁵⁹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 208.

⁶⁰ Sacramento Office of Education, “Jackson School District,” <http://www.scoe.net/about/history/images/jackson.jpg> accessed 1 July 2012.

Religious Development

Elk Grove's earliest churches formed in the 1850s, and in many cases were closely related to the development of the area's schools. None of these buildings remain standing today:

- Elk Grove Presbyterian Church was founded during the mid 1850s with George Harvey Kerr elected as ruling elder. During the 1850s it met in the first Elk Grove School; in the mid-1870s, services were held at the second Elk Grove School.⁶¹
- Elk Grove District Methodist Episcopal Church was founded circa 1858 and is today known as Elk Grove United Methodist Church. This church was served by "circuit rider" preachers based in Sacramento, and likely met in area homes.⁶²
- Ebenezer Baptist Church was founded in 1862 by Reverend O. Crittenden and J. E. Barnes.⁶³ As mentioned previously, the church was located on the northwest corner of the intersection of Sheldon and Upper Stockton Roads, just outside of Elk Grove's city limits. Strongly affiliated with the Jackson and Kennedy families, the church established the San Joaquin Cemetery (extant) at the church in 1861. This cemetery is sometimes called the "Brown Church Cemetery," in apparent reference to Ebenezer Baptist Church. The cemetery was used until 1946, and contains approximately 80 burials.

Fraternal Organizations

During the period 1846 – 1867, at least two fraternal societies were organized in the Elk Grove area. These groups provided social interaction for area residents who were otherwise relatively isolated, while also providing relief and care for members stricken by hardships.

- Elk Grove Lodge No. 173 of the Free and Accepted Masons was founded in 1864. The group initially met in Obediah Shank Freeman's home, but would later construct two lodges in Elk Grove (described in the following sections of the report).
- The Cosumnes Tribe No. 14 of the Improved Order of Red Men was founded in 1867. This organization traces its roots to the American Revolution, and likely held its earliest meetings in the homes of members.

Ethnic Communities

The 1860 U.S. Census enumerated approximately 800 persons in all of San Joaquin Township, divided into 148 "families." Each family might consist of relatives related by blood or marriage, but could also include hired laborers or other persons living on the property. By far, the most common occupations were farmers or farm laborers. Generally speaking, most residents were born in the United States, with the remainder hailing from northern Europe. However, several Native Americans are also noted, as well as a few Chinese. Typically, these ethnic groups lived as boarders on large ranches. For example, at

⁶¹ Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 244.

⁶² Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 366.

⁶³ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 367-368.

the Wilder Ranch—located southwest of what would become Elk Grove—the properties owned by Benjamin and William Wilder included several Native Americans working either as day laborers or herders, as well as two Chinese persons working as domestic servants. Nearby—or perhaps on the same property—the census shows a Native American settlement of fifteen persons.

Presumably, the Chinese living in San Joaquin Township had arrived during the Gold Rush, which saw the number of Chinese living in California grow from 1,000 to 20,000 between 1850 and 1852.⁶⁴ Many headed for the mines, but a fair number also engaged in farming and industry, as well as the reclamation of swampland in the Central Valley. The *Sacramento Daily Union* said of the Chinese that, “You will find them in the mines, on the farms, on their very own vegetable patches, in wash houses, in every factory, in fact, at every point where industry is at work.”⁶⁵ During the period 1846-1867 the Chinese do not appear to have had a significant presence in the Elk Grove area, nor does it appear that they ever established a large community.

SUMMARY OF SIGNIFICANT THEMES

The overarching theme of this period is the American settlement of the Elk Grove area, characterized by the establishment of large ranches used for stock raising and farming. Given that the area’s population was dispersed and often self-sufficient, commercial and public assembly spaces were few and far between. However, in order to provide basic educational facilities, the ranchers did pool their resources to construct several country schools. Several churches and fraternal organizations were also established, but these typically met in the homes of members. Given the relative paucity of construction, surviving buildings from this period are significant as they represent pioneering efforts to establish an agricultural economy in the Elk Grove area—an economy that would dominate the region for the next century.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

Evaluation of Property Types

The following section summarizes important themes in the period and identifies property types that reflect these themes. Although some properties were fully evaluated through the 2012 Reconnaissance Survey, significance tables and integrity discussions follow each property type so that resources from this period may be evaluated in the field. The significance tables describe the criteria for which a resource may be historically significant and the integrity narrative provides guidance to determine whether the resource retains sufficient integrity to convey its historic significance. The historic significance and integrity guidance builds upon discussions in the Introduction, which explains more fully the relationship between significance and integrity. As noted in that discussion, the criterion for which a resource is significant shapes how the integrity for that resource is evaluated (see pages 29 and 30).

⁶⁴ Philip P. Choy, *Canton Footprints: Sacramento’s Chinese Legacy*, (Sacramento: Chinese American Council of Sacramento, 2001), 17.

⁶⁵ *Ibid*: 26.

As explained by the *National Park Service in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*,

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- 1) Being associated with an important historic context *and*
- 2) Retaining historic integrity of those features necessary to convey its significance.

The identification of historic resources is based on this guidance from the National Park Service: in order for a resource to be considered historic, it must have both historic significance *and* integrity. This Associated Property Types and Registration Requirements section is organized on *Bulletin 15*, which outlines the most efficient sequence for the evaluation of a historic resource. After the historic significance of resource has been established, the integrity of that resource may be evaluated.

The period from 1846 to 1867 includes the earliest European settlement of Elk Grove and is characterized by the following themes:

- The Mexican-American War and California Statehood;
- The impact of the California Gold Rush;
- Early agriculture in the Elk Grove Area; and,
- The development of Old Elk Grove.

Property types associated with these themes include agricultural properties such as ranches and farms; commercial properties, including boarding houses and taverns; and grammar schools. Few buildings from this era are known to survive, although the possibility exists that isolated examples, such as ranch buildings, remain undocumented. These early buildings were typically designed in vernacular architectural styles or exhibit architectural details that were added over time.

AGRICULTURAL PROPERTIES

Agricultural properties from this period included a residence, agricultural outbuildings, and associated land. Residential properties from this period may have historic significance as they represent a pattern of early agricultural development in Elk Grove (Criteria A); for their association with significant persons in the history of Elk Grove (Criteria B); for the architect and/or design of the property (Criteria C); and/or for their potential for archeological discovery (D).

A couple ranches from this period were identified through the 2012 Citywide Survey, however, the buildings no longer retained their associated agricultural land. The first, the Euphemia Foulks residence, originally constructed in 1853 near the present-day intersection of Elk Grove Boulevard and Bruceville Road, was threatened by demolition and donated to

the Elk Grove Historical Society, who relocated the building to the Elk Grove Heritage Park in 2005. The one and one-half story, wood frame, side-gable house with wood lapped siding is representative of the simple dwellings that were initially constructed in Elk Grove, but now is no longer demonstrative of an early farmstead property. Based on Elk Grove Municipal Code Criteria B, the property retains historic significance for its association with the Foulks family—early Elk Grove pioneers—and for the architecture of the farm house; however, the property no longer functions or reads as an agricultural complex. Despite its compromised integrity as a farm complex, the Foulks Residence appears eligible for designation under local Criteria B for the Elk Grove Historic Resource Inventory (5S3) for its local historic significance.

The second residence, the George Kerr house at 9621 Walnut Avenue, remains in its original location. The agricultural land associated with the property, however, was sold by the family and subdivided as the community grew around the Elk Grove Railroad Station (discussed further in the next section of the historic context statement). The residence was also modified several times as it transitioned from a farmstead to a house located within the Town of Elk Grove. Originally a one-story rectangular-plan residence, the building was subsequently raised and a new first story featuring a Queen Anne porch with turned posts and a decorative balustrade was constructed circa 1885. A rear (east) addition with wood shingle cladding appears to have been added during the early 20th century. Although the property has lost its significance as an agricultural complex, it demonstrates the early transition of ranch properties into town properties and remains significant for its association with the Kerr family. As noted in the Findings chapter of this report, the Kerr Residence is a contributor to the Elk Grove Historic District (1D).

Character-Defining Features

Few agricultural properties from the 1846-1867 period were identified through the 2012 Citywide Survey; these complexes tend to be significantly set back from the road and located on large parcels, making them hard to survey from the public-right-of-way. It is likely, however, that historic farm and ranch properties remain in Elk Grove. Therefore, it is important to evaluate buildings that may remain along historic routes such as the present-day Grant Line Road (especially those properties located between the road and the Cosumnes River), Elk Grove Boulevard, Elk Grove-Florin Road, Bond Road, Waterman Road, Bradshaw Road, and Sheldon Roads, where ranch homes from this period were located. The character-defining features for residences and outbuildings outlined below may guide the identification of these resources.

Ranch/Farm Residences

These homes did not typically exhibit high-style architectural features, but the following list of character-defining features may help identify historic ranches from this era.

- Rectangular plan
- One or two stories, usually on a small footprint
- Wood frame or true brick masonry construction
- Hand-hewn, wood siding
- Gable or side-gable roofs are most common

- Limited fenestration that would have originally consisted exclusively of wood-sash windows.

Residential ranch properties from this era were typically located on large parcels and were designed in simple, vernacular styles—but may exhibit some applied architectural detailing added over time.

Ranches from this period are universally significant for their association with early development in the Elk Grove area, as well as California as a whole. Because the possibility exists that some ranch properties from this period remain undocumented, ranch buildings located along the historic routes noted above should, wherever possible, be reviewed for their historic significance.

Agricultural Outbuildings

Agriculture at this time was sustained through dry farming, which primarily supported raising cattle and sheep, and growing crops of wheat and barley. Agricultural outbuildings to support this output may have included:

- Multipurpose barns: commonly feature a gabled, double-height central bay flanked by one-story, shed-roofed bays.
- Hay barns: can take many forms, including a gambrel or arched roof to provide additional storage space; however, the most common form is a front-gable, double-height building with hooded openings for ventilation. Hoods are a distinct feature of hay barns.
- Hop barns: typically include peaked or gabled ventilation along the ridge of the roof. This ventilation is a distinct feature of the oast houses (hop kilns) used to dry hops.
- Feed barns: generally are frame structures with open sides so that animals can easily access hay or other feed inside. The building may have large eaves over the sides to shelter the feed from the elements.
- Dairy barn: may have a simple gable-roofed form or may exhibit a gable-and-shed form (see multi-purpose barn). Often, the barn is built into a berm or hill (bank barn) to allow cows to enter a milking parlor on the second story of the barn. A corral may be located at the rear of the barn.

Significance

The table below discusses the significance of agricultural properties from this era according to criteria established by the National Register of Historic Places, California Register, and the Elk Grove Municipal Code.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Agricultural properties from this period are significant for their association with pioneering efforts to create an agricultural economy in the Elk Grove area, as well as

National/ California Register	EG Municipal Code §7	Significance	Discussion
			<p>their association with the settlement of California as a whole. Their significance is enhanced by their relative scarcity. Agricultural properties were typically comprised of a residence and buildings to support ranching and/or farming of the associated land. Because these were working ranches/farms, the association of the buildings to the land is particularly significant. Agricultural properties that remain in their original location, on larger undeveloped parcels, or retain associated outbuildings best demonstrate the function of this resource type.</p>
B/2	Criteria A, ii	Persons	<p>Agricultural properties from this period may be significant for their association with persons important to Elk Grove history. This could area pioneers, such as members of the Foulks or Ehrhardt families, who made significant contributions to the local agricultural economy. Any person whose life or contributions are discussed at some length in this document is—with further research—likely candidates for Criteria B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.</p>
C/3	Criteria A, iii	Architecture/ Design	<p>Agricultural properties from this period may be significant for their architecture, as expressed by vernacular forms or construction methods. It is unlikely that buildings from this era would qualify as the work of a master architect or prominent builder because most buildings of this resource type were constructed by individual families. Individual resources qualified under this criterion should be clearly recognizable as an agricultural property from this era.</p>
D/4	Criteria A, iv	Information Potential	<p>Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local agricultural practices, may be significant for their potential to provide information important to history.</p>

Integrity

In order to be eligible for listing in the local, state, or national historic registers, an agricultural property must retain sufficient integrity to convey its association with agricultural development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. Buildings constructed during this period are extremely rare; therefore some consideration for their age and rarity is warranted when considering integrity. Of particular note, local Criteria B and C should be considered when evaluating agricultural properties from this period. The aspects of integrity deemed most important for this period are design, materials, association, and feeling.

Buildings would typically meet the threshold for addition to the local register if they meet the minimum eligibility requirements. Buildings qualified as individual resources at the state or national levels should exceed the minimum requirements, and should retain a substantial majority of their original features.

Minimum Eligibility Requirements:

- Clear example of ranch/farm architecture: residence and outbuildings (if extant)
- Retains original form and roofline
- Substantially retains the original pattern of windows and doors
- Retains at least some of its original ornamentation, if applicable. (The retention of entry, window and/or roofline ornamentation should be considered most important).
- Retention of the original cladding is important, but not absolute (see below).
- Retention of the spatial relationship between the buildings and land/open space is important, but not absolute (see below).

Other Integrity Considerations:

- It was not at all uncommon for ranch houses from this period to have been moved or to have been subsumed by more recent development, and so integrity of location and setting should not be considered paramount. However, if a ranch residence remains on its original parcel, it should remain so if at all possible because of the strong association between the residence and the surrounding land.
- Nearly all agricultural properties from this period originally had associated ancillary structures. However, because of their hard use most of the ancillary structures are no longer extant. Thus an early Elk Grove ranch property that retains both the ranch house and ancillary buildings would have exceptional integrity.

- The presence of original site or landscape features is not essential, but could enhance a property’s significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees are likely to qualify for listing in the National Register.
- Replacement of doors and windows is acceptable as long as they substantially conform to the original door/window pattern and the size of the openings.
- Additions may be acceptable as long as the essential character of the original building is recognizable. In particular, rear additions that have respected the scale of the original building are generally acceptable. During the 19th century, it was common for building owners to make rear or side additions—or even raise the building to insert a new floor. In most cases, these additions may now be considered to have significance in their own right. However, more modern additions, especially those that compromise a building’s form and scale, are not acceptable.
- Many buildings from this period have had their porches replaced. This is acceptable as long as the replacement porch generally respects the scale and materials of the building.
- It is acceptable for entry stairs or steps to have been replaced, as these are subject to greater deterioration from weathering and use.
- The replacement of the original cladding is generally a severe detriment to integrity. However, because of the rarity of buildings from this period, replacement cladding may be acceptable as long as all other essential characteristics (form, roofline, pattern of windows and doors) are intact. In this regard, the Keeper of the National Register has stated that properties with replacement cladding which are located within historic districts can be considered contributing resources if the replacement cladding:
 - Blends with the original design or visually imitates the historic material;
 - Has been thoughtfully applied without destroying and obscuring significant details; and,
 - Is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character⁶⁶
- The application of ornamentation that became popular during a later period may be acceptable in certain instances. By far, the most common example of this is the incorporation of Queen Anne style “gingerbread” elements, such as spindlework or fish scale shingles and/or porches that reflect Craftsman style influence. The application of ornamentation associated with building campaigns that are notably later and dramatically different stylistically—such as Mediterranean Revival elements—is generally not acceptable.

⁶⁶ Carol D. Shull, Keeper, National Register of Historic Places, Letter to Cathryn H. Slater, SHPO, Arkansas Historic Preservation Program, 18 August 2000.

- Alterations that have included the use of conjectural decorative elements to create a false sense of history are not acceptable.

COMMERICAL PROPERTIES

The Elk Grove House, a reconstruction, is the only commercial building that represents the 1846-1867 period in Elk Grove. The original building, constructed in 1850 and rebuilt following a fire in 1858, was demolished in 1957 when Highway 99 was expanded. The new building was reconstructed in Elk Grove Heritage Park (9941 East Stockton Boulevard) between 1982 and 2002 by the Elk Grove Historical Society.



The reconstructed Elk Grove House
Photograph by Grant Robarts, Historic Elk Grove.

Reconstructions are not typically eligible for local, state, or national registers; however, the building marks a significant site in the history of Elk Grove—its first development—and the building representative early preservation efforts in Elk Grove. Therefore, the Historic Preservation Committee and City Council should consider designating the site of the new building as an Elk Grove Local Landmark (5S3) under local Criterion B.

EDUCATIONAL PROPERTIES

The Jackson School is the only extant educational property constructed during this period. It stands at the northwest corner of Calvine Road and Short Road, immediately north of Elk Grove's city limits. The one-story, wood frame building features a front-gable end roof and simple porch supported by square posts. Although the use and location of the school have changed, overall the building retains sufficient integrity to convey its original design as an early schoolhouse. If Elk Grove's city limits are extended in the future to encompass this area, the building should be considered for designation as an Elk Grove Local Landmark (5S3); and designation to the California Register under Criteria 1 and 3 (3CS).

CULTURAL LANDSCAPE PROPERTIES

At least one formal cultural landscape—the San Joaquin Cemetery—was established during this period. It is located just outside of Elk Grove's present city limits at the northwest corner of Sheldon Road and Highway 99. If this area is later incorporated into the city limits,

the cemetery should be surveyed and evaluated for designation as an Elk Grove Local Landmark (5S3).

LEFT BLANK

C. A New Site for Elk Grove (1868 –1892)

This period, from 1868 to 1892, represents the first real development of Elk Grove as a town. The catalyst was the arrival of the Sacramento-Stockton line of the Central Pacific Railroad, which provided the region's ranch owners with drastically improved access to shipping facilities. Almost all of Elk Grove's businesses at the time relocated eastward from Elk Grove Boulevard at Upper Stockton Road (today's Highway 99) to a new location adjacent to the railroad line. Warehouses were constructed in order to efficiently store agricultural products for shipment, while general stores also developed as they could receive goods via the railroad. Agriculture also shifted from hay and wheat production to fruit orchards and vineyards. Access to rapid transportation by train and the Central Pacific's development of ice-cooled freight cars in the Sacramento Shops made it possible to ship California-grown fruit across the country without the produce spoiling.⁶⁷

The core of Elk Grove was still quite small during this period, surrounded by ranches of varying size. However, access to railroad shipping steadily improved the town's economic fortunes and allowed for the construction of a few dozen "city" residences untethered from agricultural land. It also led to the construction of various social halls and churches to serve an otherwise dispersed population. At its height, the total population during this period was likely no more than 400 persons.⁶⁸ This period ends with a disastrous fire in 1892, which destroyed much of Elk Grove's nascent "downtown." The principal themes of this period include:

- The arrival of the Central Pacific Railroad
- The creation of a "downtown" area adjacent to the railroad, including the development of new residential, commercial, industrial, social and governmental facilities
- A diversification of agricultural output, including the creation of a nascent wine industry

Remaining properties which reflect the development of Elk Grove between 1868 and 1892 include residential and commercial properties associated with the development of Elk Grove in its new location. They may also include ranch houses and educational facilities developed elsewhere in the Elk Grove area, as well as cultural landscapes embodying early ranch or farm development.⁶⁹ The overwhelming majority of surviving buildings constructed between 1868 and 1892 are residential, typically designed in vernacular or late Victorian styles.

THE ARRIVAL OF THE CENTRAL PACIFIC RAILROAD

The completion of the Sacramento – Stockton line of the Western Pacific Railroad in 1868 had a dramatic and far-reaching influence on the development of Elk Grove, as well as the nearby towns of Florin and Galt, which also sprang up along its right of way. Whereas

⁶⁷ Sacramento History Online. Available HTTP: http://sacramentohistory.org/resources_timeline.html (Accessed: 4/2/12).

⁶⁸ Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 243.

⁶⁹ A comprehensive survey of possible cultural landscape elements has not been undertaken due to the lack of visibility and/or access at surviving ranch properties..

previously the shipment of agricultural goods was restricted to that which could be driven to market via wagon, the railroad not only offered far more rapid transport, but also the ability to accommodate considerably larger quantities of freight. Thus, it was the coming of the railroad that allowed farmers to expand their operations, as well as change the nature of the crops they raised. This in time led to increasing prosperity which found its outlet in the construction of improved commercial, industrial, educational, and social facilities.

The right-of-way for the Western Pacific Railroad (taken over by the Central Pacific Railroad in 1870) cut at a diagonal from northwest to southeast through what is today Old Town Elk Grove. A depot [not extant] was constructed on the west side of the tracks, immediately south of what is today Elk Grove Boulevard. At that time, Elk Grove Boulevard was likely no more than a wagon track which followed the section line dividing the ranches owned by the Kerr Brothers. A store operated by J. N. Andrews, an agent of the Central Pacific, was soon opened in the depot.⁷⁰ By 1869, the post office had also relocated to the depot—almost certainly because of the efficiency of mail delivery via rail.⁷¹

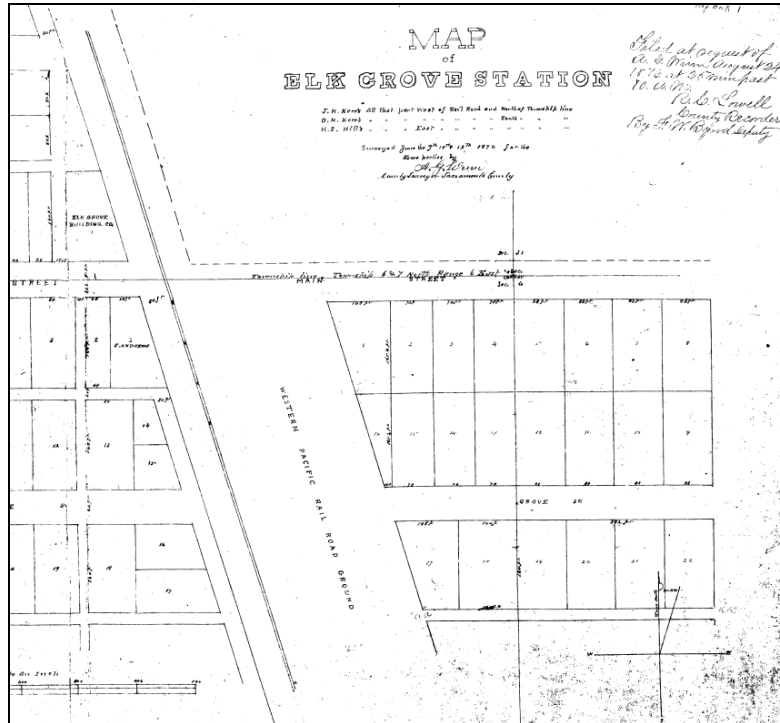
Initially, this was the only development in the area. But the business opportunities offered by rail connections appealed to the local ranching community, and by the late 1870s a new business district began taking shape. Leading this effort was local farmer, Julius Everson, who was instrumental in creating a business association that could pool the resources of the local community. An 1890 history of Sacramento states that:

[Everson] came to the conclusion that there was a large business which had heretofore gone elsewhere, that could be stopped at Elk Grove. Not being possessed of sufficient capital to establish such a business as he thought the place would support, he agitated the idea of forming a building association. The company was incorporated in January, 1876, under the name of the Elk Grove Building Company, and immediately commenced work on the first building, which was thirty feet in front by sixty feet deep. In August of the same year it was occupied by Chittenden & Everson, who opened with a large stock of general merchandise, and in the first sixteen months reported their sales as amounting to over \$52,000.⁷²

⁷⁰ William Ladd Willis, *History of Sacramento County, with Biographical Sketches of the Leading Men and Women of the County ...*, (Los Angeles: Historic Record Company, 1913), 342.

⁷¹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 395.

⁷² Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 244.



Map of Elk Grove Station, surveyed June 9th, 10th and 12th 1876
Photograph from Sacmaps.com.

ELK GROVE STATION

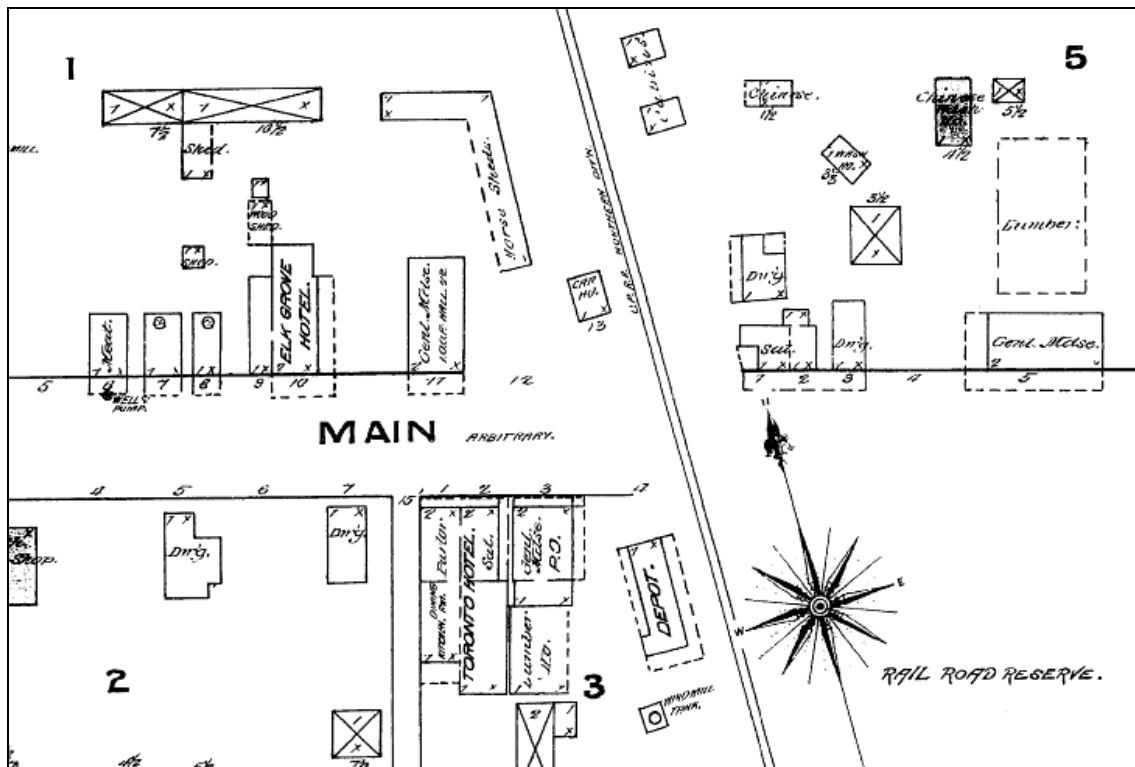
The land for the nascent business center, called “Elk Grove Station,” was surveyed in June 1876 and represents the first platting of what is today known as Old Town Elk Grove. The survey imposed a simple cardinal grid, although the lot sizes were not entirely consistent. West of the tracks on the Kerr property, the 23 surveyed lots were typically 40’ x 160’ or 80’ x 160’ and included small 20’ wide alleys. The 22 lots east of the tracks were typically 70’ or 80’ wide and 165’ deep with no alleys. The railroad also reserved a 50’ right-of-way on either side of the tracks, as well as a large reservation east of the tracks. Today’s Elk Grove Boulevard is identified as “Main Street” (63’ wide), while Grove Street (60’ wide) is shown to the south. Altogether, these are the same basic land division seen in this area today.

No buildings are shown on the map, but a choice lot on the northeast corner of Main Street and First Avenue is shown as being owned by the Elk Grove Building Company, while the lot across the street is shown as being owned by J. Andrews, who was also an agent for Wells Fargo and the Telegraph Company. A note attached to the survey map indicates nearly all the remaining land was owned by three persons:

- George Harvey Kerr owned all the land west of the railroad and north of the section line (today’s Elk Grove Boulevard)
- Joseph Kerr owned all the land west of the railroad and south of the section line

- H. S. Hill owned all the land to the east of the railroad and south of the section line.
- The map does not specify ownership for the land to the east of the railroad and north of the section line, but it may have been owned by J. H. Kent who is known to have had significant land holdings in the vicinity.

Following completion of the survey, lots were sold and development proceeded at a rapid pace throughout 1876. In addition to Chittenden & Everson’s store, H. S. Hill constructed the steam-powered Elk Grove Flouring Mills with a capacity of eighty barrels per day. This mill was Elk Grove’s first true industrial facility, and was likely served by a railroad spur extending southeast through the railroad reservation. Two hotels were also constructed. The Railroad House, later known as the Toronto Hotel, was built by Morrow H. Davis on the south side of Main Street, adjacent to a general merchandise store that also served as the post office.⁷³ The Elk Grove Hotel (today known as Bob’s Club) was constructed on the north side of Main Street for James W. Martin in 1876 by the Building Association. Martin had previously worked as a farmer, miner and teamster before settling in Elk Grove, and later developed a butchering operation linked to the hotel.⁷⁴



Detail of the 1884 Sanborn map showing development at Elk Grove Station.
Note the Chinese wash houses at upper right adjacent to the lumber yard.

⁷³ Ric Windmiller, M.A. and Jere H. Lipps, Ph.D., *City of Elk Grove – General Plan Background Report on Paleontological, Archaeological and Historic Resources*, (Elk Grove: Ric Windmiller, 2002), 20.

⁷⁴ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 87.

In 1877, a hardware and tin store was constructed, as well as an 80' x 100' wood-framed warehouse with a capacity of 2,000 tons of grain and 600 tons of hay. These were soon joined by a meat market, a furniture factory, drug stores, a harness shop, and other businesses.⁷⁵ The names of the contractors who constructed most of these buildings are not known. Few, if any, of these buildings were likely architect designed.

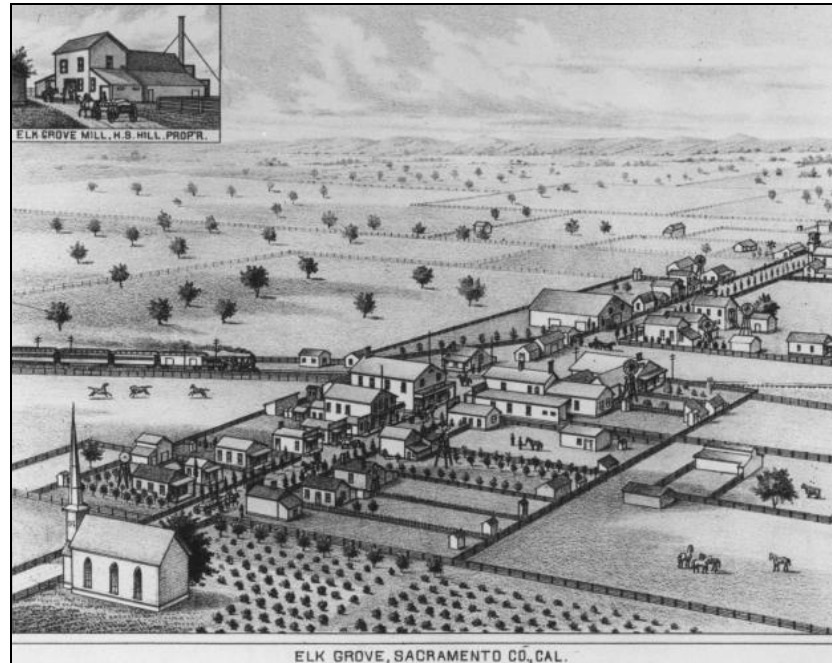
Nearly all of these buildings were of wood-frame construction, and gable roofs were predominant—as were projecting canopies shading the entries. Most buildings were also one story in height, although some of the hotels and larger commercial buildings were two stories. A birds' eye drawing made of Elk Grove in 1880 indicates that most were plain, vernacular structures with little architectural detail. Perhaps the most impressive of all the new structures was the Joseph Hasman Harness Store (extant), completed in 1885 at 9085 Elk Grove Boulevard. This impressive, two-story building was constructed by Hasman's son, Charles, using bricks made at the Hoover Ranch. It was designed in a robust, 19th century commercial style, but showed Italianate style influences in its arched windows with hoods. Initially, the ground floor included both the harness store and blacksmith shop, while the second floor was used as a dwelling. By the 1890s, the building also housed the post office. During the 1970s, a one-story addition was made at the rear of the building.

Of interest, the 1884 Sanborn map of the area (comprised of a half sheet) shows that the commercial development also attracted Chinese entrepreneurs, who had established two laundries, or “wash houses,” and at least one dwelling (none extant). These were located along the east side of the railroad tracks near a lumber yard. The Toronto Hotel also employed a Chinese cook.⁷⁶

Given that Elk Grove Station was clearly going to be the new business center for the area, most of the businesses that had previously been located in Old Elk Grove near Buckner's Hotel began migrating to the new location. By 1880, only one store and a blacksmith shop (neither extant) remained at Old Elk Grove. These presumably could remain in business because they served the needs of traffic on the Upper Stockton Road which, though less important following the development of the railroad, still served as the principal north-south road in the area.

⁷⁵ William Ladd Willis, *History of Sacramento County, with Biographical Sketches of the Leading Men and Women of the County ...*, (Los Angeles: Historic Record Company, 1913), 342.

⁷⁶ Bernice Gallup, “Mrs. Smith was Born in EG on March 2, 1885,” *Elk Grove Citizen*, October 16, 1963.



Elk Grove in 1880. View to the east.
(Source: Elk Grove Historical Society Collections)

New Residential Development

The subdivision of Elk Grove Station also attracted residential development which, given the relatively narrow lots, took on a quasi-urban character—especially considering that until that time, most Elk Grove area residents lived at least a quarter mile from their neighbors. The earliest houses would have been constructed during the late 1870s, and wood-frame construction would have been universal. An analysis of the 1884 Sanborn map for Elk Grove—comprised of only a half sheet which does not include all of the subdivided area—shows that most dwellings were rectangular, one or two stories in height, and that nearly all included full-width front porches. Some also included stables at the rear of the property and/or windmills used for water supply (none extant).

Houses which are known to have been constructed during this period include the Howe residence at 9612 Kent Street (1869); the Pierce/Allen residence at 9081 Grove Street (1881); the residence at 9024 Grove Street (ca. 1890); the Warren residence at 9096 Elk Grove Boulevard (1891); the Everson residence (formerly at 9040 Elk Grove Boulevard) at 9029 Elk Grove Boulevard (1891), and a residence with a commercial addition at 9021 Elk Grove Boulevard.

Ranches

Even as the nascent business district was taking shape, ranching and farming remained the dominant activities in the Elk Grove area. Over time, several of the older ranches were sold or divided among family members. Some of the more prominent ranches to develop during this period include the following:

- The Kent Ranch (approximately 400 acres) was established by James H. Kent in 1868. Kent's holdings included nearly all the property east of what is today Old Town Elk Grove. This included most of the land running a quarter-mile north, and a half-mile south, of Elk Grove Boulevard, approximately between Kent Street and Waterman Road. Kent may also have also sold some of the land that was used for the Elk Grove Station subdivision.⁷⁷
- The Gage Ranch (15 acres, portions extant but relocated) was established in 1870 by Delos Gage. He was a relative of Sullivan Treat, and the ranch was located at the northeast corner of the Treat Ranch near what is today 9500 Elk Grove-Florin Road. Gage's ranch including cherry, apricot, peach and prune orchards, as well as a small vineyard.⁷⁸ The Gage family remained on the property until 1953, when the old Gage farmhouse (extant) was moved to 9239½ Elk Grove Boulevard. Delos Gage's half-brother, Fred Gage, eventually acquired the Treat Ranch.⁷⁹
- The Mahon Ranch (503 acres, portions extant) was established in 1882 by John Mahon. It is located just outside of Elk Grove's city limits at 10171 Grant Line Road. In addition to raising cattle, the Mahon ranch was notable for being one of the largest hop producers in the Elk Grove area. The ranch originally included a small gabled roofed ranch house with board-and-batten siding, which was replaced in 1891 by a two-story Stick-style residence constructed by Sacramento carpenters (extant).⁸⁰ Also on the property is a horse barn constructed in 1921. Members of the Elk Grove Historical Society believe it is the best remaining example of a historic ranch in the Elk Grove area.⁸¹
- The Colton Ranch (no longer extant) was established circa 1880 by Benjamin and George Morris Colton. It originally encompassed several large parcels east and west of Grant Line Road, with some portions owned individually and others jointly by the brothers. The 543 acre portion owned by George Morris Colton was located just outside of Elk Grove's city limits, on the east side of Grant Line Road between Freeman Road and Equestrian Drive, on land that is reputed to have included a Miwok settlement. The land was developed for dairy farming by the turn of the century, and manufactured Peerless Elk Grove Creamery Butter. The property includes a ranch house constructed circa 1900, a large dairy barn constructed in 1910, and an early 20th century dairy house and granary.⁸² It appears that all of these structures were demolished in 2011 when the property was sold for redevelopment.
- The Kirby Ranch/Capital Nursery property located at 8243 Elk Grove Boulevard was developed as the Kirby ranch and contains a residence that was constructed in 1889. Later known as the Tribble Brothers Nursery, the property is further discussed in the following chapter.

⁷⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 40.

⁷⁸ Ada Gage Beattie, "Description of the Gage Ranch," Elk Grove Historical Society collections.

⁷⁹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 77-78.

⁸⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 55-57.

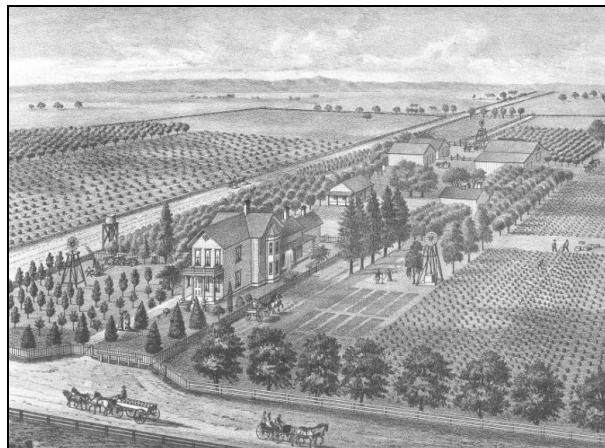
⁸¹ Tom Russell, personal communication, 8 February 2012.

⁸² Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 37-41.

DIVERSIFICATION OF AGRICULTURE

Throughout the late 19th century, cattle ranches and grain production continued to dominate agricultural production in the Elk Grove area. Nevertheless, the rapid transportation offered by the Central Pacific railroad meant that area farmers could shift production from grain and hay—which were easily stored—to products that were more perishable. By the 1880s, refrigerated rail cars were also coming into widespread usage. As a consequence, some area farmers began experimenting with fruit orchards, including peaches, plums, apricots, figs, lemons and prunes. Building on the early efforts of the Kerr brothers, vineyards and nut orchards were also established, with one chronicler stating that “no better walnuts are grown anywhere than are being produced in this vicinity.”⁸³ An article published in the *Sacramento Union* during the early 1890s gives some idea of the transformation that took place during the 1870s and 1880s:

There are several small deciduous fruit orchards and vineyards in the vicinity of the town, which have proved very profitable to the owners. The three-year-old, 30-acre tract of Edwin Lewis yielded 80 tons of miscellaneous green fruit in 1893. G. H. Kerr has a 70-acre vineyard in bearing on the edge of town, half of which are wine and Muscat raisin grapes, and half table grapes. Connected with the vineyard is a drying house of sixty tons capacity. He also grows peaches, plums, prunes, red and white nectarines, pears, cherries and a few navel oranges. Mr. Kerr has ten acres in deciduous fruits besides a strawberry and blackberry patch. He also grows fine figs ... H. Lowery has three acres of strawberries; Mrs. L. Aldrich, 20 acres in berries and fruit; Harvey Coons, 20 acres of fruit, and he has a fine grove of lemons and oranges. Joseph Kerr has a fine orchard adjoining the town. He lives in an elegant mansion, and his garden is attractive with palms, magnolias and oranges.⁸⁴



Joseph Kerr Home, constructed in 1877.

Elk Grove Boulevard is at bottom, while the Elk Grove-Florin Road is at left.

Photograph from *History of Sacramento County with Illustrations* by Thompson & West, 1880.

⁸³ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 127.

⁸⁴ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 161.

It appears that much of Elk Grove's fruit crop was shipped to Sacramento where companies such as the Capital Packing Company, established in 1881, would pack the fruit for shipment elsewhere in the United States and along the Pacific Rim. The Capital Packing Company also established a cannery, which allowed for much longer storage and shipment of fruit.⁸⁵ The fruit industry was likewise enhanced by the development of ice-cooled freight cars by the Central Pacific Railroad. By 1894, seventy-five percent of all fruit shipped to the east coast was grown in the Sacramento Valley.⁸⁶

In addition to fruit crops, other crops that were widely grown included alfalfa, which was the foundation of the area's dairying activities. Along the Cosumnes River, hops were grown to supply Sacramento breweries, and by the early 1890s Sacramento County was the largest producer of hops in the United States with more than 2,000 acres under cultivation.⁸⁷ In the vicinity of Elk Grove (but outside the present city limits) Sam Hoover planted hops beginning about 1879, and the Cantrell and Mahon ranches were also major producers.

As agriculture diversified, new types of specialized agricultural buildings were also required. These included the drying sheds used in fruit and hop production, as well as sorting bins, warehouses and other outbuildings. However, few specialized outbuildings constructed during this period remain standing.

The Beginning of Elk Grove's Wine Industry

George Harvey Kerr appears to have been the first person to plant vineyards in the Elk Grove area, and as early as 1880 identified his occupation as "vinticulture" (wine making) on the U.S. Census. But it was not until the late 1880s that wine production began on an industrial scale. In 1888 two brothers-in-law from Portugal, Edward L. Da Roza and John P. Neves, founded the Da Roza & Neves Winery.⁸⁸ The winery's first buildings were constructed at the southeast corner of what is today Railroad and Grove streets, but would burn down in 1892.⁸⁹

It appears that the Da Roza & Neves winery was supplied by a variety of wine grape growers. The California Board of State Viticultural Commissioner's 1891 *Directory of the Grape Growers, Wine Makers and Distillers of California* lists more than 60 grape growers in the Elk Grove vicinity, of which no fewer than 35 were producing wine grapes. Most of these growers were cultivating plots of one to five acres, while larger wine grape producers included J.B. Bradford (21 acres), George Foulks (31 acres), and George Harvey Kerr (20 acres).⁹⁰ Some of the winery's grapes may also have been grown at the Alpine Vineyard, operated by Thomas W. Johnston approximately three miles west of Elk Grove. In 1886,

⁸⁵ Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 801.

⁸⁶ Sacramento History Online, "Timeline," http://www.sacramentohistory.org/resources_timeline.html accessed 23 April 2012.

⁸⁷ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 185.

⁸⁸ Da Roza is also spelled as "DaRoza" or "Da Rosa" in historic documents. While "Da Rosa" is most common, an 1891 Elk Grove Winery invoice in the possession of the Elk Grove Historical Society indicates that the name "Da Roza" was used at that time, and thus is the spelling used for this report.

⁸⁹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 143-144.

⁹⁰ Board of State Viticultural Commissioners of California, *Directory of the Grape Growers, Wine Makers and Distillers of California, and the Principal Grape Growers and Wine Makers of the Eastern United States*, (Sacramento: State Office, 1891), 103-105.

Johnson planted 40 acres of mostly Mission grapes, as well as some Tokays and other varieties.⁹¹ Although Elk Grove's wine industry remained relatively small during this period, it would grow considerably around the turn of century.

SOCIAL & COMMUNITY DEVELOPMENT

Educational Facilities

Although a new town began to coalesce adjacent to the Central Pacific railroad, the general population remained widely dispersed throughout this period. This was reflected in the development of new educational facilities, which were constructed near the new "downtown," as well as farther afield.

- The Rhoads School, named for pioneer John P. Rhoads, who helped rescue the Donner Party, was constructed in 1872 in the area of Sloughouse and Cosumnes (outside of the present Elk Grove city limits). The simple one-story, wood frame, front-gable building included a full-width front porch. In the mid-1970s, the building was relocated to the Elk Grove Regional Park, by a group that would later become the Elk Grove Historical Society. The relocation of the Rhoads School is representative of early preservation efforts in Elk Grove.
- The Second Elk Grove School was constructed circa 1875 along the Upper Stockton Road, north of the original Elk Grove School.⁹² The building remains standing on what is today called West Stockton Boulevard, approximately halfway between Laguna Palms Way and Red Fox Way. The design of this wood-framed building is very similar to the Jackson School, featuring a gable roof and a prominent full-width front porch. However, it also appears to have originally included a bell tower.⁹³ It was used as a school until 1921 and subsequently converted to a residence. It is today one of only two 19th-century Elk Grove area schools still standing in its original location.
- The Victory School (no longer extant) was constructed in 1881 near the northeast corner of Locust and School Streets. It was built in order to serve families that were relocating closer to the railroad tracks. This Italianate style school was initially a one-room, one-story, wood-framed building with a bell tower. Between 1895 and 1905 a second room was added. The building remained in service until it was closed in 1921; it burned down a short time later.⁹⁴
- The Reese School (extant, but moved) was constructed in 1884 outside of Elk Grove's present city limits on the Reese family ranch located on Bradshaw Road between Calvine Road and Gerber Road. Built of redwood and designed with Greek

⁹¹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 144.

⁹² The school building is described as being used by the Elk Grove Presbyterian Church in 1875 and 1876, which had previously met in the "Old Elk Grove school-house." Found in Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 244.

⁹³ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 207.

⁹⁴ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 209.

Revival style influences, the building was originally a one-room schoolhouse, although a second room was added later. It served continuously as a school until the late 1940s. In 1949 it was moved to George Brooks' hop ranch on Freeman Road. In 2006, the school was donated by Russell Newland to the Elk Grove Historical Society and moved to Elk Grove Regional Park.⁹⁵ It is in badly deteriorated condition, but is slated for rehabilitation.



Victory School
Photograph from Sacramento County Office of Education, no date.



Reese School
Photograph from Elk Grove Historical Society, no date.

Religious Development

The confidence of Elk Grove area residents in the future of Elk Grove Station is clearly evidenced by the construction in 1876 of two new churches adjacent to the developing commercial district. Both were simple, one-story (double height) wood-framed buildings with gable roofs and bell towers. Both were also located along the south side of Main Street (Elk Grove Boulevard).

- The Elk Grove Methodist Episcopal Church (no longer extant) was constructed east of the railroad near the corner of Elk Grove Boulevard and Derr Street. By 1880, a two-story redwood parsonage had also been constructed adjacent. The church was torn down in 1922 in favor of a new facility today known as the United Methodist Church at 8986 Elk Grove Boulevard.⁹⁶ However, the old Methodist Episcopal church parsonage remains standing at 9120 Elk Grove Boulevard.
- The Elk Grove Presbyterian Church (no longer extant) was erected west of the railroad tracks near the southeast corner of Elk Grove Boulevard and Gage Street.

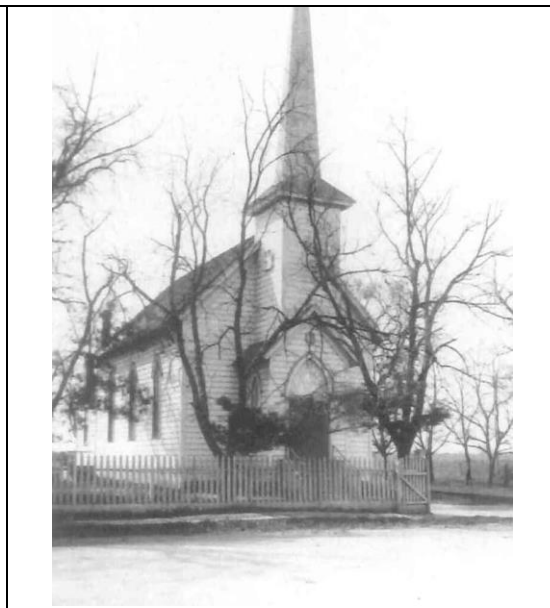
⁹⁵ Elk Grove Historical Society, "History of the Reese School," <http://www.elkgrovehistoricalsociety.com/subpage1.html> accessed 13 April 2012.

⁹⁶ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 120-121.

This was land that had previously been part of George Harvey Kerr's ranch, and Kerr was elected ruling elder in 1876.



Elk Grove Presbyterian Church
Photograph from *Images of America Elk Grove*, page 83, no date.



Elk Grove Methodist Episcopal Church
Photograph from *Images of America Elk Grove*, page 83, no date.

Fraternal Societies

Prior to the arrival of the railroad in 1868, Elk Grove counted only two fraternal societies: Elk Grove Lodge No. 173 of the Free and Accepted Masons founded in 1864, and the Improved Order of Redmen founded in 1867. During the early 1870s the Masons became the first fraternal organization to construct a lodge (no longer extant). In 1871 they purchased a two acre site near Buckner's tavern along the southeast corner of what is today the intersection of Elk Grove Boulevard and Highway 99. A two story building was constructed, which included a Chinese laundry on the first floor. In 1874, the lodge set aside, a portion of their land for a cemetery, today known as the Elk Grove Cemetery, discussed at further length below.

The arrival of the railroad and the construction of new meeting facilities, however, touched off an explosion of interest in social organizations. Some of the new fraternal organizations which formed during this period include the following:

- Elk Grove Lodge No. 173 of the Free and Accepted Masons was founded in 1864. The group initially met in Obediah Shank Freeman's home, but would later construct two lodges in Elk Grove (described in the following sections of the report).
- The Cosumnes Tribe No. 14 of the Improved Order of Red Men was founded in 1867. This organization traces its roots to the American Revolution, and likely held its earliest meetings in the homes of members.

- Elk Grove Lodge No. 449 International Order of Good Templars, founded in 1872. It counted approximately 50 members, although it is not clear where their meetings were held. The lodge was discontinued by 1890.⁹⁷
- Elk Grove Grange No. 86, founded in 1873. The Grange is also known as the Order of Patrons of Husbandry, and was founded in 1867 to represent the interests of farmers. Thomas McConnell served as the parlor's first master, but it is not clear where meetings were held initially.
- Elk Grove Lodge No. 110, International Order of Odd Fellows, founded in 1878. Their first lodge building (no longer extant) was constructed that same year by the Elk Grove Building Association, and consisted of a wood-frame structure with a simple Western false-front design.⁹⁸ The lodge counted 36 members in 1880, and one of its first major projects was the purchase of a 2.5 acre cemetery site (extant) on Waterman Road north of Main Street.
- Elk Grove Lodge No. 110 Ancient Order of United Workmen, founded in 1879. This lodge was comprised of twelve members in 1880 and met in the Odd Fellow's Hall. Julius Everson was among the first officers, but the lodge was discontinued by 1890.
- Elk Grove Rebekah Lodge No. 136, International Order of Odd Fellows, was founded in 1888 with 59 charter members. This was a woman's auxiliary of the Odd Fellows, and its membership would grow to nearly 115 members by 1913.⁹⁹
- Women's Christian Temperance Union was founded in 1892.¹⁰⁰ In 1893, the organization constructed a two-story, wood-framed hall (no longer extant) on a lot donated by Joseph Kerr at 9125 Elk Grove Boulevard. A free library reading room was located on the first story, with a meeting hall on the second story.

Cemeteries

Prior to the establishment of the San Joaquin Cemetery in 1861, it appears that many early Elk Grove area residents were buried on their ranches or farms. However, during the 1870s two of Elk Grove's most prominent fraternal organizations both constructed cemeteries for their members.

- The Elk Grove Cemetery was established in 1874 by Elk Grove Lodge No.173 Free and Accepted Masons on the southeast corner of Elk Grove Boulevard and what is today Highway 99. The plot was fenced and landscaped with ornamental trees. Soon afterward, two more acres were purchased in order to accommodate non-Masonic

⁹⁷ Win. J. Davis, *An Illustrated History of Sacramento County, California*, (Chicago: The Lewis Publishing Company, 1890), 244.

⁹⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 153.

⁹⁹ William Ladd Willis, *History of Sacramento County, with Biographical Sketches of the Leading Men and Women of the County ...*, (Los Angeles: Historic Record Company, 1913), 343.

¹⁰⁰ "Christian Women at Elk Grove are Leaving No Stone Unturned," *Sacramento Daily Record-Union*, April 29, 1892.

burials. In 1951, the cemetery was deeded to the Elk Grove-Cosumnes River Cemetery District. It is approximately five acres in size.¹⁰¹ Among the many prominent citizens buried in this cemetery are Joseph and George Harvey Kerr, as well as Elitha Donner Wilder, a survivor of the Donner Party.

- The Odd Fellows Cemetery, today known as the Hilltop Cemetery, was established in 1878 by Elk Grove Lodge No. 110 International Order of Odd Fellows. It encompasses 2.5 acres and is located on Waterman Road about a quarter-mile north of Elk Grove Boulevard. It contains less than 100 burials, and no burials were made between 1950 and 2003.¹⁰² Like the Elk Grove Cemetery, it is today part of the Elk-Grove-Cosumnes River Cemetery District.

Ethnic Communities

The 1880 U.S. Census for all of San Joaquin Township enumerates approximately 2,500 persons. Because no streets are identified on the census, it is difficult to identify residents living in the immediate Elk Grove area. However, the overall demographic pattern appears to indicate that Elk Grove was inhabited primarily by white farmers and their families—a pattern that remained through the mid-20th century. The majority of residents were born in California or elsewhere in the United States. Of those that were foreign-born, the majority came from England and Wales, with many others from Ireland and Canada. Farmer or farm laborer is by far the most common occupation listed, while other occupations included fruit grower, teamster, blacksmith, farm laborer, saloon keeper, hotel keeper, painter, telegrapher, physician, tin smith, and carpenter.

There are also no fewer than 41 Chinese residents noted. Most were occupied as washers, gardeners or farm laborers (“fruit picker,” “picking berries”), while many others were employed as domestic servants or cooks. Almost all lived as boarders, although boarders were also common among white residents. During the 1880s, Delos Gage is known to have employed several Chinese laborers, who lived in a portion of the windmill tower that had been boarded up.¹⁰³ The census notes only one African American living in San Joaquin Township, a female domestic servant born in Maryland.

It does not appear that the Chinese community in Elk Grove was ever sizeable, but it is important to note that Chinese immigrants contributed to both the agricultural and commercial development of Elk Grove. As previously mentioned, Chinese residents opened at least three laundries during this period: one at Buckner, and two at Elk Grove station. One author of a study of Chinese culture in California has stated that:

Chinese laundries are probably the most misunderstood and least appreciated of all the businesses associated with the Chinese in America,” and that they are often dismissed as “peripheral to the more dramatic exploits of the railroad builders or fishermen. Yet the Chinese laundryman personified the persistence, adaptability, and ingenuity of the Chinese immigrant. Often the

¹⁰¹ Elk Grove Lodge #173 Free & Accepted Masons of California, “The Beginnings of Elk Grove Lodge #173,” <http://elkgrovemasons.com/aboutus.aspx> accessed 12 April 2012.

¹⁰² Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 229.

¹⁰³ Ada Gage Beattie, “Description of the Gage Ranch,” Elk Grove Historical Society collections.

first to establish a Chinese business in a community, the laundryman skillfully adapted to the shifting political and economic currents in the community.¹⁰⁴

THE 1892 FIRE

On July 7, 1892 some sparks from a train ignited the dry grass along the railroad tracks in Elk Grove. The town had no organized fire department, and the flames quickly spread. As bucket brigades were formed, J. N. Andrews telegraphed Sacramento for help. But by the time a train arrived with fire-fighting equipment, nearly all the buildings clustered along the west side of the railroad tracks—including the railroad depot—had been destroyed. Several authors have stated that the only two buildings that survived the fire were the Elk Grove Hotel, today known as Bob’s Club, at 9039 Elk Grove Boulevard, and the home of L. W. Howes, built in 1869 and formerly located at 9036 Elk Grove Boulevard. This home is also extant, but was moved in the 1940s to 9612 Kent Street.¹⁰⁵



The Elk Grove Bakery, formerly the home of L. W. Howes at 9036 Elk Grove Boulevard
Photograph from Elk Grove Historical Society collections, no date.



Bob’s Club, formerly the Elk Grove Hotel at 9039 Elk Grove Boulevard.
Photograph from Page & Turnbull, 2012.

However, a comparison of Sanborn maps from 1884 and 1895 shows that the fire was actually confined to a fairly small area in the immediate vicinity of the tracks. According to contemporary newspaper accounts, the buildings that burned were “west of the railroad.”¹⁰⁶ These included the train depot, J. N. Andrews’ general merchandise store, a livery stable behind Andrews’ store, the Toronto Hotel, J. Everson’s general merchandise store, the Elk Grove Building Company building and the Odd Fellows Hall.¹⁰⁷ However, nearly all of the town’s residences, which were located further to the east and west of the railroad, survived. Prominent examples include the Pierce/Allen residence (1881) located at 9087 Grove Street, and the Lillico residence (1890), which was moved circa 1924 from Elk Grove Boulevard to 9625 Gage Street. The day after the fire, the Sacramento Daily Record-Union stated that:

¹⁰⁴ Sandy Lydon, *Chinese Gold – The Chinese in the Monterey Bay Region* (Capitola, CA: Capitola Book Company, 1985), 239-240.

¹⁰⁵ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 91.

¹⁰⁶ “Elk Grove Fire,” *Sacramento Daily Record-Union*, July 8, 1892, 3.

¹⁰⁷ “Elk Grove Fire,” *Sacramento Daily Record Union*, July 9, 1892, 3.

“The citizens of Elk Grove are now determined to at once provide a system of fire protection, and owners of the burned buildings will immediately rebuild.”¹⁰⁸

There is no doubt that the fire was a severe blow to Elk Grove’s nascent business district. However, the advantages of the site remained. It was still the place where Elk Grove’s agricultural output could access the railroad, and rebuilding efforts began almost at once. The fire also convinced Elk Grove’s citizens to take immediate steps toward improving both their water supply and fire-fighting ability. Thus, in many ways, the fire would leave the town stronger and more organized than it had been before.

SUMMARY OF SIGNIFICANT THEMES

This period of development represents the birth of Old Town Elk Grove in its present location, as well as a period that set in motion development patterns that would guide the town’s development well into the 20th century. With the arrival of the railroad as its catalyst, this was when the first street grid was established, when the first commercial strip was developed, and when Elk Grove residents first began to reside in a closely-knit semi-urban setting. This period also marks important developments in agriculture—particularly the initial shift away from grain and hay production to vineyards and orchards.

All buildings constructed during this period are significant for their association with this critical early period in the development of Elk Grove. Extant properties that best represent the historic significance of this period are residences and commercial buildings associated with the subdivision of Elk Grove Station, which for the first time established a true residential, commercial and industrial focal point for the area. Many of these properties are already included in Elk Grove’s historic district. Extant ranch properties from this period are also significant, as ranching and farming remained the primary economic drivers for the community.

Given Elk Grove’s demographics, which skewed to white, native born farmers, the built environment in Elk Grove does not reflect the influences of a particular ethnic group. Rather, those buildings that remain from this period of development were primarily rooted in practical vernacular designs common to communities across California.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

The following section summarizes important themes in the period and identifies property types that reflect these themes. Although some properties were fully evaluated through the 2012 Reconnaissance Survey, significance tables and integrity discussions follow each property type so that resources from this period may be evaluated in the field. The significance tables describe the criteria for which a resource may be historically significant and the integrity narrative provides guidance to determine whether the resource retains sufficient integrity to convey its historic significance. The historic significance and integrity guidance builds upon discussions in the Introduction, which explains more fully the

¹⁰⁸ *Ibid.*

relationship between significance and integrity. As noted in that discussion, the criterion for which a resource is significant shapes how the integrity for that resource is evaluated (see pages 29 and 30).

As explained by the *National Park Service in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*,

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- 1) Being associated with an important historic context *and*
- 2) Retaining historic integrity of those features necessary to convey its significance.

The identification of historic resources is based on this guidance from the National Park Service: in order for a resource to be considered historic, it must have both historic significance and integrity. This Associated Property Types and Registration Requirements section is organized on Bulletin 15, which outlines the most efficient sequence for the evaluation of a historic resource. After the historic significance of resource has been established, the integrity of that resource may be evaluated.

Themes associated with the period of development 1868-1892 include:

- The arrival of the Central Pacific Railroad
- The creation of a “downtown” area adjacent to the railroad, including the development of new residential, commercial, industrial, social and governmental facilities
- A diversification of agricultural output, including the creation of a nascent wine industry

Construction of the Central Pacific Railroad prompted businesses to shift from Old Elk Grove, located around Buckner’s Hotel on Upper Stockton Road (Highway 99) to the railroad. The main street that subsequently developed was a cross-roads focused around the intersection of Elk Grove Boulevard (formerly Main Street) and the Central Pacific tracks. It included commercial properties, light industrial buildings to support shipping and storage for transportation of goods via freight, and residences constructed to house those who worked in the town. Social and community buildings were also constructed, including churches and lodges for fraternal organizations. Meanwhile, agricultural production continued on the ranches and farms surrounding this “downtown” area.

Several buildings survive from this period, although they are relatively rare. These include agricultural, commercial, residential, educational and cultural landscape properties. It does not appear that any social/community or light industrial properties remain extant. In the discussion that follows, buildings that were examined by the reconnaissance survey are noted.

AGRICULTURAL PROPERTIES

Agricultural properties from this time period (1868 – 1892) were typically comprised of a residence and auxiliary buildings that would have supported ranching and/or farming. It is rare to find examples of ranches that retain both the historic residence and the associated outbuildings, as many of the large tracts on which these properties were located have been subdivided. However, ranch properties that remain on their original parcels, retain larger tracts of land, and/or retain associated outbuildings (windmills, barns, etc.) are particularly strong examples of this resource type.

As noted in this chapter, the best remaining example of an agricultural property developed during this period may be the Mahon Ranch at 10171 Grant Line Road. It retains its historic residence (1882) and some of its historic outbuildings, including a horse barn (1921). Although this property is located just outside of Elk Grove's city limits, it is recommended that this ranch be documented and evaluated. Previous evaluations found the property ineligible for the National Register, but the growing scarcity of this property type should be considered during any reevaluation.¹⁰⁹



**The Kirby Ranch house, built circa 1880
Photograph by Page & Turnbull, 2012.**

One ranch property from this time period, the Kirby Ranch, was surveyed for this project; its survey number, address, name, and recommended status code are listed below. As noted in the chart, the property was not previously surveyed as part of the 1988 Elk Grove Historic District Nomination. Because the residence retains much of its integrity, remains on its original parcel, and retains some of its associated land, it is a good example of a ranch property from this era. The property appears eligible for listing on the National Register. The

¹⁰⁹ Office of Historic Preservation Property Database, Sacramento County. Requested from the California North Central Information Center, February 2012.

association of the Tribble Brothers Nursery with the property (discussed in the following chapter) strengthens the agricultural significance of this ranch.

No.	ID	Address	Name	1988	2012
79	n/a	8423 Elk Grove Blvd.	Kirby Ranch/Capital Nursery	n/a	3S

Additional ranches properties that remain in the area that should be evaluated include the residence from the Gage Ranch, now located at 9239 ½ Elk Grove Boulevard.

Character-Defining Features

Relatively few agricultural properties appear to remain from the 1868-1892 period. These properties are most likely to be found along historic routes such as the present-day Elk Grove Boulevard, Elk Grove-Florin Road, Bond Road, Waterman Road, Bradshaw Road, Sheldon Road and Grant Line Road. Ranch houses are the more likely to survive than outbuildings. Character-defining features of ranch houses include the following:

- Rectangular plan
- One or two stories
- Wood frame construction
- Wood siding
- Gable or side-gable roofs are most common
- Some examples may demonstrate the influence of Victorian architecture, such as Italianate or Stick style ornamentation. This includes the use of bay windows, brackets and window hoods.

Agricultural Outbuildings

Agriculture at this time was beginning to shift from dry farming to irrigated farming of orchards, row crops, and vines. Dry farming primarily supported raising cattle and sheep, and growing crops of wheat and barley. Irrigation encouraged the growth of fruits and nuts in Elk Grove. Agricultural outbuildings to support this output may have included:

- Multipurpose barns: commonly feature a gabled, double-height central bay flanked by one-story, shed-roofed bays.
- Hay barns: can take many forms, including a gambrel or arched roof to provide additional storage space; however, the most common form is a front-gable, double-height building with hooded openings for ventilation. Hoods are a distinct feature of hay barns.
- Hop barns: typically include peaked or gabled ventilation along the ridge of the roof. This ventilation is a distinct feature of the oast houses (hop kilns) used to dry hops.
- Feed barns: generally are frame structures with open sides so that animals can easily access hay or other feed inside. The building may have large eaves over the sides to shelter the feed from the elements.
- Dairy barn: may have a simple gable-roofed form or may exhibit a gable-and-shed form (see multi-purpose barn). Often, the barn is built into a berm or hill (bank

barn) to allow cows to enter a milking parlor on the second story of the barn. A corral may be located at the rear of the barn.

- Orchard barns: may have a simple gable-roofed form and be used primarily for storage, or may include machinery such as presses for wine-making.
- Equipment sheds: most commonly constructed as one-story, shed-roofed additions to barns to store wagons, seeders, threshers, combine harvesters, hay forks, etc. The San Joaquin Valley became a center for the production of farm machinery, such as the Stockton Gang Plow, that greatly increased the production of farms.

Significance

The table below discusses the significance of residences from this era according to criteria established by the National Register of Historic Places, California Register, and the Elk Grove Municipal Code.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Agricultural properties from this period are significant because they demonstrate the continuing dominance of agriculture in the development of Elk Grove’s economy. This was an especially crucial time for Elk Grove’s agricultural development as it witnessed the initial shift from grain to fruit production. Because these were working ranches/farms, the association of the buildings to the land is particularly significant. Residences that remain in their original location, on larger undeveloped parcels, or retain associated outbuildings best demonstrate the function of this resource type.
B/2	Criteria A, ii	Persons	Agricultural properties from this period may be significant for their association with persons important to Elk Grove history. Ranch houses may be associated with persons or families that made significant contributions to the agricultural economy or local community. Any person whose life or contributions are discussed at some length in this document is—with further research—likely candidates for Criteria B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A,	Architecture/	Agricultural buildings from this period may be

National/ California Register	EG Municipal Code §7	Significance	Discussion
	iii	Design	significant for their architecture, as evidenced by intact stylistic features, forms, or construction methods. Buildings are unlikely to qualify as the work of a master architect, but may qualify as the work of a prominent builder, if applicable. Individual resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features.
D/4	Criteria A, iv	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local agricultural practices, may be significant for their potential to provide information important to history.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, an agricultural property must retain sufficient integrity to convey its significance in association with the development of ranches during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. The aspects of integrity most important for this period are location, setting, materials, feeling and association. Properties dating to this period are relatively rare, and therefore discretion is warranted when considering integrity (see below: “Other Integrity Considerations”). Buildings would typically meet the threshold for addition to the local register if they meet the minimum eligibility requirements. Of particular note, local Criteria B and C should be considered when evaluating agricultural properties. Buildings qualified as individual resources should retain a substantial majority of their original features. Those with few apparent alterations should also be considered for local landmark status.

Minimum Eligibility Requirements:

- Clear example of ranch/farm architecture (e.g., residence and outbuildings if extant)
- Retains original form and roofline
- Substantially retains the original pattern of windows and doors
- Retains at least some of its original ornamentation, if applicable. (The retention of entry, window and/or roofline ornamentation should be considered most important).
- Retention of the original cladding is important, but not absolute (see below).

- Retention of the spatial relationship between the buildings and land/open space is important, but not absolute (see below).

Other Integrity Considerations:

- Nearly all agricultural properties from this period originally had associated ancillary structures. However, because of their hard use most of the ancillary structures are no longer extant. Thus an early Elk Grove ranch property that retains both the ranch house and ancillary buildings would have exceptional integrity
- The presence of original site or landscape features is not essential, but could enhance a property's significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees are likely to qualify for listing in the National Register.
- Replacement of doors and windows is acceptable as long as they substantially conform to the original door/window pattern and the size of the openings.
- Additions may be acceptable as long as the essential character of the original building is recognizable. In particular, rear additions that have respected the scale of the original building are generally acceptable. During the 19th century, it was common for building owners to make rear or side additions—or even raise the building to insert a new floor. In most cases, these additions may now be considered to have significance in their own right. However, more modern additions, especially those that compromise a building's form and scale, are not acceptable.
- Many buildings from this period have had their porches replaced. This is acceptable as long as the replacement porch generally respects the scale and materials of the building. However, enclosing a porch is generally a severe detriment to integrity. This is because it alters the spatial relationships that formerly characterized the front of the property, and frequently obscures windows, doors and other character-defining features.
- It is acceptable for entry stairs or steps to have been replaced, as these are subject to greater deterioration from weathering and use.
- The replacement of the original cladding is generally a severe detriment to integrity. However, because of the rarity of buildings from this period, replacement cladding may be acceptable as long as all other essential characteristics (form, roofline, pattern of windows and doors) are intact. In this regard, the Keeper of the National Register has stated that properties with replacement cladding which are located within historic districts can be considered contributing resources if the replacement cladding:
 - Blends with the original design or visually imitates the historic material;
 - Has been thoughtfully applied without destroying and obscuring significant details; and,

- Is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character.¹¹⁰
- Alterations that have included the use of conjectural decorative elements to create a false sense of history are not acceptable.

RESIDENTIAL PROPERTIES

Residential “town” properties in Elk Grove constructed during the period 1868-1892 were typically rectangular in plan, one to two stories in height, and of wood-frame construction. Architecturally, most were designed in a vernacular, Italianate or Queen Anne style. Many of these residences, which were constructed near the intersection of Elk Grove Boulevard (Main Street) and the Central Pacific railroad tracks, were surveyed to update the Elk Grove Historic District. These properties are listed below and the status code assigned to the property in the 1988 survey and the 2012 update are noted.

No.	ID	Address	Name	1988	2012
9	12	9029 Elk Grove Blvd.	Judge Everson Residence	1D	1D
31	30	9094 Elk Grove Blvd.	Stewart Residence	1D	1D
32	31	9096-98 Elk Grove Blvd.	H.L. Stich Residence	1D	1D
37	36	9120 Elk Grove Blvd.	Methodist Church Parsonage	1D	1D
73	n/a	9024 Grove Street	Residence	n/a	5D3

Residential properties in town have either remained as residences or have been altered by commercial additions. Commercial additions that date prior to 1920 (for example, the storefront extension to the H.L. Stich Residence listed above) do not necessarily lessen the integrity of the resource.

Many residential properties from this time period have been surveyed. The following discussion is designed to guide future evaluations of other, undocumented, residential properties that may remain from this period. These include a residence with commercial addition at 9021 Elk Grove Boulevard.

Architectural Styles & Character-Defining Features

The following section provides an outline of the relevant residential architectural styles and the character-defining features associated with each style. These styles may be applied to both modest and grander dwellings.

¹¹⁰ Carol D. Shull, Keeper, National Register of Historic Places, Letter to Cathryn H. Slater, SHPO, Arkansas Historic Preservation Program, 18 August 2000.

Italianate



**Methodist Church Parsonage, 9120 Elk Grove Boulevard, looking southeast.
Photograph by Page & Turnbull, 2012.**

- Rare style in Elk Grove
- Symmetrical façade, often with vertical emphasis
- Bracketed rooflines, typically with a hip roof
- Windows with hoods
- Recessed entries

Queen Anne



**Dr. Hugh Beattie Residence, 9008 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.**

- Facades of Queen Anne cottages are often symmetrical, with an integral porch on one side and a bay window or flat façade on the other. Larger and more dramatic examples are often asymmetrical, and may feature bay windows.
- Copious use of applied decorative ornaments, often concentrated on porches or in the gable ends. Most frequently these include scrolled brackets and spindlework above the porch.
- “Cutaway” slanted bay windows with brackets and pendants in the overhang
- Patterned wood shingles—particularly fish scale shingles—in gable ends
- Decorative half-timbering, most frequently on bay windows or in gable ends
- Multi-light art glass window lights, typically in the upper sash

Vernacular



**Judge Everson Residence, 9029 Elk Grove Boulevard, looking northeast.
Photograph by Page & Turnbull, 2012.**

- Typically display limited ornamentation
- Hip or gable roofs are most common
- Wood channel drop cladding is most common
- Typically have porches
- May also include traditional or rustic forms
- Vernacular structures associated with residences may include sheds or other outbuildings

Significance

The table below discusses the significance of residences from this era according to criteria established by the National Register of Historic Places, California Register, and the Elk Grove Municipal Code. Please note that Criteria B and C, which address the integrity of a historic resource at the local level, are addressed in the integrity section below.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Residential buildings from this period are significant for their association with the theme of residential development tied to the founding of Elk Grove as an agricultural community. Residences from this period are located near the intersection of Elk Grove Boulevard (Main Street) and the Central Pacific railroad and typically stand on relatively narrow lots with a setback. These “town” residences typically exhibit greater architectural detailing than residences located on ranches during this period and generally housed individuals who worked in businesses in town. Groups of buildings may be better able to convey these patterns than individual structures, though some properties may also qualify individually for their architectural merits or associations with prominent individuals (see below).
B/2	Criteria A, ii	Persons	Residential buildings from this period may be significant for their association with persons important to Elk Grove history. Very early residences may be associated with one of the City’s founding families or prominent figures in the town—such as Judge Everson. Any person whose life or contributions are discussed at some length in this document is—with further research—a likely candidate for Criterion B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A, iii	Architecture/ Design	Residential buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources

National/ California Register	EG Municipal Code §7	Significance	Discussion
			qualified under this criterion should be good examples of types and/or styles, and retain most of their original features.
D/4	Criteria A, iv	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local residential building practices may be significant for their potential to provide information important to history.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, a residential property must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. Residences constructed before 1893 are relatively rare; therefore some consideration for their age and rarity is warranted when considering integrity. Of particular note, local Criteria B and C should be considered when evaluating residences from the (1868-1892) period. Nevertheless, a residential property must retain the essential physical features that made up its historic character. The aspects of integrity deemed most important for this period are design, materials, association, and feeling.

Buildings could typically be added to the local register if they meet the minimum eligibility requirements. Buildings qualified as individual resources at the state or national levels should exceed the minimum requirements, and should retain a majority of their original features.

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period
- Retains original form and roofline
- Substantially retains the original pattern of windows and doors
- Retains at least some of its original ornamentation, if applicable. (The retention of entry, window and/or roofline ornamentation should be considered most important).
- Retention of the original cladding is important, but not absolute (see below).

Other Integrity Considerations:

- Several residences constructed during this period were later moved from their original locations. Because this appears to have been a somewhat common feature of Elk Grove’s historical development, integrity of location is less important.
- Replacement of doors and windows is acceptable as long as they substantially conform to the original door/window pattern and the size of the openings. The retention of original windows greatly enhances integrity of materials, and likewise enhances integrity of design and workmanship. However, the fact that a building does not retain its original windows should not—in and of itself—be viewed as an obstacle to historic registration. It is far more important that the building retain its original pattern of windows, and that the replacement windows are located within the original frame openings.
- Additions may be acceptable as long as the essential character of the original building is recognizable. In particular, rear additions that have respected the scale of the original building are generally acceptable. During the 19th century, it was common for building owners to make rear or side additions—or even raise the building to insert a new floor. In most cases, these additions may now be considered to have significance in their own right. However, more modern additions, especially those that compromise a building’s form and scale, are not acceptable.
- Many buildings from this period have had their porches replaced. This is acceptable as long as the replacement porch generally respects the scale and materials of the building. However, enclosing a porch is generally a severe detriment to integrity. This is because it alters the spatial relationships that formerly characterized the front of the property, and frequently obscures windows, doors and other character-defining features.
- It is acceptable for entry stairs or steps to have been replaced, as these are subject to greater deterioration from weathering and use.
- The replacement of the original cladding is generally a severe detriment to integrity. However, because of the rarity of buildings from this period, replacement cladding may be acceptable as long as all other essential characteristics (form, roofline, pattern of windows and doors) are intact. In this regard, the Keeper of the National Register has stated that properties with replacement cladding which are located within historic districts can be considered contributing resources if the replacement cladding:
 - Blends with the original design or visually imitates the historic material;
 - Has been thoughtfully applied without destroying and obscuring significant details; and,
 - Is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character.¹¹¹

¹¹¹ Ibid.

- Alterations that have included the use of conjectural decorative elements to create a false sense of history are not acceptable.
- The presence of original site or landscape features is not essential, but could enhance a property’s significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees are likely to qualify for listing in the National Register.

COMMERCIAL PROPERTIES



**Bob’s Club, 9039 Elk Grove Boulevard, looking north.
 Photograph by Page & Turnbull, 2012.**

Because of the 1892 fire, which consumed a substantial portion of the commercial district, only two (2) commercial properties from this period remain: the Elk Grove Hotel (Bob’s Club) at 9039 Elk Grove Boulevard, and the Hasman Building/General Store, located at 9085 Elk Grove Boulevard. Both are contributors to the Elk Grove Historic District and were re-evaluated in the 2012 Reconnaissance Survey.

No.	ID	Address	Name	1988	2012
15	15	9039 Elk Grove Blvd.	Elk Grove Hotel	1D	1D
26	20	9085 Elk Grove Blvd.	Hasman Building	1D	1D, 3S

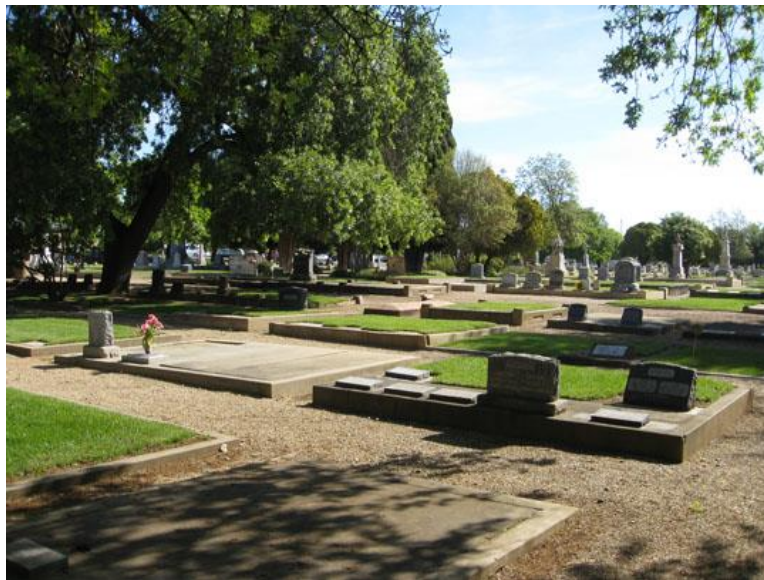
The survey did not reveal new findings for the Elk Grove Hotel. However, the Hasman Building appears to be significant as a contributor to the Elk Grove National Historic

District, and individually eligible for the National Register under Criteria A (history and events) and C (architecture).

EDUCATIONAL PROPERTIES

Two (2) grammar schools from this period of development remain: the Second Elk Grove School (1875) on West Stockton Boulevard, between Laguna Palms Way and Red Fox Way; and the Reese School (1884), which originally stood on Bradshaw Road between Calvine Road and Gerber Road, but was moved to the Elk Grove Heritage Park. Both resources should be formally evaluated as they appear eligible, at a minimum, for the local register.

CULTURAL LANDSCAPE PROPERTIES



**Elk Grove Cemetery, looking northeast.
Photograph by Page & Turnbull, 2012.**

Formal and informal cultural landscape features from this period remain. These include the historic street grid in Old Town Elk Grove and its associated system of informal, unpaved allies; and the cemeteries that were established by local fraternal organizations.

Two (2) formal cultural landscapes—cemeteries—were established during this period: the Elk Grove Cemetery (1874), which is noted as a surveyed property below; and the Odd Fellows Cemetery (today known as the Hilltop Cemetery), which was established in 1878.

No.	ID	Address	Name	1988	2012
80	n/a		Elk Grove Cemetery	n/a	5S3

The Odd Fellows Cemetery should be formally surveyed and evaluated, and strong consideration should be given to listing both cemeteries on the local register to recognize this resource type.

LEFT BLANK

D. Elk Grove Comes of Age (1893 –1926)

The years from 1893 to 1926 represent the blossoming of Elk Grove as an agricultural community—the period when it assumed the identity and character that would carry it through to the mid-20th century. Within just a few years of the 1892 fire, several of the town’s largest and most prominent structures would rise above the ashes. Municipal facilities were also improved, including the formation of a water company, fire department, and a free library.

There were three primary pulses of new construction during this period. The first occurred in the wake of the 1892 fire, and in many ways represented a continuation of growth that had begun with the subdivision of Elk Grove Station. The second wave began about 1910—the same year electric power arrived—and represented an expansion of commercial and industrial facilities, as well as the introduction of reinforced concrete construction. The last began about 1920, and largely represented the replacement of schools and churches that had been constructed during the 19th century. This replacement cycle also coincided with the rising influence of the automobile, which left its mark on Elk Grove in the form of new auto garages, dealerships and gas stations.

In many respects, the most impressive developments during this period were associated with Elk Grove’s wine industry, which embarked on a decades-long period of growth marked by the construction of large industrial facilities adjacent to the railroad. Other shifts in agricultural production included a marked growth in fruit packing and shipping. Perhaps the most constant aspect of the area’s economy was the continued importance of cattle ranching.

Despite this growth, Elk Grove remained a quiet farming community throughout this period—a crossroads surrounded by miles of fields and orchards. While other areas of California experienced explosive growth, Elk Grove’s population only grew from approximately 400 to 800 persons over a period of three decades. The street grid expanded only modestly, and none of the streets were paved.

The decision to end this period in 1926 is driven by two factors. The first is the existence of a Sanborn map for 1926 which allows for definitive identification of what buildings existed at that time. More importantly, however, the mid-1920s coincided with a dramatic pulse of construction which represented a high water mark in the town’s development prior to the 1950s. The primary historic themes and events which characterize this period include:

- The rebuilding of Elk Grove’s downtown
- The development of new municipal services
- The expansion of the commercial district
- The growth of industry in Elk Grove, particularly wine production
- The influence of the private automobile
- The construction of new public assembly spaces, most notably schools and churches

Properties capable of representing these significant themes include residential properties, commercial properties, civic & public assembly properties, industrial properties, and cultural landscape elements. The bulk of surviving buildings constructed between 1893 and 1926 are single-family residences which illustrate the transition from ornate late Victorian designs to more simplified Craftsman and vernacular architecture. This was also a key period of expansion of Elk Grove's central business district, which introduced new architectural styles, construction methods and materials. This period is also marked by the construction of large industrial facilities associated with the wine industry, many of which remain extant.

REBUILDING AFTER THE FIRE

The rebuilding efforts which followed the 1892 fire were not guided by new fire codes or any master plan. Rather, many property owners simply rebuilt what they had lost in the same location. A notable exception to this, however, was the railroad depot, which was relocated from the west to the east side of tracks and was greatly enlarged. A wood-frame section house for railroad workers was also constructed to the north across Elk Grove Boulevard—directly adjacent to a new saloon and barber shop. If any real theme can be discerned in the rebuilding effort, it is that several of the new buildings—including the Odd Fellows Hall, Masonic Lodge and train station—featured a great deal more architectural embellishment as compared to the previously simple and rustic character of the commercial district. This can be explained in part by the era; during the 1890s Victorian architecture was reaching a peak in popularity. It also demonstrated a confidence in the future of Elk Grove. There may be some truth, as well, in the fact that the only major commercial building left standing after the fire was the Hasman Building—by far the most impressive of Elk Grove's early commercial structures.

In support of the latter theory, the Odd Fellows building—reconstructed in 1893 with Julius Everson's general merchandise store on the first floor—was in many ways an architectural sibling of the Hasman Building. It, too, was rebuilt using brick from Benjamin Hoover's Ranch, and featured a three-bay-wide facade organized by brick piers. Likewise, it featured a projecting canopy over the first floor, and was crowned with a corbeled cornice. The upstairs hall was shared with the Elk Grove Rebekah Lodge No. 136, which had formed in 1888. In 1910, a large warehouse (extant) was added at the rear of the building for storing goods, and in 1932 a basement was added for use as a dining hall. The building was used by the Odd Fellows until 2000, and is now owned by the Rebekah Lodge.¹¹² The International Odd Fellows Building is a contributor to the Elk Grove Historic District.

¹¹² Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 153-155.



**International Order of Odd Fellows Building,
9045 Elk Grove Boulevard, looking northeast.
Photograph by Page & Turnbull, 2012.**

Quite different architecturally, but no less impressive, was the new Masonic Lodge, which rose in place of the general merchandise store on the east side of the tracks. Like its predecessor, this was a large, two-story wood frame building. However, it was constructed with strong Italianate style influences, including arched windows crowned with hoods and keystones, as well as a bracketed cornice. Circa 1910, a large addition was made at the rear of the building which contained a general warehouse. The building underwent a further major renovation in 1928, when the building was sawed apart to insert a new ten-foot-wide space in the middle—which added a sixth bay. In 1993, the building was severely damaged by a fire and was reconstructed in 1998.¹¹³ The Keeper of the National Register determined that the building was no longer eligible for the National Register in 1998 and the property owner used ten percent federal tax credits for non-historic buildings to rebuild the property. Although the building is no longer a contributor to the Elk Grove Historic District, it appears eligible as a contributor to a local historic district (5D3).

The new wood-framed railroad depot was designed in the Stick architectural style, with rows of knee brackets supporting a gable roof. A small passenger waiting room was located at the north end of the building, while a much larger freight warehouse was located to the south. Passenger service at the station would continue until circa 1949, and freight service through 1972. The building was then “offered for \$1 to anyone interested in relocating it, but ... there was no obvious place where the building could be relocated.”¹¹⁴ It was demolished in May 1972—although at least one source states the building was actually dismantled and hauled away on a truck. Speculation exists that the remnants of the depot may still be extant, although where is not known.¹¹⁵

¹¹³ Lance Armstrong, “Local Railroad History Dates Back to the Early Years of Elk Grove,” *Elk Grove Citizen*, November 10, 2006.

¹¹⁴ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 113.

¹¹⁵ Elizabeth Pinkerton, *Images of America – Elk Grove*, (San Francisco: Arcadia Publishing, 2007), 74.

It appears that the two Chinese laundries (or “wash houses”) located in Elk Grove were also destroyed by the fire and rebuilt (no longer extant). The 1895 Sanborn map shows them in the same general vicinity as the 1884 map, located northwest of the Masonic Lodge. The fact that a Chinese laundry was located on the first floor of the Masonic Lodge built near Buckner’s Tavern in the 1870s would seem to imply that the wash houses located near the railroad tracks were constructed on land owned by the Masons. Surprisingly, the 1895 Sanborn map shows that at least one of the buildings was stuccoed—perhaps to make it less susceptible for fire. This also marks it as first stuccoed building in Elk Grove. By 1926, Sanborn maps show that both wash houses were stuccoed.

Longtime Elk Grove resident, Earl Tribble, stated in 1963 that one of the laundries was operated by “Chinese Joe,” who had arrived in Elk Grove during the 1880s. According to Tribble, Joe was murdered sometime before 1910:

[He lived in] a cabin in back of the Smith and Welch general store where he did the laundry for the ladies of the town and prowled the streets all night keeping an eye on all the business establishments. It was this self-appointed post of night watchman which brought to an untimely end ... He was found dead on the floor of his cabin with a bullet hole between his eyes. It was surmised that he had surprised thieves in the act of breaking into the Smith and Welch establishment where the town funds were kept, as there was no bank, and the culprits had shot him to keep from being identified. He was given ... the funeral he desired, and is buried in the Odd Fellows Cemetery on Waterman Road. A reward was posted by the townspeople for the apprehension of his murderers but they were never caught.¹¹⁶

It is not known who took over the laundry operations following the murder, but the laundry buildings remained in operation at least through 1926. Sanborn maps indicate they were demolished sometime prior to 1941, although it is not presently clear exactly when or why these buildings were removed.

NEW MUNICIPAL IMPROVEMENTS

The 1892 fire amply demonstrated the need for a fire department, as well as a reliable municipal water supply with sufficient pressure to supply fire-fighting equipment. Within a year both would be realized. Although there remained no town government—indeed there would be no municipal government until the year 2000—the citizens of Elk Grove pooled their resources and by the end of this period could boast that a number of notable improvements had been accomplished:

- The Elk Grove Mutual Water Company was formed in 1893, when twelve stockholders contributed \$3,000 to create the town’s first formal water system. A well was drilled at a location between Locust Street (not opened at that time) and the

¹¹⁶ “Earl Tribble has been Here Since He Was Ten,” *Elk Grove Citizen*, October 16, 1963.

alley behind the Joseph Hasman Harness Store. A steam engine then pumped the water into a 50,000 gallon redwood tank standing 65-feet high on a wooden trestle.¹¹⁷ Water was fed by gravity into 6-inch and 4-inch water mains which extended 2,500 feet down Main Street (Elk Grove Boulevard), including connections to five fire hydrants. Initially, few customers were willing to pay for water service, and in 1896 the company reverted to private ownership. It was subsequently acquired in 1906 by Ira B. Jones, although the company still only counted approximately twenty subscribers—ample evidence that private wells remained the dominant suppliers of household water. Business grew steadily, however, and in 1921, the redwood water tank was replaced with a 50,000 gallon steel tank (extant) elevated 72-feet on a steel tower. The water company remained in the Jones family until 1999, when it was purchased by the Florin Resource Conservation District. It is now operated as the Elk Grove Water District. Ira B. Jones' house, constructed close to the water works at 9588 School Street in 1912, also remains extant. The water tower has been determined eligible for the National Register, although this finding does not appear to include the related ancillary facilities, which also appear eligible.¹¹⁸ The Water District should be evaluated as a historic district. Ira Jones' house is a contributor in the Elk Grove Historic District.



Ira Jones House, 9588 School Street, looking west.
Photograph by Page & Turnbull, 2012.

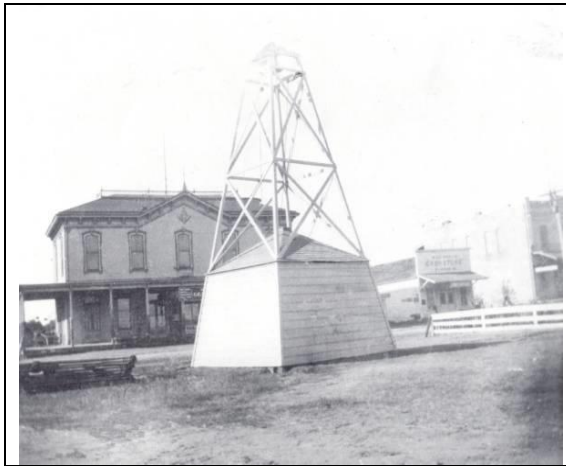
- The Elk Grove Volunteer Fire Department was also organized in 1893 in close conjunction with the Elk Grove Mutual Water Company. About 1896, a hose cart shed topped by a tower for drying hoses (no longer extant) was constructed across the street from the Masonic Lodge. The following year a bell was installed in the tower. In 1925, the fire department moved to a location at the north end of 1st Avenue where a corrugated metal shed was installed to house the department's first fire truck.¹¹⁹ The wooden hose cart shed and tower were also moved to this location.

¹¹⁷ Sanborn-Perris Map Co., Elk Grove Map Sheet 1, March 1895.

¹¹⁸ URS Corporation, "Elk Grove Water Works Water Tower 9592 School Street," Verizon Cellular Communications Tower study, July 2010.

¹¹⁹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 135-136.

The front of the new corrugated metal shed was ornamented with a stepped, stucco facade featuring a simple cornice clad with red clay tiles—an obvious nod to the Spanish Colonial Revival style which was then extremely popular for institutional buildings in California. The shed remains extant, but was moved in the 1940s to 9044 Elk Grove Boulevard (discussed in the next chapter). The shed is reflective of the municipal improvements that were made in Elk Grove between 1876 and 1930—the period of significance of the Elk Grove Historic District. The Historic Preservation Committee and City Council should consider amending the Elk Grove Historic District to include the fire shed.



Elk Grove Fire Department hose cart and tower across from the Masonic building, ca. early 1900s
Photograph from Elk Grove Historical Society.



Elk Grove Fire Department, ca. 1930s
Photograph from Elk Grove Historical Society.

- San Joaquin Justice Court and Jail was installed in 1912 at the north end of 1st Avenue, immediately south of the site where the fire department would relocate in 1925. Because this area is located directly behind the Odd Fellows building, the land was likely donated by the Everson family. The building consisted of an 18' x 24' metal building constructed by Jesse McClellan Derr over a concrete slab (extant but moved).¹²⁰ The two jail cells inside had been salvaged from Sacramento's Gold Rush era floating jail ship, the *LaGrange*, and installed in the Sacramento City Jail. The cells became available when the old Sacramento City Jail was torn down.¹²¹ Presiding over the Justice Court was Judge W. E. Everson, and the court appears to have convened only as necessary.¹²² Research revealed little information about the origins of law enforcement in Elk Grove, other than it was provided by the Sacramento County Sheriff's office and there were at least two deputy constables serving Elk Grove at the time the jail was installed. Prior to that time, prisoners were frequently housed in Southern Pacific boxcars.¹²³ The justice court and jail remained in this building until 1950, when operations were moved to a new building at 8978 Elk Grove Boulevard

¹²⁰ "City Bastile," *Elk Grove Citizen*, February 3, 1912.

¹²¹ "Jail for Elk Grove," *Elk Grove Citizen*, February 3, 1909.

¹²² Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 342-343.

¹²³ "Jail for Elk Grove," *Elk Grove Citizen*, February 3, 1909..

(discussed later in this report). The jail building remained in its original location until 1983, when the Elk Grove Historical Society and the Sacramento County Sherriff's Department moved the facility to the Heritage Park at Elk Grove Regional Park.¹²⁴ Although the San Joaquin Court and Jail building does not remain in its original location, the building is particularly significant because of the rare Sacramento City jail cells it contains from the Gold Rush era floating jail. Consideration should be given to nominating this property to the California Register.



The former San Joaquin Township Justice Court and Jail, now located at Heritage Park in Elk Grove Regional Park.
Photograph from Elk Grove Historical Society, no date.

- Electric Power arrived in 1910, provided by the Great Western Power Company.¹²⁵ No electrical substations are noted on Sanborn maps from this area, perhaps because the number of customers was relatively small. Telephone service appears to have arrived around the same time, and initially an exchange was located in the Women's Christian Temperance Union Building, today the site of the Grange Hall. In 1926, the telephone exchange operation was relocated to 9070 Elk Grove Boulevard.
- The Elk Grove Post Office was relocated to the rear of the Hasman Building after the 1892 fire. Around the turn of the century, it moved into a one-story wood-frame building (no longer extant) east of the railroad and north of Elk Grove Boulevard. It would remain in this location until 1922, when it moved into a flat-roofed brick building at 9072 Elk Grove Boulevard (extant). Around the same time, the old wood-frame post office was moved to 9020 Grove Street where it was remodeled into a two-story residence. None of the original elements of the original post office building at 9020 Grove Street remain recognizable.¹²⁶

¹²⁴ Elk Grove Historical Society, "Heritage Park," <http://d11223678.u125.worldispnetwork.com/gpage2.html> accessed 24 April 2012.

¹²⁵ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 350.

¹²⁶ Tom Russell, Elk Grove Historical Society, personal communication, 10 May 2012.



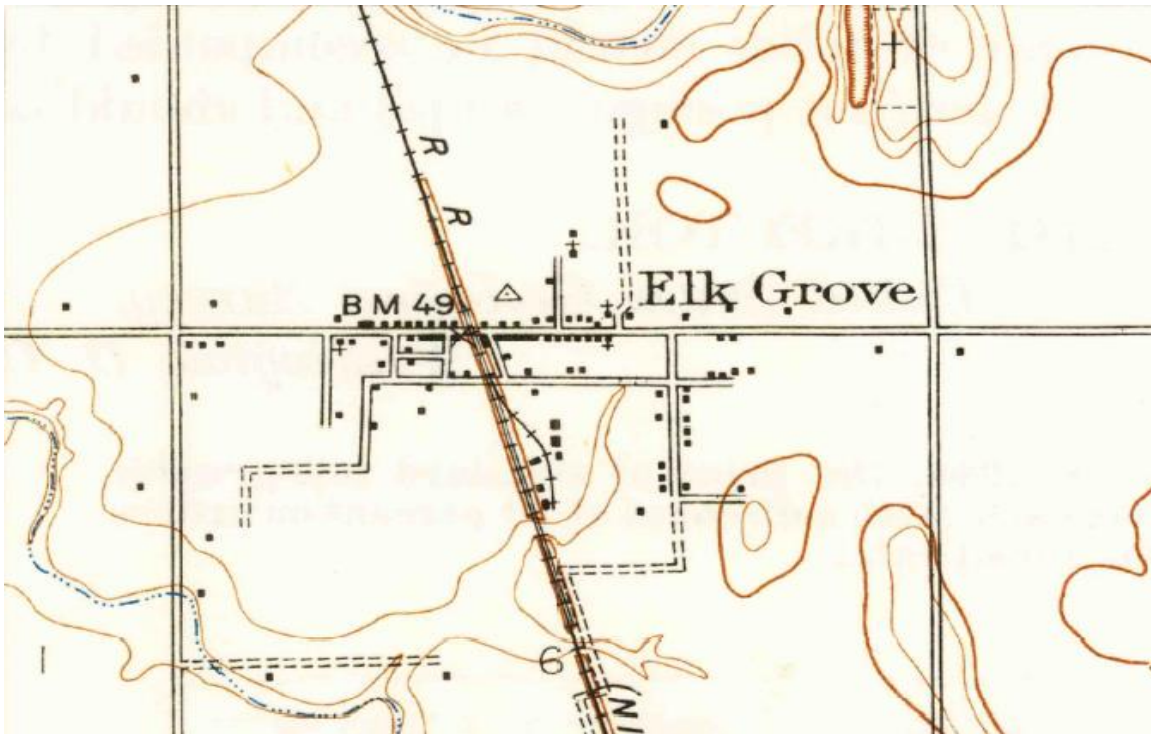
The former Elk Grove Post Office being moved, circa 1922.
Photograph from Elk Grove Historical Society Collections.

A Small Street Grid

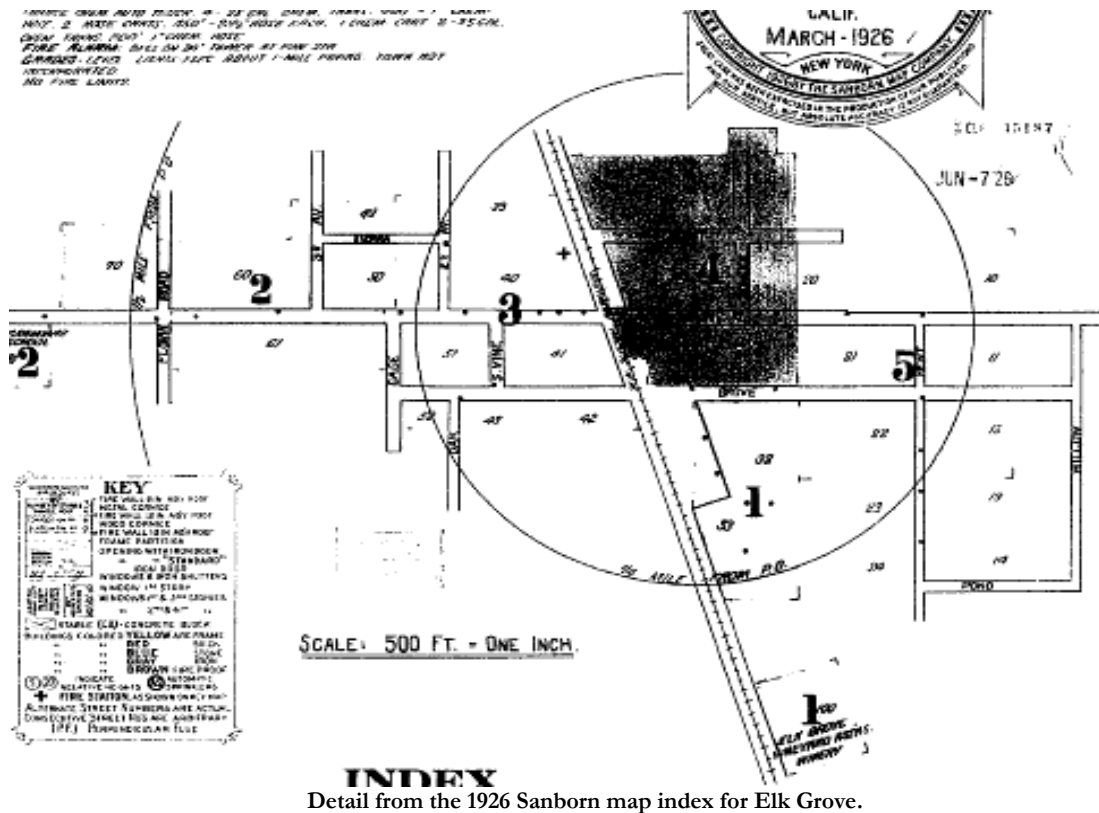
Elk Grove's street grid appears to have expanded only modestly during this period, and in large part simply represents extensions of the streets shown in the original 1876 Elk Grove Station subdivision. In fact, several of the new streets opened during this period are shown as paper streets on Sanborn maps from the 1890s and early 1900s. Thus, it appears that the principal growth in the street grid occurred after 1912—a period which also corresponds with growth in Elk Grove's commercial and industrial developments.

North of Elk Grove Boulevard, 2nd Avenue (previously Vine Street) and 3rd Avenue were extended northward and connected by the new east-west Sierra Street. Locust Street was also opened during this period. South of Elk Grove Boulevard, Kent Street was connected to Willow (now Webb) Street through an extension of Grove Street. To the south, Kent Street was also connected to Webb Street via an extension of Pond (now Lark) Street. The old name of Pond Street may in part explain the lack of infill between Kent Street and the railroad tracks, as the 1909 United State Geological Society shows a drainage contour in this area.

Considered as a whole, all of the current contributors to Elk Grove's historic district, as well as nearly all of its historic resources other than ranch buildings—can today be found along the streets identified on the 1926 Sanborn map.



Detail from the 1909 United States Geological Survey map for Elk Grove.



INDEX
 Detail from the 1926 Sanborn map index for Elk Grove.

RESIDENTIAL DEVELOPMENT

A student writing in the 1912 Elk Grove High School Yearbook provides an interesting glimpse of Elk Grove’s residential development during this crucial period of growth:

In the residence portion of town, building is going on continually. During the past year, several new and very comfortable homes have been erected, and several more are contemplated for the near future. On account of the sale of their ranches, several of our former farmers and dairymen have moved to town and built themselves homes and are very welcome additions to our population.

Residential architecture during this period underwent a considerable transition from late Victorian era styles, such as the Italianate and Queen Anne styles, to less architecturally embellished buildings designed in the Craftsman (one story) or American Foursquare (two story) styles. Whether constructed in the 1890s or 1920s however, residential architecture in Elk Grove frequently tended to exhibit simple, vernacular designs. The common denominators included the near universal use of wood-frame construction, double-hung wood windows, and gable or hip roofs. Most residences were also one story in height, and no residential buildings were more than two stories tall. Nearly all residences also featured ample setbacks from the street, typically around 30 feet.

Two of the more impressive residences built during this period that illustrate the shift in architectural styles include the Beattie House at 9008 Elk Grove Boulevard, and the Fred Gage “mansion” constructed in 1908 at 9665 Gage Street (both extant and contributors to the Elk Grove Historic District).¹²⁷ The Beattie House was constructed for Dr. Hugh Beattie in 1902, the year he married Ada Mable Gage. It is a one-story, wood-frame residence designed in the Queen Anne style, and is notable for having two entrances: one was to the residence, and the other accessed an office area for Dr. Beattie’s patients. During the early 20th century Beattie was one of two physicians living in town, although a woman named Mary Denham served as a midwife at her house at 9552 2nd Avenue (extant).¹²⁸ With approval from the Historic Preservation Committee and City Council, the property at 9552 2nd Avenue could be designated a contributor to a local Elk Grove Historic District. The building is separated from the district by a series of non-contributing buildings, but was constructed in the period of significance (1876 – 1930) and exhibits a Craftsman architectural style typical of this period of residential growth in Elk Grove.

The Gage mansion is a two-story, wood-frame building designed in the American Foursquare style. Gage was a successful fruit grower, and this location was formerly an orchard that had been owned by George Harvey Kerr. The property was recently subdivided and today the house is sited in the middle of a cul-de-sac surrounded by modern duplex buildings. Several tall Canary Island Date palms which marked the entrance to the property, though, are still extant.

¹²⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 77.

¹²⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 128.



**Gage Mansion, 9665 Gage Street, looking south.
Photograph by Page & Turnbull, 2012.**

Another Gage family house was constructed about 1916 for Arthur Delos Gage at 9547 2nd Avenue (extant).¹²⁹ Much like its neighbors, this is a modest, one-story wood-frame Craftsman bungalow. Consideration should be given to adding this building and its neighbors on this block of 2nd Avenue to a Local Elk Grove Historic District.

While most of Elk Grove's housing stock remained fairly modest, the town was not immune to wider shifts in residential design. The 1910s were a transitional period in California architecture, and the years following World War I would usher in a dramatic shift in styles, made most obvious by a change in exterior cladding from wood to stucco. In part, this was driven by a surge in the popularity of buildings that attempted to mimic features used during the Spanish era in California, when buildings were often finished in whitewashed adobe. The Mission Revival and Spanish Colonial Revival styles (sometimes grouped under the heading Mediterranean Revival) first gained traction about 1910, and became extremely popular during the 1920s and 1930s. The only Mediterranean Revival style residence constructed during this period may have been the foursquare-plan house at 9557 School Street, which at one time featured a clay tile roof. The building no longer exhibits its Mediterranean Revival style features, but its foursquare design is evident and it remains a contributor to the Elk Grove Historic District. Tudor Revival style buildings, which were also popular around the same time, featured stucco cladding. The cottage residence at 9031 Elk Grove Boulevard exhibits Tudor Revival influences. The Historic Preservation Committee and City Council should consider adding the cottage to the Elk Grove Historic District.

Very few residences employing so-called "period revival" architecture were constructed in Elk Grove. However, designs based on Spanish Colonial precedents proved extremely popular for public assembly buildings constructed near the end of this period of significance—particularly schools and churches. This design trend was true not only in Elk

¹²⁹ Ibid: 78.

Grove but throughout California, where public assembly buildings influenced by Spanish architecture remained common up until the 1950s.

EXPANSION OF THE COMMERCIAL DISTRICT

Following the immediate rebuilding after the 1892 fire, Elk Grove's commercial development was relatively stagnant until approximately 1910. That year, however, the Bank of Elk Grove was constructed, which touched off a wave of new construction between the east side of the railroad tracks and School Street. Some, like the bank, were developed on a single large parcel. Others replaced older homes which were either demolished or moved. It is not clear why commercial development concentrated in this area, although the location was slightly closer to the large industrial facilities being constructed to the south (see below).

All were flat-roofed buildings, and most were vernacular style in nature. Buildings were sited directly adjacent to the street and show a clear pedestrian orientation. They were constructed using a variety of materials, although brick was the most popular. This period also marks the first time that multiple storefronts were used on the same floor of a single building. This suggests that some of the buildings were constructed on speculation, rather than for a single commercial purpose. Having multiple storefronts helped guarantee at least some rental income, even if one or more business tenants failed.

Also of interest, three buildings constructed east of the bank (and on the same lot) all feature a stepped brick parapets reminiscent of the Western False-Front style. In many respects, they look like a single building—even though they were constructed in 1920, 1922 and 1926 respectively. Presumably, they were developed by a single person or entity—quite likely the owners of the Bank of Elk Grove.

Including the new Elk Grove Post Office mentioned above, there were six new commercial buildings constructed east of the railroad tracks between 1910 and 1926. All are extant and contribute to the Elk Grove Historic District:

- The Bank of Elk Grove (1910) at 9070 Elk Grove Boulevard is a one-story banking temple and was Elk Grove's first reinforced-concrete building. Its Classically-inspired architecture was then immensely popular for bank designs, as it was thought to promote a sense of stability and strength. In 1930, ownership of the bank would be taken over by the Bank of America.¹³⁰
- The Telephone Exchange (1926) shares the same address as the Bank of Elk Grove, which abuts it to the west. This brick building is the western-most of the three stepped parapet commercial buildings.
- The Elk Grove Post Office (1922) at 9072 Elk Grove Boulevard is a brick structure and the middle of the three stepped parapet commercial buildings.

¹³⁰ Ibid: 240.

- The Elk Grove Drugstore (1926) at 9074 Elk Grove Boulevard is the eastern-most of the three stepped parapet commercial buildings. It is actually a wood-framed building, save for the facade, which consists of brick.
- The Poston Building (circa 1914) at 9080-9086 Elk Grove Boulevard is a one-story, wood-frame building with stucco cladding. It featured four storefronts housing a cobbler, meat market barber and a confectionary called “Candycraft.”¹³¹ The building was originally L-shaped and wrapped the grounds of a two-story frame dwelling, in an area now occupied by a two-story, gable-roofed addition to the building.
- The ELM Apartments (1910) at 9093 Elk Grove Boulevard. Named for Edwin Lawrence Macy, and sometimes called the “Macy Block,” this wood-framed Edwardian style building features three angled bay windows on the second floor. It originally was a mixed use building with a single storefront below and hotel studios above.¹³² Some of the earliest residents were teachers serving at the nearby schools on School Street. The storefront was replaced with additional residential space by 1926.



The ELM Apartments, 9093 Elk Grove Boulevard, looking northwest.
Photograph by Page & Turnbull, 2012.

The only other major commercial building constructed after 1910 was the Foulks-Graham Building at 9048-9056 Elk Grove Boulevard, also a contributor to the Elk Grove Historic District. It was constructed in 1923 when the old Toronto Hotel was destroyed by fire. This one-story brick building was built at a cost of \$16,000 by James Lillico & Company, and is designed in a simple commercial style with five storefronts, one of which housed the *Elk Grove Citizen* newspaper.¹³³ It is not known whether James Lillico & Company built any of the other commercial building constructed during this period.

¹³¹ Ibid: 167.

¹³² Ibid: 165.

¹³³ Ibid: 72.

Industrial Development

Construction of the railroad had provided a focal point where Elk Grove's ranchers and farmers could both process their products for shipment. The result was the construction of a number of large industrial buildings, nearly all of which were constructed south of Elk Grove Boulevard on the east side of the railroad tracks. Doubtless this was because the Southern Pacific Railroad, between 1884 and 1895, installed a stretch of double track in this area to allow trains to lay over adjacent to the train depot. More importantly, a 1,100 foot spur track was also constructed, which is today marked by Railroad Street. This spur acted as a spine for Elk Grove's industrial development, which grew steadily during this period.

Following the 1892 fire, the first industrial facilities to be constructed (but are no longer extant) included the Everson & Stitch Hay Warehouse, a railroad cattle corral and W. E. Lane's Grain and General Warehouse—all of which were in place by 1895 along the west side of the railroad spur. Across from these buildings, along the east side of the railroad spur, was the Elk Grove Winery (wine industry facilities are discussed in further detail below). By 1905, these buildings were joined by a new brick warehouse for the Elk Grove Winery, as well as Benjamin Hoover's General Warehouse (extant). Hoover's Warehouse features twin gable roofs concealed behind a stepped, false-front parapet, and Sanborn maps indicate it originally had a wood floor.

Circa 1910, the Elk Grove Vineyard Association Winery began constructing facilities south of these buildings at the end of the railroad spur, and by the 1920s, the Florin Fruit Grower's Association had constructed a wood-frame packing shed (no longer extant) north of Elk Grove Boulevard. This building stood northwest of the J. M. Derr lumber yard, adjacent to a railroad siding on the east side of the main line of the railroad.

Considered as a whole, the nature of these buildings illustrates the shifting nature of agricultural output during this period, as well as its importance to the local economy. In the 1890s, the economy was driven by hay, wheat, wine and cattle. But by the 1920s, Sanborn maps show that W. E. Lane's Grain Warehouse was used as the Earl Fruit Company packing building, while Benjamin Hoover's Warehouse is shown as being leased by the Pioneer Fruit Company.

Other than the water works, the only other large-scale industrial facility in Elk Grove constructed during this period was the Jesse McClellan Derr Lumber Yard, located at 9055 Locust Street. The company was founded by Jesse McClellan Derr in 1898, although initially lumber was sold directly from trains. Derr also worked as a contractor, building barns and other buildings, including the Dr. Hugh Beattie House at 9008 Elk Grove Boulevard in 1902 (extant). In 1909, Derr purchased the Locust Street location adjacent to the tracks, to build a lumber yard, although initially only a small office was constructed.¹³⁴ By 1926, Derr had constructed several wood-frame lumber sheds, as well as a wood-frame lumber storage building near the northwest corner of the property. This building appears to remain, but has a more recent addition at the south end. Given the significant, longstanding association of the J. M. Derr lumber company with Elk Grove, this lumber storage building should be further evaluated for its historic eligibility.

¹³⁴ Ibid: 219.

Other, small-scale industrial facilities were also scattered throughout Elk Grove's downtown area. These included numerous stables and hay lofts, the general warehouse at the rear of the Masonic Lodge, a rendering facility behind the Elk Grove Meat Market, a tin shop, a confectionary, Chinese wash houses, and a printing shop. All of these were in place by 1912, although only the warehouse at the rear of the Masonic Lodge remains extant. Consideration should be given to adding the warehouse to the Elk Grove Historic District as it demonstrates the town's industrial past and connection to the railroad. Within a few years these small-scale industrial facilities would be joined by several automobile-related buildings, which are discussed separately below. The mixture of commercial, residential and industrial facilities was not uncommon during this era, when development was not regulated by zoning codes. However, nearly all of the largest industrial facilities—particularly the wine making facilities—were located south of Elk Grove's downtown.

ELK GROVE'S WINE INDUSTRY

No industrial enterprise expanded more during this period than Elk Grove's wine industry. By 1895, Sanborn maps show that the Da Roza & Neves Winery—now renamed the Elk Grove Winery—had relocated south of Elk Grove's commercial district to a location near what is today the intersection of Jonell Court and Jan Marie Way. The facilities consisted of a one-story-plus-mezzanine wood-frame building capped by a gable roof. It included a sherry house, wine storage, and two 2,000 gallon elevated tanks. Another one-story building was located to the north, consisting of a combination distillery, cooperage and carriage building. During this period it appears the Joseph Da Roza, who had purchased Neves interest in the company in 1895, also constructed a two story house north of the winery operations near what is today the southeast corner of Grove Street and Jan Marie Way. None of these buildings remain.

By 1905, the winery's operation had expanded considerably. A large brick warehouse (extant) was constructed southwest of the winery on the other side of the railroad spur. This building, today addressed as at 9676 Railroad Street, features a cement floor and a gable roof concealed behind a stepped, false-front parapet. The winery's main building was doubled in size, and a new wood-frame sherry house (no longer extant) was added north of the distillery. According to a contemporary article, the company's operations had expanded to the point where it operated a branch house on Beach Street in New York City, and a large portion of its wine was supplied to the Hawaiian Islands.¹³⁵ It also appears that the winery itself was surrounded by vineyards and pastures, with more vineyards to the west.

¹³⁵ William Ladd Willis, *History of Sacramento County, with Biographical Sketches of the Leading Men and Women of the County ...*, (Los Angeles: Historic Record Company, 1913), 732-733.



The former Elk Grove Winery warehouse, constructed in 1905 at 9678 Railroad Street.
Photograph from Page & Turnbull, 2012.

Da Roza died in 1909 and the operation was taken over by his son Edward, who in 1912 was forced to rebuild portions of the winery following a fire in November 1911 that destroyed the engine room, grape crusher, six tanks of wine and a large water tank.¹³⁶ Just a year later, on February 19, 1913, a more disastrous fire occurred at the winery, destroying nearly all of its facilities except for the brick warehouse.¹³⁷ A contemporary account states that “during the conflagration 150,000 gallons of wine were released from the casks and flowed over the streets and along the county road. At one time it looked as though the town of Elk Grove would be destroyed.”¹³⁸

A notice to rebuild the winery was reported in the Lodi-News Sentinel just three days after the fire. The result was a massive new wood-frame winery in place of the older facilities. To the north, across a new east-west railroad spur was the new distillery, as well as two brick warehouses, and a wood-frame office; to the south was a wood-framed bunkhouse to accommodate seasonal workers (none extant). In 1920, the company was sold to Colonial Grape Products.¹³⁹ This may have been because of the impact of Prohibition—although other financial problems may also have played a role, as Edward Da Roza was indicted for tax-fraud amounting to \$50,000 in 1918.¹⁴⁰

South of the Elk Grove Winery, and served by the main railroad spur, was another large industrial wine operation: the Elk Grove Vineyard Association Winery, today occupied by Pacific Modern Homes at 9723 Railroad Street. The winery was an outgrowth of a cooperative formed in 1902 as the Elk Grove Wine Grape Growers Association, which was led by Thomas W. Johnston, owner of the Alpine Vineyard. Initially, the Association

¹³⁶ “Elk Grove Winery Destroyed by Fire,” *The Lodi Sentinel*, November 21, 1911

¹³⁷ “Fire Destroys Winery,” *San Francisco Call*, February 20, 1913.

¹³⁸ “News from the Capital,” *Pacific Wine, Brewing and Spirit Review*, San Francisco and Los Angeles February 28, 1913, Vol. XLXV, No.4.

¹³⁹ “Colonial Grape Products Back to Elk Grove,” *The Lodi News-Sentinel*, June 3, 1937.

¹⁴⁰ “Accuse Winery Owner of \$50,000 Tax Fraud,” *Los Angeles Times*, May 24, 1918, 7.

supplied various wineries, including the Elk Grove Winery.¹⁴¹ In 1908, though, the Association decided to construct its own winery as a “defense against the tyranny of the wineries” which consistently offered low prices for wine grapes.¹⁴²

In 1909, the company began construction of its winery facilities, designed by E. G. Meakin of the firm Toulouse & Delorieu, who were noted as the designers of major wineries throughout California. The plant was designed to handle up to 2,500 tons of grapes per day, with a storage capacity of 180,000 gallons. A distillery with a capacity of 20,000 gallons per day was also under construction, and a spur railroad track was planned to supply the operations.¹⁴³

A description of Elk Grove written in 1912 states that the Association Winery was an “undertaking that has meant most to the grape growers of this vicinity during the past few years...the stock of this corporation is owned by the growers themselves...This association has done much to keep the price of grapes at a figure where they were profitable to grow in the community. They have an up-to-date plant constructed of reinforced concrete.”¹⁴⁴

Most of the original Association Winery buildings remain extant:

- The eastern-most building (closest to the railroad tracks) was constructed in 1909 using concrete blocks. It housed the fermenting tanks. Adjacent to the west is a wood-frame shed, which also housed fermenting tanks.
- South of the fermenting warehouse was the distillery, also constructed in 1909 using concrete blocks.
- To the east of the fermenting warehouse are two side-by-side buildings, both constructed circa 1915. The western-most was constructed using reinforced concrete, and served as wine storage. The adjacent brick building housed a sherry oven and the bottling department.
- East of buildings above, but no longer extant, was a large wood frame dwelling that likely served as a bunkhouse for seasonal wine workers.

¹⁴¹ “Good Prices for Grapes,” *San Francisco Call*, September 24, 1902.

¹⁴² “Independent Winery for Elk Grove,” *The Lodi Sentinel*, December 5, 1908.

¹⁴³ “New Winery – Good Progress Being Made in the Building,” *Elk Grove Citizen*, June 12, 1909.

¹⁴⁴ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 398.



The former Elk Grove Vineyard Association warehouse and bottling building, constructed circa 1915.
Photograph by Page & Turnbull, 2012.

The impact of Prohibition, which in 1919 banned the sale and manufacture of alcohol, took an unequal toll on Elk Grove's two wineries. The former Elk Grove Winery, now owned by Colonial Grape Products, was able to continue producing wine for medical and religious purposes. However, the Elk Grove Vineyard Association Winery was forced to close, and would not reopen until 1933.¹⁴⁵

As a group, the surviving Elk Grove Vineyard Association Winery buildings comprise the most intact early-twentieth-century industrial complex in Elk Grove, and are significant for their association with Elk Grove's prominence in wine-production during this period. Along with the one surviving building from the Elk Grove Winery to the north, as well as the Benjamin Hoover Warehouse, they appear to comprise an industrial historic district and should be evaluated as such.

Other Agricultural Development

Cattle ranching, dairying and farming remained the backbone of Elk Grove's economy during this period. As alluded to previously, the shift from wheat farming to nut and fruit production—particularly wine grapes—was among the most important developments during this period. Another major new fruit crop to emerge was strawberries. The principal area for strawberry farming was north of Elk Grove in the Florin area. However, farmers living closer to Elk Grove were also involved in the trade. A manuscript written in 1912 states that: "The growing of strawberries has been developed to a considerable extent. About two carloads are shipped from here each day in season."¹⁴⁶

A major supplier of grafted stock for Elk Grove area farmers was the Tribble Nursery, established by the Tribble Brothers—Earl, Claude, Eugene and Mose—around the turn of

¹⁴⁵ Elk Grove Winery Buys 6000 Ton Lodi Grapes to Crush at Big Plant," *The Lodi Sentinel*, November 2, 1933.

¹⁴⁶ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 398.

the century.¹⁴⁷ The Tribbles, who also operated a nursery in Lodi, were prolific experimenters and invented numerous varieties of plums, nectarines, walnuts, peaches, and pecans.¹⁴⁸ They also received numerous awards for their plants, and even authored a book on walnuts entitled, *The Walnut From A to Z, Including a Chapter on the Pecan*, in 1912. The Tribble Brothers Nursery now exists as the Capital City Nursery located at 8243 Elk Grove Boulevard. This property was originally part of a ranch owned by the Kirby family, and includes an 1889 residence. The Tribbles are also known to have purchased 78 acres of the A. E. Bond Ranch in 1901, and Earl Tribble lived for a time at 9141 Elk Grove Boulevard (extant).¹⁴⁹ Claude Tribble is also known to have resided at 9109 Grove Street.

It does not appear that the shift from wheat to vineyards, fruit and nut orchards, and strawberry fields resulted in a palpable shift in the nature of agricultural outbuildings. Barns, sheds, and packing buildings would have been the dominant building types, but very few of the buildings used during this period survive today.

It also does not appear that any large-scale irrigation projects were undertaken during this period. Rather, Elk Grove's water table remained quite high—often stated as being no more than ten feet below ground. If needed, ranches and farms used windmills and water storage tanks to provide surface irrigation. The 1893 state publication *Resources of California* states that in Sacramento County, “Underlying the whole plains seems to be a body of pure water; practically inexhaustible, even with a delivery of 80,000 gallons an hour. Irrigation is never used in the orchards, but is sometimes resorted to for increasing the yield of Tokay and Muscat table grapes.”¹⁵⁰

Over time, however, the use of groundwater from wells caused the water table to drop to twenty-three feet by the early 1920s.¹⁵¹ Elk Grove rancher Lester Mahon recalled that, “The water table was from here to the ceiling. We did not have to irrigate. Everything got enough water—beans, hops, alfalfa and fruit trees. We never irrigated until about the early 1900s, with a one cylinder Sampson engine in the grapes. ... Everything was natural before that—no irrigating.”¹⁵²

THE IMPACT OF THE AUTOMOBILE

As the private automobile came into greater use during the early 20th century, it had an immediate impact on Elk Grove's physical and economic development. Among the pioneers of Elk Grove's automobile business were the brothers Matthew and Robert Batey, who arrived in Elk Grove in 1912 and opened a repair shop with a gas pump in a large barn at 9191 Elk Grove Boulevard (no longer extant).¹⁵³ In 1919 the brothers obtained the franchise for a Chevrolet Dealership, and in 1927 moved to a new location on the northwest corner of Elk Grove Boulevard and School Street (extant; discussed in the following chapter).

¹⁴⁷ “Earl Tribble has been Here Since He Was Ten,” *Elk Grove Citizen*, October 16, 1963.

¹⁴⁸ American Pomological Society, Proceedings of the Thirty-Sixth and Thirty-Seventh Meetings of the American Pomological Society, 1920, 204; 219; 302;

¹⁴⁹ Bernice Gallup, “Earl Tribble has been Here Since He was Ten, 1887,” *Elk Grove Citizen*, October 16, 1963.

¹⁵⁰ H. H. Markham, Governor, *Resources of California*, (Sacramento: State Office, 1893), 53.

¹⁵¹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 351.

¹⁵² Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 110.

¹⁵³ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 264.

Sanborn maps indicate that another garage had been constructed at 9033 Elk Grove Boulevard at least as early as 1912. This wood-frame building was clad in corrugated metal and constructed by Del Cann, owner of the Elk Grove Hotel (today's Bob's Club).¹⁵⁴ The building, features both front and rear additions, and today operates as Mitchell's Auto Body shop.¹⁵⁵ It is not known who owned this early garage, but it seems likely that it was opened by Henry L. Ehrhardt and John Rhoads, two other notable figures in Elk Grove's early auto industry. Because it was constructed during the period of significance (1876-1930) and exhibits automotive themes of development in Elk Grove, adding the Ehrhardt and Rhoads garage to the Elk Grove Historic District should be considered.

According to Henry Ehrhardt, he and Rhoads had "started fixing windmills and pumps and sold gas engines and from gas engines we went into the automobile business." By 1919, Ehrhardt and Rhoads had purchased the franchise for a Ford dealership and were operating out of the building at 9033 Elk Grove Boulevard. In 1921, the dealership moved into a newly-constructed building nearby at 9027 Elk Grove Boulevard (extant). This one-story brick building features impressive brick pilasters on its primary facade and is capped by a combination gable and hip roof. A showroom for Ford Model T automobiles was located at the front of the building, while a garage was located at the rear and included an entrance off the alley. According to one source, cars for the dealership would arrive via the railroad and were assembled by mechanics at the old garage before being placed on display in the showroom.¹⁵⁶ By 1926, however, Sanborn maps show the former location being used for electric wiring. The car showroom and garage at 9027 Elk Grove Boulevard are contributors to the Elk Grove Historic District.



Interior of the Ehrhardt & Rhoads Ford Dealership, circa 1919.
Photograph from Elk Grove Historical Society Collections.

¹⁵⁴ Lance Armstrong, "Ehrhardt Family Roots Lie Deep in Elk Grove History," *Elk Grove Citizen*, undated copy made available by Tom Russell of the Elk Grove Historical Society.

¹⁵⁵ A historic photo of the building appears on page 63 of *Images of America Elk Grove* by Arcadia publishing.

¹⁵⁶ Lance Armstrong, "Ehrhardt Family Roots Lie Deep in Elk Grove History," *Elk Grove Citizen*, undated copy made available by Tom Russell of the Elk Grove Historical Society.

It was not long before Elk Grove's car dealerships also began selling tractors. Because the new equipment was unfamiliar to most farmers, "tractor schools" were held at the dealerships in order to instruct potential buyers how to use the machines. The advent of tractors, however, did not lead to a shift in the nature of Elk Grove's agricultural output, but it almost certainly reduced dependence on horses for farming. This in turn would have a ripple effect, reducing the need for horse feed, harnesses, etc., such that commercial businesses offering those supplies would over time be forced to adjust their stock. In some cases, businesses such as blacksmith shops converted to auto repair and body work. It does not appear that mechanized farming drastically reduced the need for labor, as much of the fruit and grapes grown in the Elk Grove area still required harvesting by hand.

Of interest, it appears that the overall ratio of automobile ownership in Elk Grove was quite high—likely because owning a car was viewed as more desirable in a rural area. A review of the 1912 Sanborn maps shows approximately two dozen stable buildings scattered throughout the town. By contrast, however, the 1926 Sanborn maps show only four stables, with the rest of the buildings converted to garages. The presence of stables and garages was noted in the reconnaissance survey conducted in support of this context statement; some of these outbuildings do remain, particularly on 2nd Avenue and Grove Street, but were not always visible from the public-right-of-way. It also does not appear that any buildings with parking lots were established prior to 1926. Given Elk Grove's small population during this period, however, street or alley parking likely remained ample.

PUBLIC ASSEMBLY SPACES

Educational Facilities

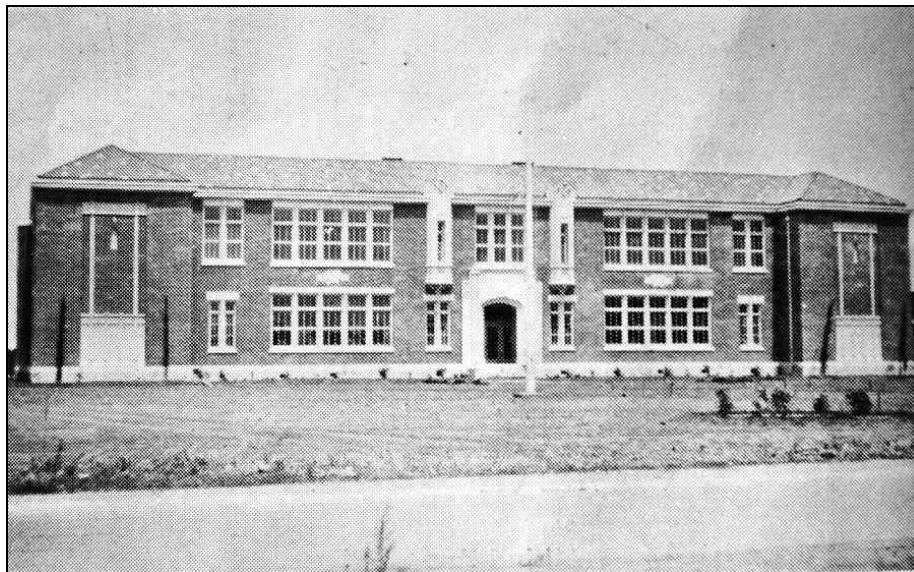
Throughout most of the 19th century, all of Elk Grove's educational facilities consisted of grammar schools. This was a reflection of the area's agricultural roots, as "many parents held that it was more important for their children to assist on the family farm than to attend any schooling past grammar school."¹⁵⁷ In 1891, however, California passed a state law allowing elementary school districts to form cooperative, or "union," high school districts. This development appeared particularly appropriate for the wider Elk Grove area, where both residents and educational facilities were widely dispersed. Several of the town's most prominent citizens, including Joseph Kerr and Julius Everson rallied for the formation of a high school district, resulting in the construction of the first union high school in California two years later.

The Union High School (no longer extant) was constructed in 1893 on land donated by Joseph Kerr near what is today the intersection of Elk Grove Boulevard and Derr Street. This was the largest educational facility yet constructed in Elk Grove. It consisted of a wood-frame, two-story, three-room vernacular style building capped by a gable roof. Sanborn maps indicate that a new two-story wing was added at the rear of the Union High School between 1905 and 1912. This building continued in service until the early 1920s when it was replaced by a larger high school building. The 1926 Sanborn map shows it as vacant and it was likely demolished soon afterward.

¹⁵⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 181.

During the 1920s, two new union schools were also established in Elk Grove. These included the following:

- Elk Grove Union Grammar School (extant) was constructed in 1921 at what is today 8820 Elk Grove Boulevard. Designed by the prolific California architect, William Weeks, this wood-frame building consists of a one-story classroom wing with a combination hip-and-flat roof, wrapping around a two-story auditorium with a gable roof in the rear. The building is clad with a brick veneer and features Mediterranean Revival style influences that are most apparent in the red clay tile roof. Between 1926 and 1941 the southwest corner of the building was extended to the south, while a separate one-story-over-basement wood-frame classroom building was constructed near the southeast corner. Since 1989, the building has been used by the Cosumnes Community Services District. Given the quality of its architecture and association with Elk Grove's early school development, the building appears individually eligible for the California Register of Historical Resources.
- Elk Grove Union High School was constructed in 1922 on a 15-acre site northwest of the intersection of Elk Grove Boulevard and Elk Grove-Florin Road (none of the earliest buildings remain extant). The land, which is located across the street from Elk Grove Union Grammar School, was purchased from Fred Gage and originally had been part of the Treat Ranch.¹⁵⁸ The school was constructed by the Campbell Construction Company and consisted of a wood-framed, two-story, T-shaped building clad with a brick veneer. Like the grammar school across the street, the high school was designed with Mediterranean Revival style influences and included a red clay tile roof. For seismic safety reasons, most the school buildings were demolished in 1967. Surviving buildings are discussed in the following chapter.



**Elk Grove Union High School, 1922.
Photograph from Elk Grove Historical Society Collections.**

¹⁵⁸ Ibid: 186.

The union schools acted as magnets, drawing students from a wide area into Elk Grove. As a byproduct, the schools helped to cement community bonds and identity. The families whose children attended these schools were naturally inclined to think of themselves as being connected to Elk Grove—or as residents of Elk Grove—even though they might live miles from the “downtown” area near the railroad.

Elk Grove’s First Public Library

When Union High School was completed in 1893, a small library was housed in the building’s hallway. Students were able to check out books during the day, while community members could check out books during the evening under the supervision of the high school’s principal, Harriet G. Eddy. Three months later, however, the library was moved to the first floor of the recently-completed Women’s Christian Temperance Union (WCTU) building, located a short distance west of the high school at a location today occupied by the Grange Hall at 9125 Elk Grove Boulevard. Through Eddy’s efforts, it became California’s first county branch library in 1908.¹⁵⁹ In 1967, a historical marker was placed at the former library site by the California Department of Parks and Recreation in conjunction with the Elk Grove chapters of the Native Sons of the Golden West and the Liberty Parlor. It marks the site as California Registered Historical Landmark Number 817, the First County Free Library Branch in California.

Religious Development

Throughout the 19th and early 20th century, Elk Grove’s religious facilities had primarily served Methodist and Protestant congregations. During the 1920s, however, slow but steady population growth led to the construction of several new churches serving Catholic and German residents. Long-standing congregations also consolidated and replaced their old churches with modern buildings. New religious facilities constructed during this period included the following:

- St. Joseph’s Catholic Church (extant) was constructed in 1917 at 8990 Grove Street, on the southeast corner with Gage streets. This congregation had formed in 1903, and until 1917 met in the home of the Daresay family.¹⁶⁰ Their new church consisted of a wood-frame, one-story (double-height) building with a gable roof and bell tower. It was designed in the Mission Revival style and features stucco cladding and arched windows. Some influences of the Craftsman style are also evident in the form of exposed roof purlins. Circa 1950, a new gable-roofed classroom wing (extant) was constructed southeast of the church. Today this is the oldest extant church in Elk Grove; as such, it should be added to the Elk Grove Historic District as a contributor.
- St. Peter’s German Lutheran Church (relocated, extant) was constructed in 1923 at the corner of Elk Grove Boulevard and the Elk Grove-Florin Road. German

¹⁵⁹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 250-251.

¹⁶⁰ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 371.

immigrants had begun arriving in greater numbers in Elk Grove during the early 20th century, and German language services were held at the church until 1953.¹⁶¹ In 1956, St. Peter's sold the land for redevelopment as a gas station and the church building was physically moved a half-block south to 9645 Elk Grove-Florin Road (today known as the Discovery Church). Two residences located immediately north were also owned by the church, one of which was used as a parsonage. A wing was subsequently added to the rear of the church building.¹⁶² In 1990, St. Peter's relocated to a new church at 8701 Elk Grove-Florin Road.

- The Federated Community Church (extant) was constructed in 1923 at 8986 Elk Grove Boulevard at the southeast corner with Gage Street. It replaced the 1877 Presbyterian Church which had been built in the same location. The Federated Community Church was formed in 1917 and represented the union of the Elk Grove Presbyterian and Methodist Episcopal congregations.¹⁶³ This two-story, wood-framed building was designed with Mission Revival style influences and is capped by a gable roof. During the 1920s and 1930s, the church served as Elk Grove's first movie theater, with movies shown in the chapel. A parsonage (extant) was also constructed adjacent to the church, but this building was moved to the 9620 Gage Street in 1956. The parsonage was replaced by an education wing, completed in 1957.¹⁶⁴ A bell tower was added circa 2010. Today the church is known as the Elk Grove United Methodist Church and is a contributor to the Elk Grove Historic District.
- The German Congregational Church (extant) formed in 1923 with services conducted in German. In 1926, a church building was constructed on the northwest corner of Grove and Kent streets at 9151 Grove Street. This is a one story wood-frame building capped by a gable roof with flared eaves. This building became a meeting hall for the Native Sons of the Golden West when, in 1950, the church congregation moved to a new building at 9624 Melrose Avenue (extant). A Fellowship Hall was constructed in 1958.¹⁶⁵ The church is today known as Elk Grove Congregational Church.

¹⁶¹ Ibid: 372.

¹⁶² Neoma Young, St. Peter's Lutheran Church Business Administrator, personal communication 18 September 2012.

¹⁶³ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 120.

¹⁶⁴ Ibid: 121.

¹⁶⁵ "Elk Grove Congregational Church, "Church History," <http://www.stpeters-elkgrove.org/history.htm> accessed 17 April 2012.



St. Joseph's Catholic Church, 8990 Gage Street, looking southwest.
Photograph by Page & Turnbull, 2012.

Elk Grove Regional Park

The same cooperative impulse that inspired Elk Grove area residents to pool their resources to construct schools and religious facilities also resulted in the establishment of the area's first park, today known as Elk Grove Regional Park. The land, which is located about a mile and a half southwest of Old Town Elk Grove, was originally part of the 160-acre parcel where the Elk Grove House was established by James Hall in 1850. Frank Graham purchased the land in 1859, and for many years the area was referred to as "Graham's Grove" because of the oak trees that grew there. About 1900, the land was acquired by Zaccheus Markofer, who began cutting the oak trees for lumber. The loss of the trees aroused the sympathies of the local community, and in April 1903 a corporation called the Elk Grove Park Association was formed with Thomas McConnell as president. Two thousand shares of common stock were sold at five dollars each, which allowed the Association to purchase thirty-three acres for use as a park. A baseball field was constructed in 1904 (extant), and in 1922 the corporation constructed a pavilion with an indoor dance hall (destroyed by fire in the 1960s).¹⁶⁶ Between 1904 and 1932, Graham's Grove was also the site of the annual Granger's Picnic, a popular event that drew residents from many of the surrounding communities. More improvements would follow in the 1930s, which are described in the following chapter.

Ethnic Communities

As previously discussed, Elk Grove was home to a few Chinese residents beginning at least as early as the 1860s. Typically, the Chinese were employed as farm laborers or domestic servants, although they did establish laundries in Elk Grove as well. In 1888, the Scott Act was signed into law by President Grover Cleveland. This legislation not only prohibited further Chinese immigration to the United States, it also stipulated that any Chinese who had left the United States, even only temporarily, would be refused reentry.

¹⁶⁶ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 159-160.

Within a few years, Japanese laborers began to fill many of the roles previously held by the Chinese. This was largely due to a relaxation of emigration rules by the Japanese government, as well as the need for farm labor in California. During the 1890s, approximately 1,150 Japanese resided in California, but these numbers would grow to over 10,000 by 1910, and over 40,000 by 1920.¹⁶⁷ Sacramento served as a hub for Japanese farm laborers, because it was located at the crossroads of migration routes for seasonal agricultural workers.¹⁶⁸

Japanese farm laborers were considered crucial to the fruit-growing industry, and in the Elk Grove area became instrumental in the growth of strawberry farming and vineyard operations. It appears that most Japanese settled near Florin. In his book, *Changing Dreams and Treasured Memories: A Story of Japanese Americans in the Sacramento Region*, author Wayne Maeda describes Florin as “one of the largest colonies of Japanese to engage in independent farming.”¹⁶⁹ He adds that:

By 1908, the Japanese owned 697 acres out of a total of 1,678 acres in the Florin district. In 1912, the average farm was about twenty acres and records indicate an increase of land ownership to 1,065 ... As the Japanese in the Florin area began to produce more strawberries and grapes, the number of shipping companies increased to handle the marketing of produce. Six companies worked with farmers of the area ... [these included the] Nojiri and Company, Northern California Berry Grower’s Association, Northern California Farms Company, Florin Berry Company, Oshima Brothers, and Elk Grove Berry Company.¹⁷⁰

The heart of the local Japanese community was concentrated in Florin area, where Japanese Buddhist and Methodist Churches were established. However, no similar institutions were established in Elk Grove, and Maeda’s study of the Japanese in the Sacramento Region makes almost no mention of Elk Grove. However, Japanese laborers clearly contributed to the local economy, and would have comprised the bulk of seasonal workers during the early 20th century. Elk Grove Historical Society member, Tom Russell, also states that during this period Japanese children attended class at the Reese School.¹⁷¹ Despite their contributions, however, the Alien Land Law of 1920 prevented further land ownership by the Japanese, as well as the formation of land corporations to lease or purchase land.

NEW RAILROAD LINES (FRANKLIN AND SHELDON)

In 1910, two new railroad lines were established in the greater Elk Grove area—although several miles from what is today Old Town Elk Grove—and only portions of these lines are today within Elk Grove’s city limits. Development of these lines provided increased shipping

¹⁶⁷ Wayne Maeda, *Changing Dreams and Treasured Memories: A Story of Japanese Americans in the Sacramento Region*, (Sacramento: Japanese American Citizen’s League, 2000), 41.

¹⁶⁸ *Ibid*: 96.

¹⁶⁹ *Ibid*: 105.

¹⁷⁰ *Ibid*: 105-106.

¹⁷¹ Tom Russell, personal communication 8 February 2012.

opportunities for area farmers and fruit packers, particularly in the communities of Franklin and Sheldon (discussed separately in this report). A brief description of these lines follows:

- The Western Pacific Railway was a passenger and freight line incorporated in 1903. Construction of the line began in 1905, following a route running from Oakland to Niles and onto Stockton, where it turned north to reach Sacramento. From there it continued north and then east across Nevada to a terminus in Salt Lake City. The tracks of the Western Pacific, which paralleled Franklin Boulevard, reached the Franklin area in 1910. A wooden passenger station and freight depot (no longer extant) was established along a spur located on the east side of the tracks and south of Bilby Road.¹⁷²
- The Central California Traction Company was established in 1910 as an electric railroad providing freight and interurban passenger service along a forty-eight mile line stretching from Stockton to Sacramento. One author states that the company “opened up a vast region to agriculture and contributed to the development of south Sacramento County. The freight service carried merchandise, livestock and produce, primarily grapes and strawberries.”¹⁷³ In the greater Elk Grove area, the rail line crossed the Cosumnes River just north of Wilton Road, and crossed Grant Line Road just south of Sheldon Road where a station (no longer extant) was established. There it continued northwest to a station at Japanese Ranch and then to Sacramento.¹⁷⁴ The company ceased interurban passenger service in 1933, and was converted to diesel power in 1947. The tracks are no longer used in the Elk Grove area, although the company continues to run trains between Stockton and Lodi.¹⁷⁵

¹⁷² Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 144.

¹⁷³ Ibid: 145.

¹⁷⁴ Ibid: 148.

¹⁷⁵ Central California Traction Company, “Welcome to the Central California Traction Company,” <http://www.cctrailroad.com/> accessed 28 April 2012.

SUMMARY OF SIGNIFICANT THEMES

This period of development represent the blossoming of Elk Grove as an agricultural community and, more than any other time period, resulted in what is today the character and historic fabric of Old Town Elk Grove. This was the first period when Elk Grove made municipal improvements other than educational facilities—and the schools it already had were replaced by larger and more modern facilities.

This period is also marked by dramatic shifts in agriculture, particularly an increase in vineyards and fruit and nut orchards. This in turn led to the development of large industrial facilities, including warehouses, packing houses and two major wineries. The growth of industry was commensurate with an expansion of the commercial and residential districts, and likewise reflected in the use of new building materials such as reinforced concrete. By the end of this period, Elk Grove had fully entered the modern age with an electrical grid, telephone service, and automobile facilities scattered throughout the town.

Most buildings constructed during this period are significant for their association with this crucial era of Elk Grove's development. Properties that best represent the historic significance of this period include surviving industrial facilities—particularly those associated with the wine and fruit industry, as well as the Elk Grove Water Works. Commercial buildings developed during this period are also significant. They include nearly all of Elk Grove's most impressive historic properties, and several of them—such as the Odd Fellows building—appear individually eligible for the National Register. Given their rarity, all public assembly facilities constructed during this period, including churches and schools, are also significant. Most residential properties would also be significant, although those that best express the historic significance of this period would be located in proximity to Old Town Elk Grove.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

The following section summarizes important themes in the period and identifies property types that reflect these themes. Although some properties were fully evaluated through the 2012 Reconnaissance Survey, significance tables and integrity discussions follow each property type so that resources from this period may be evaluated in the field. The significance tables describe the criteria for which a resource may be historically significant and the integrity narrative provides guidance to determine whether the resource retains sufficient integrity to convey its historic significance. The historic significance and integrity guidance builds upon discussions in the Introduction, which explains more fully the relationship between significance and integrity. As noted in that discussion, the criterion for which a resource is significant shapes how the integrity for that resource is evaluated (see pages 29 and 30).

As explained by the National Park Service in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- 1) Being associated with an important historic context *and*
- 2) Retaining historic integrity of those features necessary to convey its significance.

The identification of historic resources is based on this guidance from the National Park Service: in order for a resource to be considered historic, it must have both historic significance and integrity. This Associated Property Types and Registration Requirements section is organized on Bulletin 15, which outlines the most efficient sequence for the evaluation of a historic resource. After the historic significance of resource has been established, the integrity of that resource may be evaluated.

The primary historic themes and events which characterize the period 1893 – 1926 include:

- The rebuilding of Elk Grove’s downtown
- The development of new municipal services
- The expansion of the commercial district
- The growth of industry in Elk Grove, particularly wine production
- The influence of the private automobile
- The construction of new public assembly spaces, most notably schools and churches

Commercial businesses quickly rebuilt following the 1892 fire and the town developed municipal water and fire systems to prevent similar incidents from occurring. Construction of both commercial and residential buildings increased along Elk Grove Boulevard (Main Street) and additional community services, such as schools and churches were built to support the growing town. As agriculture continued to shift from hay and grain production to the production of fruit, the period also witnessed dramatic growth in fruit shipping and wine production.

Construction of residential and commercial properties was more prolific than other resource types during this period, and nearly all of these buildings are concentrated in Old Town Elk Grove. Few examples of other resource types remain, but those that do—such as the Elk Grove IOOF building and the Elk Grove Winery—were significant additions to the community.

AGRICULTURAL PROPERTIES

Like earlier agricultural properties, most ranches and farms from this period were still family-operated, and typically comprised of a residence and auxiliary buildings. Barns would have been common on both ranches and farms. Outbuildings for farmers with orchards may have included packing sheds and drying racks; dairy farms would likely include fences and milking sheds.

Survey and research efforts did not specifically identify agricultural properties developed during this period. However, it is likely that farms/ranches from this era remain extant. Future evaluations should take into account that it is rare to find examples of agricultural

properties that retain both the historic residence and associated farm/ranch outbuildings. This is because many of the larger parcels on which these properties were located have been subdivided and developed with residential properties. Thus, agricultural properties that remain on their original parcels, and retain agricultural open space and/or outbuildings are particularly strong examples of this resource type.

Significance

The table below discusses the significance of residences from this era according to criteria established by the National Register of Historic Places, California Register, and the Elk Grove Municipal Code. Please note that Criteria B and C, which address the integrity of a historic resource at the local level, are addressed in the integrity section below.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Agricultural properties from this period may be significant for their association with the evolution of agricultural practices in the Elk Grove area, such as the transition from grain to fruit production, or as intact examples of farming practices that characterized the area. Because these were working ranches/farms, the association of the buildings to the land is particularly significant. Residences that remain in their original location, on larger undeveloped parcels, or retain associated outbuildings best demonstrate the function of this resource type.
B/2	Criteria A, ii	Persons	Agricultural properties from this period may be significant for their association with persons important to Elk Grove history. Any person whose life or contributions are discussed at some length in this document are—with further research—likely candidates for Criteria B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A, iii	Architecture/ Design	Agricultural properties from this period may be significant for their architecture, as evidenced by intact stylistic features, forms, or construction methods. Buildings may also qualify as the work of a locally-prominent builder. Individual resources qualified under

National/ California Register	EG Municipal Code §7	Significance	Discussion
			these criteria should be good examples of types and/or styles, and retain most of their original features.
D/4	Criteria A, iv	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local agricultural practices, may be significant for their potential to provide information important to history.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, an agricultural property must retain sufficient integrity to convey its significance. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. The aspects of integrity most important for this period are location, design, setting, materials, feeling and association. Properties dating to this period are relatively rare, and therefore discretion is warranted when considering integrity (see below: “Other Integrity Considerations”). Buildings would typically meet the threshold for addition to the local register if they meet the minimum eligibility requirements. Of particular note, local Criteria B and C should be considered when evaluating agricultural properties. Buildings qualified as individual resources should retain a substantial majority of their original features. Those with few apparent alterations should also be considered for local landmark status.

Minimum Eligibility Requirements:

- Clear example of ranch/farm architecture: (residence and outbuildings if extant)
- Retains original form and roofline
- Substantially retains the original pattern of windows and doors
- Retains at least some of its original ornamentation, if applicable. (The retention of entry, window and/or roofline ornamentation should be considered most important).
- Retention of the original cladding is important, but not absolute (see below).
- Retention of the spatial relationship between the buildings and land/open space is important, but not absolute (see below).

Other Integrity Considerations:

- Nearly all agricultural properties from this period originally had associated ancillary structures. However, because of their hard use most of the ancillary structures are no longer extant. Thus an Elk Grove ranch property from this period that retains both the ranch house and ancillary buildings would have enhanced integrity.
- The presence of original site or landscape features is not essential, but could enhance a property's significance and integrity. Properties that retain elements such as walls, fences, paths, and heritage trees may qualify for listing in the National Register.
- Replacement of doors and windows is acceptable as long as they substantially conform to the original door/window pattern and the size of the openings.
- Additions may be acceptable as long as the essential character of the original building is recognizable. In particular, rear additions that have respected the scale of the original building are generally acceptable. However, more modern additions, especially those that compromise a building's form and scale, are not acceptable.
- Many buildings from this period have had their porches replaced. This is acceptable as long as the replacement porch generally respects the scale and materials of the building. However, enclosing a porch is generally a severe detriment to integrity. This is because it alters the spatial relationships that formerly characterized the front of the property, and frequently obscures windows, doors and other character-defining features.
- It is acceptable for entry stairs or steps to have been replaced, as these are subject to greater deterioration from weathering and use.
- The replacement of the original cladding is generally a severe detriment to integrity. However, because of the rarity of buildings from this period, replacement cladding may be acceptable as long as all other essential characteristics (form, roofline, pattern of windows and doors) are intact.
- Alterations that have included the use of conjectural decorative elements to create a false sense of history are not acceptable.

RESIDENTIAL PROPERTIES

Residential properties constructed Elk Grove during this period were typically designed in the Queen Anne, Craftsman, American Foursquare, or vernacular architectural styles. Most residences are rectangular in plan, one to two stories in height, and built of wood-frame construction. The majority of these residences, which are overwhelmingly concentrated in Old Town Elk Grove, were surveyed to update the Elk Grove Historic District. These

properties are listed below and the status codes assigned to the property in the 1988 survey and the 2012 update are noted.

No.	ID	Address	Name	1988	2012
4	3	8998 Elk Grove Blvd.	Taverner Residence	1D	1D
5	4	9008 Elk Grove Blvd.	Dr. Hugh Beattie Residence	1D	1D
7	6	9024 Elk Grove Blvd.	Wakeman Residence	1D	1D
10	7A	9030 Elk Grove Blvd.	Hayes Residence	1D	1D
29	22	9091 Elk Grove Blvd.	Residence	6X	3D
30	23A	9093 Elk Grove Blvd.	The Elm	1D	1D
35	33	9112 Elk Grove Blvd.	Brainard/Markofer Residence	1D	1D
39	43	9625 Gage Street	Lilico Residence	1D	1D
40	44	8995 Grove Street	Hogaboom Residence	1D	1D
41	48A	9051 Grove Street	Loshe Residence	1D	1D
42	49	9059 Grove Street	Francisco Residence	1D	1D
43	50	9060 Grove Street	Haynes Residence	1D	1D
46	52	9087 Grove Street	Markofer Residence	1D	1D
48	55	9101 Grove Street	Residence	1D	1D
49	56	9109 Grove Street	Residence	1D	1D
52	57	9557 School Street	Wildanger/Frame Residence	1D	1D
53	40	9560 School Street	Upton Residence	1D	1D
54	39	9572 School Street	Winkelman/Poston Residence	1D	1D
55	37	9588 School Street	Ira Jones Residence	1D	1D
58	45	9624 Walnut Avenue	Welch/Coon Residence	1D	1D
59	n/a	9547 2 nd Avenue	Residence	n/a	5S3
60	n/a	9548 2 nd Avenue	Residence	n/a	5S3
63	n/a	9568 2 nd Avenue	Residence	n/a	5S3
65	n/a	9655 Gage Street	Gage Mansion	n/a	5S3
66	n/a	9648 Gage Street	Warner Residence	n/a	5S3

Architectural Styles & Character-Defining Features

The following section provides an outline of the relevant residential architectural styles and the character-defining features associated with each style. These styles may be applied to both modest and grander dwellings.

Queen Anne



**Brainard/Markofer Residence, 9112 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.**

- Facades of Queen Anne cottages are often symmetrical, with an integral porch on one side and a bay window or flat façade on the other. Larger and more dramatic examples are often asymmetrical, and may feature bay windows.
- Copious use of applied decorative ornaments, often concentrated on porches or in the gable ends. Most frequently these include scrolled brackets and spindlework above the porch.
- “Cutaway” slanted bay windows with brackets and pendants in the overhang
- Patterned wood shingles—particularly fish scale shingles—in gable ends
- Decorative half-timbering, most frequently on bay windows or in gable ends
- Multi-light art glass window lights, typically in the upper sash
- Gable, hip or combination gable-and-hip roofs are most common

American Foursquare



**Wildanger/Frame House, 9557 School Street, looking southeast.
Photograph by Page & Turnbull, 2012.**

- Two stories
- Symmetrical facade
- Wood-frame construction
- Double-hung wood windows
- Hip roofs are most common, commonly with dormers
- Entry porches at the front or side
- Simple applied architectural detailing

Craftsman



**Haynes Residence, 9060 Grove Street, looking southwest.
Photograph by Page & Turnbull, 2012.**

- Simple rectangular massing
- Wood frame construction
- Front or side gable roofs with prominent knee braces and exposed rafter tails
- Wood shingle, shiplap, bevel or clapboard cladding materials (sometimes in combination) are most common
- Gable porches supported by battered columns which are wider at the base
- Windows with geometric divisions in the upper sash
- The use of clinker brick features or rounded rock as porch skirting (rare)

Vernacular



Hayes Residence, 9030 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.

- Rectangular (most common) or L-shaped massing
- Hip or gable roofs are most common
- Wood channel, shiplap or bevel siding is most common
- Typically have porches, frequently with an integral porch on one side.
- Limited ornamentation
- Dormer windows are not uncommon
- May include traditional or rustic forms
- Vernacular structures associated with residences may include sheds, detached garages or other outbuildings

Significance

The table below discusses the significance of residences from this era according to criteria established by the National Register of Historic Places, California Register, and the Elk

Grove Municipal Code. Please note that Criteria B and C, which address the integrity of a historic resource at the local level, are addressed in the integrity section below.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Residential buildings from this period are significant for their association with residential development tied to the flourishing of Elk Grove agricultural community. This is the period when Elk Grove assumed much of its present historic character, and the residential development patterns of this era are an integral part of that identity. These “town” residences typically exhibit greater architectural detailing than residences located on ranches during this period and generally housed individuals who worked in businesses in town. Groups of buildings may be better able to convey these patterns than individual structures, though some properties may also qualify individually for their architectural merits or associations with prominent individuals (see below).
B/2	Criteria A, ii	Persons	Residential buildings from this period may be significant for their association with persons important to Elk Grove history, such as Ira B. Jones. Any person whose life or contributions are discussed at some length in this document is—with further research—a likely candidate for Criteria B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A, iii	Architecture/ Design	Residential buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features.
D/4	Criteria A, iv	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about

National/ California Register	EG Municipal Code §7	Significance	Discussion
			construction methods and materials, or the evolution of local residential building practices may be significant for their potential to provide information important to history.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, a residential property must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. Residences constructed between 1893 and 1926 reflect the flourishing of Elk Grove as an agricultural community. A finite number of these properties remain; therefore some consideration for their age and rarity is warranted when considering integrity. Of particular note, local Criteria B and C should be considered when evaluating residences. The aspects of integrity deemed most important for this period are location, design, materials, association, and feeling.

Buildings would typically meet the threshold for addition to the local register if they meet the minimum eligibility requirements. Buildings qualified as individual resources at the state or national levels should exceed the minimum requirements, and should retain a substantial majority of their original features.

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period
- Retains original form and roofline
- Substantially retains the original pattern of windows and doors
- Retains at least some of its original ornamentation, if applicable. (The retention of entry, window and/or roofline ornamentation should be considered most important).
- Retention of the original cladding is important, but not absolute (see below).

Other Integrity Considerations:

- At least some residences constructed during this period were later moved from their original locations. Because this appears to have been a somewhat common feature of Elk Grove’s historical development, integrity of location is less important.

- Replacement of doors and windows is acceptable as long as they substantially conform to the original door/window pattern and the size of the openings.
- Additions may be acceptable as long as the essential character of the original building is recognizable. In particular, rear additions that have respected the scale of the original building are generally acceptable. However, more modern additions, especially those that compromise a building's form and scale, are not acceptable.
- Many buildings from this period have had their porches replaced. This is acceptable as long as the replacement porch generally respects the scale and materials of the building. However, enclosing a porch is generally a severe detriment to integrity. This is because it alters the spatial relationships that formerly characterized the front of the property, and frequently obscures windows, doors and other character-defining features.
- It is acceptable for entry stairs or steps to have been replaced, as these are subject to greater deterioration from weathering and use.
- The replacement of the original cladding is generally a severe detriment to integrity. However, because of the rarity of buildings from this period, replacement cladding may be acceptable as long as all other essential characteristics (form, roofline, pattern of windows and doors) are intact. In this regard, the Keeper of the National Register has stated that properties with replacement cladding which are located within historic districts can be considered contributing resources if the replacement cladding:
 - Blends with the original design or visually imitates the historic material;
 - Has been thoughtfully applied without destroying and obscuring significant details; and,
 - Is not accompanied by other alterations that substantially or cumulatively affect the building's historic character.¹⁷⁶
- Alterations that have included the use of conjectural decorative elements to create a false sense of history are not acceptable.
- The presence of original site or landscape features is not essential, but could enhance a property's significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees may qualify for local landmark status.
- Some residences from this period originally had an associated detached automobile garage designed to coordinate with the architectural details of the main house. An Elk Grove residence that retains its original detached garage should be considered a particularly good example. These outbuildings derive their significance from the significance of the residence, however, and are typically not eligible in their own right.

¹⁷⁶ Carol D. Shull, Keeper, National Register of Historic Places, Letter to Cathryn H. Slater, SHPO, Arkansas Historic Preservation Program, 18 August 2000.

COMMERCIAL PROPERTIES



Drug store, post office, and bank on Elk Grove Boulevard, looking southeast.
Photograph by Page & Turnbull, 2012.

Because development during this period was concentrated near the intersection of Elk Grove Boulevard and the Central Pacific railroad tracks, it is likely that all extant commercial properties constructed between 1893 and 1926 have been surveyed. These properties are listed below and the status code assigned to the property in the 1988 survey and the 2012 update are provided. It should also be noted here that the Hasman Building appears individually significant under National Register Criteria A (Events) and C (Architecture). It is therefore recommended that it be formally nominated to the National Register. This is described in greater detail in the Recommendations section.

No.	ID	Address	Name	1988	2012
8	11	9027 Elk Grove Blvd.	Ehrhardt/Rhoades Building	1D	1D
12	7B	9032 Elk Grove Blvd.	Hayes Meat Market	1D	1D
13	14	9033 Elk Grove Blvd.	Ehrhardt & Rhoades Garage	6X	3D
18	10	9048-56 Elk Grove Blvd.	Foulks/Graham Building	1D	1D
19	25A	9070 Elk Grove Blvd.	Elk Grove Bank	1D	1D
20	25B	9070 Elk Grove Blvd.	Elk Grove Telephone Building	1D	1D
21	26	9072 Elk Grove Blvd.	Old Post Office	1D	1D
22	27A	9074 Elk Grove Blvd.	Drugstore Building	1D	1D
24	28	9080-86 Elk Grove Blvd.	Poston Building Group	1D	1D

INDUSTRIAL PROPERTIES



Da Roza and Neves Warehouse, 9678 Railroad Street, looking east.
Photograph by Page & Turnbull, 2012.

Few industrial properties from this period remain. However, several of those that do survive are among the most important representatives of Elk Grove's wine industry, which flourished during the early 20th century. These include the Da Roza & Neves Elk Grove Winery warehouse, as well as a complex of buildings associated with the Elk Grove Vineyard Association.

The three properties on Railroad Street identified in the table below were surveyed as part of the 2012 Reconnaissance Survey and status codes were assigned. Research indicates that an additional two (2) buildings located in the Pacific Modern Homes complex at the end of the street may have also been associated with the Elk Grove Vineyard Association Winery. The historic significance and integrity of these two additional buildings should be evaluated because this group of five buildings appears eligible as an industrial historic district.

Future evaluations should also consider adding the warehouse located behind the IOOF Building at 9045 Elk Grove Boulevard to the Elk Grove Historic District. The building parallels the railroad tracks and illustrates the need to store goods shipped via rail.

No.	Address	Name	2012
65	9045 Elk Grove Blvd.	Warehouse	3D
76	9678 Railroad Street	Da Roza & Neves Warehouse	3D
77	9723 Railroad Street	Vineyard Association Storage	3D
78	9723 Railroad Street	Vineyard Association Bottling	3D

SOCIAL/COMMUNITY PROPERTIES



Community Methodist Church, 8986 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.

Six (6) social/community properties remain from this time period. Four (4) of these properties were included in the 2012 Reconnaissance Survey and assigned status codes. Of note, the Masonic Lodge building, which burned in a fire and was reconstructed in 1997, is no longer eligible as a contributor to the Elk Grove Historic District, but may be eligible as a contributor to a local district.

No.	ID	Address	Name	1988	2012
1	1	8986 Elk Grove Blvd.	Community Methodist Church	1D	1D
17	16	9045 Elk Grove Blvd.	Elk Grove IOOF Hall	1D	1D
23	18	9075 Elk Grove Blvd.	Masonic Lodge Building	1D	5D3
68	n/a	8990 Grove Street	Holy Trinity Church	n/a	5D3

The two properties not evaluated in the 2012 Reconnaissance Survey include: the Elk Grove Union Grammar School, constructed in 1921 and located at 8820 Elk Grove Boulevard; and the German Congregational Church, located at 9151 Grove Street. Based on windshield survey efforts, the former school appears eligible for state and local registers (3CS, 5S3) and the church appears eligible for the local register (5S3). The school and church should be documented on DPR series 523 forms as individually significant resources under local Criteria A and B, respectively.

MUNICIPAL PROPERTIES



View from alley north of Elk Grove Boulevard, looking north.
Photograph by Page & Turnbull, 2012.

Three (3) municipal properties remain from this time period. One (1) property, the former Elk Grove Fire Department shed, was evaluated in the 2012 Reconnaissance Survey. The two properties not evaluated in the survey include the Elk Grove Water Company and the San Joaquin Justice Court and Jail. The Water Company was previously evaluated in 2010, as part of a project to install a cellular communication tower. Status codes were not identified by the 2010 study, but 3DS and 3CS status codes are implied from the findings, which state that the property was found to be significant under Criteria A/1 as a contributor to the Elk Grove Historic District, as well as individually eligible for the California Historic Register.

The last remaining property, the San Joaquin Justice Court and Jail, is now located in the Elk Grove Regional Park. It should be formally surveyed and evaluated. Based on windshield survey efforts, the property appears eligible for designation to the state and local registers (3CS and 3S5).

No.	ID	Address	Name	1988	2012
16	9	9040-44 Elk Grove Blvd.	Fire shed, 1925	6X	3D

CULTURAL LANDSCAPES

Established in 1903 by the Elk Grove Park Association, the Elk Grove Regional Park should be surveyed and evaluated as a resource. This survey should include identification of heritage trees. Works Progress Administration improvements (discussed in the following chapter) should also be noted.

LEFT BLANK

E. A Quiet Interlude (1927 –1945)

The years from 1927 to 1945 represents a period of relative calm in Elk Grove, when the advances in commerce and industry made during the early 20th century were consolidated. In part, this was caused by the Great Depression, which restrained growth in Elk Grove across the entire economic spectrum. Likewise, rationing and wartime restrictions on materials during World War II limited new development. It does not appear that the street grid expanded to any significant degree during this period, nor was there any sustained growth in commerce. Estimates are that the population only increased by approximately one hundred residents between the early 1920s and the early 1940s.

The two principal areas of growth during this period—and both were relatively restrained—was the renewal of industrial wine production following the repeal of Prohibition, and the development of new auto-related facilities. Modest improvements were also realized in the construction of new municipal and educational facilities. Overall, the picture of Elk Grove during this period is one of a sleepy, closely-knit agricultural community that had reached a plateau in its development. The primary historic themes and events which characterize this period include:

- Municipal and educational improvements
- The growth of automobile facilities
- Industrial wine production and wine industry consolidation
- Works Progress Administration efforts in Elk Grove
- Japanese internment and its effect on agricultural production

Extant properties capable of representing these significant themes include residential properties, commercial properties, municipal facilities, agricultural properties, and light industrial properties. Of the latter, buildings associated with Elk Grove's automobile industry are most apparent. This period may also be represented by cultural landscape elements, such as the Works Progress Administration improvements at Elk Grove Regional Park and surviving representatives of agricultural production.

MUNICIPAL AND EDUCATIONAL IMPROVEMENTS

While the early 20th century was characterized by numerous municipal improvements—including the establishment of a water works and fire department, several large new schools and the area's first public library—this period is marked by improvements that were made at the margins. In some cases, such as with the library and fire department, facilities simply moved to new locations. In other instances, additions were made to existing facilities. The principal municipal and educational improvements made between 1927 and 1945 include the following:

- Elk Grove Union High School facilities were enlarged during this period. This appears to have been driven by a natural increase in population (students at the school were drawn from a wide area), but may have also reflected an increasing societal interest in science and mechanical arts instruction. In 1936, a two-story

- reinforced concrete science building clad with brick veneer (extant) was constructed to the east of the main school building. The following year the school's gymnasium was destroyed by a fire and replaced in 1938 by a reinforced concrete gymnasium (extant, with a small addition at the south) northwest of the main school building. Sometime before 1941, a one-story, wood-frame, brick veneered shop building (no longer extant) was also constructed north of the science building. Sanborn maps show that it included areas for woodworking and manual training, as well as auto repair training. For seismic safety reasons, all but two of the school's pre-World War II buildings were demolished in 1967.¹⁷⁷ The reinforced concrete gymnasium and science buildings remain, although the science building is currently unused.
- The Elk Grove Library moved in 1939 from its former location at the old Women's Christian Temperance Union Hall (WCTU) to a new building (extant) at 9590 2nd Avenue.¹⁷⁸ The reason for the move is not clear, but it may have been driven by the needs of the Elk Grove Grange organization, which purchased the WCTU building in 1934.¹⁷⁹ By 1941, Sanborn maps show the WCTU building being used as an American Legion Hall, and in 1949 it was torn down for construction of the present Grange Hall.¹⁸⁰ While one book on Elk Grove history states that the new library had originally stood in a different location, it is clearly shown at the 2nd Avenue site on the 1941 Sanborn map.¹⁸¹ In many respects, the new library looked more like a house than a public facility. It consisted of a one-story, wood-frame vernacular style building with stucco cladding. The library remained in this location for less than ten years, when a new facility was constructed at 8978 Elk Grove Boulevard.
 - The Elk Grove Fire Department building was in 1943 relocated a short distance south to 9044 Elk Grove Boulevard, and the Judge Everson Residence previously located there was moved to 9029 Elk Grove Boulevard, where it stands today. Research did not indicate why the new location was chosen, but it may have offered faster egress for fire trucks. At this time, the department's sole building was a corrugated metal garage faced with a Spanish Colonial Revival style facade. In 1951, a new firehouse was constructed on the lot, and the garage was moved to the back of the lot.¹⁸² The garage, discussed in the previous chapter, remains at the rear of the lot at 9044 Elk Grove Boulevard.
 - A County Corporation Yard was established on the northwest corner of 1st Avenue and the alley behind Bob's Club prior to 1941. The yard included an L-shaped building that may remain extant on the lot, although repositioned from its original location. This is a light industrial shed with a metal gable roof.

¹⁷⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 186-187.

¹⁷⁸ Sacramento Assessor's Office parcel viewer.

¹⁷⁹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 176.

¹⁸⁰ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 133.

¹⁸¹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 250-252.

¹⁸² *Ibid*: 136-137.



Fire Department, 9044 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.

AUTOMOBILE-RELATED GROWTH

National sales of automobiles skyrocketed during the 1920s, leading to the development of new auto-related facilities across the country. In Elk Grove, the Batey Brothers constructed most of the new automobile facilities during this period, including a new gas station and auto repair shop. Both were completed just before the advent of the Great Depression.

- The second Batey Brothers garage (extant) was constructed in 1927 at 9097 Elk Grove Boulevard on the northwest corner with School Street. This was a one-story, flat-roofed brick building featuring brick pilasters at the building corners and a red clay tile cornice on the primary facade. A wood frame canopy was constructed at the front of the building to shelter the gas pumps. By 1941, a wood-framed addition had been made at the east end of the building for lubrication work. During the 1950s, the building was completely remodeled in the Streamline Modern style, which was then immensely popular for gasoline stations.¹⁸³ The canopy sheltering the gas pumps was later removed. The original Batey Brothers garage at 9191 Elk Grove Boulevard (no longer extant) remained in use through at least the 1940s. The 1941 Sanborn map shows it being used for auto storage with a capacity of fourteen cars.
- The Batey Brothers auto repair shop (extant) was constructed in 1930 at the rear of the lot behind the gas station. This large brick building, today addressed as 9095 Elk Grove Boulevard, featured a gable-on-hip roof and at least two garage bays.
- The Lester Beach and Jerry Brown Dodge-Plymouth dealership (no longer extant) was located on the northeast corner of Elk Grove Boulevard and 3rd Avenue. Its year of construction is not clear, but the 1941 Sanborn map shows a gas station and

¹⁸³ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 264-271

repair shop on the lot. In 1975 the site was redeveloped for a Bank of America building.¹⁸⁴

- The Elk Grove Service Station and Motor Lodge (no longer extant) operated adjacent to Highway 99 just west of Masonic cemetery. Historic photos appear to indicate that it represented the modification of a 19th century building—perhaps the old Masonic Lodge. It included a garage and four small cabins used to house motor tourists. It was demolished for the widening of Highway 99 in 1957.¹⁸⁵



Batey Garage, 9095 Elk Grove Boulevard, looking north.
Photograph by Page & Turnbull, 2012.

Commercial Development

Given the hardships of the Great Depression, commercial expansion during this period was extremely modest. In fact, other than the previously-discussed auto-related facilities, Sanborn maps show that only three new commercial facilities appeared in Elk Grove between 1927 and 1941. Two of these were converted dwellings located along Elk Grove Boulevard and are no longer extant. The third business was a store (extant), Warren’s Shoes, constructed circa 1929 at 9090 Elk Grove Boulevard. The store was built for owner Edward John Warren II, whose 1891 house stands at 9094 Elk Grove Boulevard, adjacent to his store. A family member states that “Because of his love for California, my grandfather had the architect build the place to resemble a California mission.”¹⁸⁶

¹⁸⁴ Ibid: 240-241.

¹⁸⁵ Ibid: 63-64.

¹⁸⁶ Ibid: 212.



**Warren Shoes, 9090 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.**

The architecture of this one-story, reinforced concrete building does not appear rooted in the Mission Revival style, but more a fanciful interpretation of the Spanish Colonial Revival style. It features stucco cladding, two prominent arched windows and an intermediate cornice of red clay tiles. As previously discussed, building designs influenced by Spanish architecture were a popular choice for Elk Grove's public assembly buildings during the first half of the 20th century, but Warren's Shoes appears to be the only commercial building with such a design. Warren's Shoes remained in business until 2000; the building is today occupied by a hair salon.

Residential Development

The same restraint shown in Elk Grove's commercial development was echoed by residential construction, which appears relatively scant during this period. Those houses which were constructed largely represent the infill of larger lots that had previously been used for small-scale agriculture. These include approximately fifteen residences along the north and south sides of Elk Grove Boulevard on the east side of town between Derr and Webb Streets, as well as two homes on the north side of Grove Street between the railroad and Kent Street. Sanborn maps indicate that most of these new residences were clustered in groups of two or three on one large lot—not infrequently joining an older property that had already been constructed on the parcel. This may indicate that the new houses were used primarily as rentals, but research has not confirmed this.



Mary Denum Residence, 9552 2nd Avenue, looking west.
Photograph by Page & Turnbull, 2012.

During the mid-to-late 1930s a grouping of six new houses were built at the southwest and southeast corners of Sierra Street and 2nd Avenue. Typical of residential design during this period, all are modest, one-story, wood-frame houses with gable roofs. Most appear to be vernacular designs loosely based on Craftsman or Tudor Revival/English Cottage precedents. Given the growing ubiquity of the private automobile, many of these residences also include detached garages—typically a small, one-story, wood-frame structures with gable roofs.

Industrial Development

While industrial development during this period was quite limited, the circa 1935 construction of two new oil depots adjacent to the railroad illustrates ongoing shifts in transportation and the nature of industrial equipment. Between 1927 and 1941, the Union Oil Company constructed a small wood-frame oil storage facility north of the cattle corral on the west side of the tracks, while Shell Oil located a small wood-frame facility on the east side of the tracks across from the Pioneer Fruit Company warehouse (formerly the Benjamin Hoover warehouse). Neither of these oil facilities remains.

The only other notable growth in industrial facilities during this period was the construction of new facilities at the Derr Lumber Yard at the west end of Locust Street adjacent to the railroad. Comparisons of Sanborn maps from 1926 and 1941 show that the company's original office had been replaced by a larger, one-story wood frame building (no longer extant). The company's lumber storage building was also enlarged with the addition of sheds for shingle and cement storage. In 1942, Derr acquired the former Florin Fruit Grower's Association Packing shed, which Sanborn maps show as then being used by the Elk Grove Fruit Growers Association.¹⁸⁷ This building remained extant until at least 1976. Derr passed away in 1943, and operations were taken over by his son, Homer Derr in partnership with

¹⁸⁷ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 164.

his sister Jessie Mae Crump. In the 1980s the company was reorganized as Aspen Forest Products and remains in operation today.¹⁸⁸



Circa 1945 aerial view of Elk Grove. The Derr Lumber Yard is located at center right. Note the Elk Grove Fruit Growers Association packing shed at upper right. A dairy is at lower right.¹⁸⁹ Photograph from Elk Grove Historical Society collections.

CONSOLIDATION IN THE WINE INDUSTRY

The impact of Prohibition, which lasted from 1919 to 1933, had not ended wine production in Elk Grove. The former Elk Grove Winery, now owned by Colonial Grape Products, was able to continue producing wine for medical and religious purposes. However, the Elk Grove Vineyard Association Winery was forced to close, and did not reopen until 1933.

Following the repeal of Prohibition, Elk Grove's wineries went through a succession of new owners. In part, this represented a consolidation in the national wine industry, where smaller independent wineries were absorbed into national brands. Ownership of the vineyards which supplied the wineries was also being consolidated, and during this period Elk Grove's vineyard operators appear to have faced stiff competition from wine grapes grown in the Florin and Lodi areas.¹⁹⁰ The following is a discussion of events at Elk Grove's principal wineries during this period:

- The Colonial Grapes Product Winery (formerly the Da Roza Elk Grove Winery) was sold to California Grape Products in 1935, but was quickly repurchased by Colonial Grapes in 1937. A contemporary news article states that the grapes for the winery would be supplied from the "historic Cordova vineyards," located near Sacramento at Mills.¹⁹¹ Sanborn maps indicate that the winery was expanded by one bay during

¹⁸⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 224.

¹⁸⁹ Cindy Woodward, California Office of Historic Preservation, personal communication, August 2012.

¹⁹⁰ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 160.

¹⁹¹ "Colonial Grape Products Back to Elk Grove," *The Lodi News-Sentinel*, June 3, 1937.

this period, and by 1941 the 1.5 million gallon winery was described as being able to crush 400 tons of grapes a day, and produce 500 cases of wine per day. These included dry wines, sweet wines and brandy, as well as grape concentrates “produced in bulk.”¹⁹² The following year, the winery was sold to Schenley Distilleries, a company with extensive holdings throughout California, and renamed the Cresta Blanca Winery.¹⁹³ In the post-war years, the company was forced to close because of an “inability to compete with Lodi and Fresno wineries,” as well as “the deterioration of local grape acreage and the lack of up-to-date facilities.”¹⁹⁴ All of the wineries facilities, including the house that had once belonged to Joseph Da Roza, were demolished circa 1967.¹⁹⁵

- The Elk Grove Vineyard Association Winery (later the Gibson Winery) reopened in 1933 as the Woodbridge Winery. A contemporary news article states that the winery was expected to crush 9,000 tons of grapes in the first year, most of which would come from the Lodi area. The same article also indicates much of its business was tied to the manufacture of Kosher wine for the “Jewish Trade in New York.”¹⁹⁶ The Woodbridge Winery was sold in 1943 to Midwest Distilling Co. of Wisconsin and renamed the Sunny Crest Winery.¹⁹⁷ The following year the winery was acquired by the Gibson Wine Company, which had been founded by Robert H. Gibson in Cincinnati during the 1930s.¹⁹⁸ Gibson would expand its operations during the 1950s, which is described in the following chapter.

Agricultural Development

As previously discussed, the early 20th century was marked by the continued growth of Elk Grove’s fruit industry. During the 1920s and 1930s, though, farmers in the Florin area began producing the bulk of the area’s strawberries and grapes. Elk Grove’s niche was in tree fruit and nut production, or as one author describes, Elk Grove continued to be “the queen of the orchards.”¹⁹⁹ These developments were reflected in shifts such as the conversion of W. E. Lane’s Grain Warehouse into a packing house leased by the Pioneer Fruit Company.²⁰⁰

Among the products that came to the fore during this period were pistachios, first grown by the Tribble Brothers at their ranch located east of Elk Grove-Florin Road and north of Bond Road. Not long after purchasing the property in 1901, the brothers planted 35 acres in pistachios from government-provided seedlings—the first commercial planting in the United States.²⁰¹ The Tribbles sold the orchard to new owners in 1933, who planted an additional 50 acres in pistachios. The nuts were harvested by hand, and up until 1948 all the pistachios were processed by the Continental Nut Company in Chico. Mechanical processing was later

¹⁹² “Cordonva is Well Known Wine Label,” *The Lodi News-Sentinel*, September 13, 1941.

¹⁹³ Marq, “Over the Morning Coffee,” *The Lodi News-Sentinel*, November 13, 1942.

¹⁹⁴ Lance Armstrong, “Elk Grove Has Rich Wine Production History,” *Elk Grove Citizen*, undated copy provided by Tom Russell of the Elk Grove Heritage Society.

¹⁹⁵ Based on comparisons of the 1963 and 1970 United States Geological Survey topographic maps.

¹⁹⁶ “Elk Grove Winery Buys 6000 Ton Lodi Grapes to Crush at Big Plant,” *The Lodi News-Sentinel*, November 2, 1933.

¹⁹⁷ “Winery at Elk Grove Purchased,” *Lodi News-Sentinel*, April 13, 1943, 1.

¹⁹⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 146.

¹⁹⁹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 160.

²⁰⁰ Comparison of 1912 and 1926 Sanborn maps.

²⁰¹ Bernice Gallup, “Earl Tribble has been Here Since He was Ten, 1887,” *Elk Grove Citizen*, October 16, 1963.

introduced on site, and the 1960s the Elk Grove pistachio orchard was the largest commercial pistachio orchard in the United States.²⁰² This property was subsequently developed as Quail Ranch Estates during the late 20th century, although the former entrance to the property is still marked by a line of trees located at 8941 Bond Road, a short distance west of Quail Cove Drive. This appears to be the property of the Strong family, the last owners of the grove, and appears to include at least one structure (construction date unknown) formerly associated with pistachio processing.

A few new ranches were also established during this period:

- The Williamson Ranch (93 acres) was founded in 1935 by Fenton D. Williamson. This was a fruit orchard located north of Elk Grove Boulevard and west of Elk Grove-Florin Road, encompassing the areas around today's Williamson and Kelsey drives. Japanese farmers had already planted the area with 83 acres of plums, but over time operations were diversified to include apples, pomegranates, persimmons, quince and pears. The latter included a grove of Seckel pears, which at one point comprised ninety percent of all Seckel pears shipped from California.²⁰³ Initially, fruit was packed at the Elk Grove Fruit Growers Association packing shed (originally the Florin Fruit Growers Association packing shed) northwest of the J. M. Derr lumber yard. In 1944, however, Williamson had his own packing shed (extant) constructed behind what is today the Senior Center of Elk Grove at 8830 Sharkey Avenue.



The former Williamson packing shed built in 1944 and located behind the Senior Center of Elk Grove. This appears to be the last remaining fruit packing shed located in Elk Grove.
Photograph from Page & Turnbull.

This approximately 40' x 40' wood-frame structure is clad with board-and-batten wood siding and capped by a corrugated metal roof. Nearby was a large barn, as well as three houses (none extant), which housed longtime ranch manager, George

²⁰² Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 165-167.

²⁰³ Lance Armstrong, "Williamson Ranch had Many Fruitful Years in Elk Grove," *Elk Grove Citizen*, February 13, 2004.

Okasaki, as well as Hispanic migrant farm workers.²⁰⁴ At its peak, the Williamson Ranch shipped as many as 50,000 crates of plums per year. When Williamson died in 1976 the property was described as the last orchard in Elk Grove.²⁰⁵ Nearly all the land was subsequently sold for development, and today the packing shed appears to be the last remaining fruit packing shed in Elk Grove. Because of its significant association with Elk Grove's fruit industry, it appears individually eligible for the Elk Grove Local Registry.

- The Lent Ranch (900 acres) is named for Henry and Sophie Lent, who purchased the property in 1939. It includes a house originally built for the McGillvray family in 1885 (significantly remodeled in 1940), a late 1800s smokehouse, an early 1900s house and hay barn, and a bunk house and shop built in 1927.²⁰⁶ The property, at 10551 West Stockton Boulevard, is located immediately south of the intersection of Highway 99 and Grant Line Road, just outside of Elk Grove's present city limits. Recently, approximately 320 acres of the property was sold for residential and commercial development, although fifteen acres of property surrounding the ranch house remains intact. Because this remains one of the very few intact ranch complexes left in the Elk Grove area, it should be evaluated for historic eligibility as a historic district.

WORKS PROGRESS ADMINISTRATION (WPA) EFFORTS

Elk Grove Regional Park

The Elk Grove Park Association retained ownership of "Graham's Grove" until 1936, when Elk Grove residents voted in favor of a small tax in order to fund the creation of the Elk Grove Park District. This was the first such district in California, and its creation is remarkable given the hardships of the Great Depression.²⁰⁷ Almost immediately, several new improvements were made in the park, including the construction of grandstands around the baseball field (extant), horseshoe courts, and a log cabin for use by the Boy Scouts (no longer extant). A swimming pool was also installed in 1938 (since reconstructed and enlarged). The Boy Scouts cabin is known to have been built with the assistance of the Works Progress Administration, which was frequently involved in the development of recreational facilities during the Depression. Thus, it is plausible that many or all of these improvements represent WPA efforts. Other projects undertaken by the WPA are discussed later in this chapter.

²⁰⁴ Ibid.

²⁰⁵ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 164.

²⁰⁶ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 293.

²⁰⁷ Cosumnes Community Service District, "Elk Grove Regional Park," <http://www.yourcsd.com/parks/facts/elkgrove.html> accessed 26 April 2012.



Detail from a 1957 aerial photo showing Elk Grove Park.
Note the rows of trees planted along Park Way.
Photograph from historicaerials.com.

The 33-acre park as it then appeared consisted of a rectangular parcel stretching from Highway 99 on the west to Elk Grove-Florin Road on the east. It seems likely that the park's main thoroughfare, Park Way, had already been informally developed during the early 20th century. It appears likely, though, that the trees that now line Park Way were first planted during this period. In later years, the park would be greatly expanded through the purchase of former agricultural lands to the north and south. As noted in the previous chapter, because the park is significantly associated with early collective efforts by Elk Grove's citizens to create dedicated open/recreational space, strong consideration should be given to evaluating the historic core of the park as a cultural landscape.

The WPA and Central Valleys Fish Hatchery

The Great Depression of the 1930s was a time of immense hardship for many Americans. To curb widespread unemployment, agencies such as the California State Emergency Relief Administration, as well as federal agencies such as the Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA), were created to provide funding for a variety of work programs. As previously discussed, the WPA is known to have been associated with improvements to Elk Grove Regional Park. The largest WPA project by far, however, was the construction of the Central Valleys Fish Hatchery.

In 1936, the California Fish and Game Commission purchased a 40-acre parcel of land located near what is today the intersection of Trout Way and Bond Road. That same year, a WPA project began to construct a fish hatchery at the site. The location was deemed favorable as it allowed the fish ponds to be drained into Laguna Creek which ran through the site. A number of fish ponds were excavated by hand, and were ready for operation by

early 1937. Within a short time, “necessary buildings, such as an office, workshop, net storage and drying shed, garages, and two dwellings, were completed” (no longer extant).²⁰⁸



View south of the Central Valleys Fish Hatchery, circa 1950.
Elk Grove-Florin Road can be seen running north-south at upper left.
Photograph from Tom Russell, Elk Grove Historical Society.

When complete, the Central Valleys Fish Hatchery became the state’s only hatchery devoted to raising warm-water game fish which included striped and spotted bass, Sacramento perch, black bass, sunfish and catfish. The hatchery remained in operation until 1993.²⁰⁹ The land was subsequently redeveloped for residences and commercial properties.

WORLD WAR II & JAPANESE INTERNMENT

During World War II the residents of Elk Grove, like citizens across the United States, participated in war bond sales, scrap drives and other patriotic activities. But it appears that no permanent facilities directly connected with the war effort were constructed in the town, nor were its largest industrial facilities—the wineries—converted for wartime production. But if World War II left no real physical imprint on Elk Grove, it was certainly marked by great hardship in the loss of life of some of Elk Grove’s sons, as well as the internment of the area’s Japanese residents.

The only new World War II structure built in Elk Grove proper as part of the war effort was a small, wood-frame air watch observation post (no longer extant) constructed on top of the Odd Fellows building. This was utilized by volunteers of the US Army Air Forces Aircraft Warning Ground Observation Corps, and it is estimated that almost a quarter of Elk

²⁰⁸ Earl Leitritz, *Fish Bulletin 150 – A History of California’s Fish Hatcheries 1870 -1960*, (Sacramento: California Department of Fish and Game Inland Fisheries Branch, 1970).

²⁰⁹ “Planners give green light to Bell South project Proposed subdivision would include 96 homes and a shopping center,” *The Sacramento Bee*, January 31, 2002.

Grove's population went on watch over the course of the war.²¹⁰ Headquarters for the Observation Corps were located in the Justice Court and Jail building nearby.

The closest true military facility was a training field and control tower (no longer extant) built at the northwest corner of Bond and Bradshaw roads. This was an adjunct facility to Mather Air Force Base, located east of Sacramento. Other landing strips for pilot training were constructed near Bruceville and Lambert Roads, about eight miles south of town. There, pilots trained in AT6s, BT-13s, PT22s, and later B-25s.²¹¹ Because Elk Grove was the nearest population center of any size, it is likely that some military personnel visited the town. However, it does not appear that any military support facilities, such as a United States Service Organization (USO), were ever established in Elk Grove.

One of the most dramatic events of World War II occurred in May of 1942, when some 2,500 persons of Japanese descent—nearly three times the population of Elk Grove—were removed from the Florin area and sent to internment camps.²¹² James Imahara, who lived in the Florin area, recalled:

I lost all my property that I had worked on for 20 years. From nothing but a hayfield, I had developed vineyards and strawberry fields. After Pearl Harbor, they told us to evacuate, so the Japanese did just as [they were] told. We left Sacramento on May 30, [and] boarded a train south. We were kept in a horse stall in the Fresno Assembly Center, then shipped by train to Arkansas, where we were surrounded by barbed wire, sentry posts, machine guns. The government said this was to protect us, but the machine guns were pointed in. The guns pointed right to me. That was a fact. Something in my chest boils when I talk about this.²¹³

²¹⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 315.

²¹¹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 317.

²¹² Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 156.

²¹³ Wayne Maeda, *Changing Dreams and Treasured Memories: A Story of Japanese Americans in the Sacramento Region*, (Sacramento: Japanese American Citizen's League, 2000), 189.



Japanese assembling at the Elk Grove train station prior to internment, May 29, 1942.
Photograph from California State University.

The removal of the Japanese caused a critical labor shortage which severely impacted agricultural operations in the greater Elk Grove area. Initially, teenagers helped harvest crops, and later Mexican farm workers would be brought in to fill the labor gap. Nevertheless, the fruit and vineyard industries were severely affected—particularly the local strawberry industry. Prior to the war, Florin was considered the “strawberry capital of America,” but in the post-war years strawberry farming never regained its former prominence.²¹⁴

Elk Grove’s Demographics on the Eve of World War II

An analysis of 1940 census data shows that numerous Japanese immigrants, as well as many Japanese Americans born in California, resided in enumeration districts 34-139 and 34-140. These two districts covered the Elk Grove and Florin areas, as well as areas north to Highway 50. Most Japanese lived on farms, rented their property, and earned their income from agricultural labor. Other occupations noted included proprietor, truck driver, clerk, teacher, clergyman and midwife.

No addresses are provided on the census sheets, making it extremely difficult to relate individual properties with Japanese residency. However, of the 18 census sheets where Elk Grove is specifically identified as the unincorporated place, no Japanese are shown. Instead, the approximately 720 residents named are overwhelmingly native born, with the majority born in California. Of those born in the United States outside California, North Dakota is the state most commonly

²¹⁴ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 123; 268,

shown. Their presence in Elk Grove was likely influenced by internal migration during the Dust Bowl.²¹⁵

The census information agrees with secondary sources, which indicate that the Japanese were overwhelmingly concentrated in the Florin area and did not establish any residential enclaves, commercial facilities or institutional properties in what is today the vicinity of Old Town Elk Grove.

Similarly, no other nationalities or ethnic groups appear to have formed enclaves in Elk Grove. The 1940 census shows that residents born in foreign countries included 21 Russians, 9 English; 6 Scots; 5 Germans, 3 Mexicans, and a very small number of residents born in other European countries. Of interest, seventeen men born in the Philippines are also listed, all of whom resided in a single residence. This was almost certainly housing for migratory farm workers, as Filipino immigrants comprised an important part of California's agricultural work force during this period. The largest Filipino settlement in the Central Valley was then located in Stockton, considered the most important gathering place for Filipinos in America.²¹⁶

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

The following section summarizes important themes in the period and identifies property types that reflect these themes. Although some properties were fully evaluated through the 2012 Reconnaissance Survey, significance tables and integrity discussions follow each property type so that resources from this period may be evaluated in the field. The significance tables describe the criteria for which a resource may be historically significant and the integrity narrative provides guidance to determine whether the resource retains sufficient integrity to convey its historic significance. The historic significance and integrity guidance builds upon discussions in the Introduction, which explains more fully the relationship between significance and integrity. As noted in that discussion, the criterion for which a resource is significant shapes how the integrity for that resource is evaluated (see pages 29 and 30).

As explained by the National Park Service in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- 1) Being associated with an important historic context *and*
- 2) Retaining historic integrity of those features necessary to convey its significance.

²¹⁵ Steve Hoffbeck, "FDR greeted by Dust Bowl on campaign stop in ND, Great Plains Examiner, August 28, 2012, <http://www.greatplainsexaminer.com/2012/08/28/fdr-greeted-by-dust-bowl-on-campaign-stop-in-nd/> accessed 9 September 2012.

²¹⁶ Ronald Takaki, *In the Heart of Filipino America*, (New York: Chelsea House Publishers, 1994), 31.

The identification of historic resources is based on this guidance from the National Park Service: in order for a resource to be considered historic, it must have both historic significance and integrity. This Associated Property Types and Registration Requirements section is organized on Bulletin 15, which outlines the most efficient sequence for the evaluation of a historic resource. After the historic significance of resource has been established, the integrity of that resource may be evaluated.

Hampered by the Great Depression and the material shortages of World War II, relatively few new buildings were constructed in Elk Grove between 1930 and 1945. These primarily consisted of residential properties and automobile-related facilities. Because of their relative scarcity, future evaluations of buildings from this time period should take into account their rarity versus other periods of development.

AGRICULTURAL PROPERTIES

This study identified two agricultural properties developed during the period from 1927 to 1945. One is the Williamson Ranch packing shed, located at 8830 Sharkey Avenue. Because of its significant association with Elk Grove's fruit industry, it should be considered for designation to the Elk Grove Local Register (5S3).

The other is the Lent Ranch, established in 1939. The ranch includes several 19th and early 20th century outbuildings in addition to the ranch house, which was remodeled circa 1940. The property is located immediately south of the intersection of Highway 99 and Grant Line Road, just outside of Elk Grove's present city limits. Should this area be annexed to the City in the future, the ranch appears eligible for local designation (5S3) as one of the very few intact ranch complexes left in the Elk Grove area.

RESIDENTIAL PROPERTIES

Residential properties constructed during this period typically were designed in Colonial Revival, English Cottage, Craftsman, or vernacular architectural styles. These buildings are generally rectangular in plan, one or one-and-a-half stories in height, and wood-frame construction is near universal. Several of these residences were surveyed as part of this study and are listed in the table below. It should be noted that a few of these properties were also examined by the 1988 Elk Grove Historic District nomination. Thus the table includes the status code assigned to the property in the 1988 survey, as well as the status code assigned by the 2012 update.

No.	ID	Address	Name	1988	2012
38	42	9620 Gage Street	McDonald Residence	1D	1D
47	53	9093 Grove Street	Residence, ca. 1938	6X	5S3
51	41	9548 School Street	Owen Residence	1D	1D
61	n/a	9552 2 nd Avenue	Residence	n/a	3D
62	n/a	9555 2 nd Avenue	Residence	n/a	3D

71	n/a	9008 Grove Street	Residence	n/a	5S3
72	n/a	9012 Grove Street	Smedberg House	n/a	5S3
74	n/a	9045 Grove Street	Brill House	n/a	5S3
75	n/a	9565 School Street	Judge Godfrey (Fred) & Marian Mix House	n/a	5S3

Architectural Styles & Character-Defining Features

The following section provides an outline of the relevant residential architectural styles and the character-defining features associated with each style.

Colonial Revival Style



Judge Godfrey and Marion Mix House, 9565 School Street, looking east.
Photograph by Page & Turnbull, 2012.

- Side-gable or hipped roof forms with symmetrical facades
- Entries often accented with a decorative crown supported pilasters, or with a portico
- Frequently includes Classical details, such as columns or pediments

Tudor Revival Style



**Smedburg Residence, 9012 Grove Street, looking southwest.
Photograph by Page & Turnbull, 2012.**

- Rectangular massing with asymmetrical facades
- Steeply-pitched gable roofs, usually in combination of side and front-facing gables
- Shallow or no eaves
- Stucco cladding, smooth or textured
- Arched entries, sometimes set within gabled porch elements,
- Horizontal attic vents in the gable end, sometimes with arched tops
- Exterior chimney

Craftsman Style



**Mary Denum Residence, 9552 2nd Avenue, looking west.
Photograph by Page & Turnbull, 2012.**

- Simple rectangular massing
- Wood frame construction
- Front or side gable roofs with prominent knee brace and exposed rafter tails
- Wood shingle, clapboard, or shiplap siding (sometimes in combination) are most common
- Gable porches supported by columns which are wider at the base
- Windows with divisions in the upper sash
- Clinker brick features (rare)

Minimal Traditional Style



**Brill Residence, 9045 Grove Street, looking north.
Photograph by Page & Turnbull, 2012.**

- Rectangular massing
- Gable roof without eaves
- Typically shiplap, wood siding
- Porches with wood posts
- May include detailing such as decorative trim in gable ends (often scalloped edge) or window shutters

Significance

The table below discusses the significance of residences from this era according to criteria established by the National Register of Historic Places, California Register, and the Elk Grove Municipal Code.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Residential buildings from this period may be significant for their association with the theme of residential development during a period marked primarily by the scarcity of development. As a result, these residences are rare as compared to the previous period of development. Groups of buildings are likely better able to convey the theme of residential development than individual structures. Some properties may also qualify individually for their architectural merits or associations with prominent individuals (see below).
B/2	Criteria A, ii	Persons	Residential buildings from this period may be significant for their association with persons important to Elk Grove history. Any person whose life or contributions are discussed at some length in this document is—with further research—a likely candidate for Criteria B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A, iii	Architecture/ Design	Residential buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features.
D/4	Criteria A, iv	Information Potential	It is extremely unlikely that buildings, ruins or subsurface remains of residential construction from this period are significant for their potential to provide information important to history.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, a residential property must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building.

Buildings from this era have not had as long a period to accumulate changes, and thus merit a higher overall standard of integrity versus previous periods. A property must retain most of the physical features that made up its historic character. Buildings would typically meet the threshold for addition to the local register if they meet the minimum eligibility requirements. Buildings qualified as individual resources at the state or national levels should exceed the minimum requirements, and should retain all or nearly all of their original features.

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period
- Retains original form and roofline
- Retains the original pattern of windows and doors
- Retains the original cladding (or the original cladding has been repaired/replaced in kind such that it substantially duplicates the original pattern)
- Retains all or nearly all of its original ornamentation, if applicable

Other Integrity Considerations:

- Prior replacement of doors and windows can be acceptable, but the replacements must conform to the original size of the openings. All other character-defining features must be retained.
- It is acceptable for entry stairs or steps to have been replaced, as these are subject to greater deterioration from weathering and use.
- Only rear additions that have respected the scale of the original building are acceptable.
- Some residences from this period originally had an associated detached automobile garage designed to coordinate with the architectural details of the main house. An Elk Grove residence that retains its original detached garage should be considered a particularly good example. These outbuildings derive their significance from the significance of the residence, however, and are typically not eligible in their own right.

COMMERCIAL PROPERTIES

Given the hardships of the Great Depression, new commercial construction was quite sparse during this period, with most of it concentrated prior to 1935. Commercial development at this time also remained focused in the vicinity of Old Elk Grove, and therefore it is likely that all properties representative of this time period have been documented in the 2012 Reconnaissance Survey. The three (3) commercial buildings extant from this period include Warren's Shoes and two automobile facilities operated by the Batey brothers. All of these buildings were constructed on Elk Grove Boulevard.

No.	ID	Address	Name	1988	2012
28	29	9090 Elk Grove Blvd.	Warren Shoes	1D	1D
33	24A	9095 Elk Grove Blvd.	Batey Garage	1D	1D
34	24B	9097 Elk Grove Blvd.	Batey Chevrolet Showroom	1D	1D

LEFT BLANK

F. The Beginnings of Suburbanization (1946 –1967)

The preeminent theme of this period is the post-war growth of the Elk Grove, reflecting the corresponding dominance of the private automobile. This included the construction of new single-family residential subdivisions that departed from the original grid layout of streets, as well as the construction of new commercial buildings oriented to the automobile.

It is important to note, though, that Elk Grove did not experience a sudden housing boom following the war. Throughout the 1950s Elk Grove was described as a “sleepy farming community,” and pear and apple orchards remained common in the downtown area.²¹⁷ As late as 1957, the town had only a single stop sign, and there were only two buildings between Williamson Drive and Highway 99.²¹⁸

But 1957 was also a turning point. That year, Highway 99 was widened from two to four lanes, a development that—perhaps more than any other factor—influenced the future development of Elk Grove. The highway provided rapid access to and from Sacramento, and by the 1960s the Chamber of Commerce was issuing brochures proudly boasting that Elk Grove was a “Land of Opportunity in the Heart of California ... within easy commuting distance of large city industry and diversified employment.”²¹⁹ The widening of the highway did not touch off an immediate explosion of new growth, but it did sow the seeds for sustained development during the 1960s, and explosive growth toward the end of the 20th century. In this sense, the suburbanization of Elk Grove was not unique, but rather part of larger pattern of development taking place across South Sacramento County.

As might be expected, much of the Elk Grove’s initial post-war growth revolved around the automobile in the form of drive-in markets, new car dealerships and other facilities ringed by parking lots. As development spread out along Main Street (renamed as Elk Grove Boulevard in 1954), it led to the first widespread demolition of 19th century residences that had previously lined the street.²²⁰ The post-war period also coincided with the baby boom, which led first to the expansion of existing school facilities, and later, to a burst of new school construction. Residential growth did not begin in earnest until about 1960, when the town’s historic orchards were slowly carved into winding streets lined with single-family homes. This process continued at a relatively steady pace through the 1980s, giving way to an unprecedented period of suburban growth that is still in process.

The primary historic themes and events which characterize this period include:

- The growth of residential suburbs and commercial facilities oriented to the automobile.
- The development of new school facilities in response to the post-war baby boom.
- The decline of Elk Grove’s historic winery facilities.

²¹⁷ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 101-102.

²¹⁸ Tom Russell, Elk Grove Historical Society, personal communication, February 8, 2012.

²¹⁹ “Elk Grove Chamber of Commerce Presents Elk Grove,” 1966, held in the California State Library California Section.

²²⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 211.

Properties that represent these significant themes include residential properties, commercial properties, municipal and public assembly buildings, and light industrial properties. By far, the greatest number of properties constructed during this period were residential, and thus these buildings are more likely to be significant as collections (e.g., a notably cohesive suburban development) rather than individually.

GROWTH OF THE SUBURBS

Commercial Development

In the immediate post-war period, Elk Grove's commercial facilities expanded somewhat earlier than its residential subdivisions. This can be explained in part by the relative prosperity of the post-war years, as well as pent-up demand given the almost complete lack of commercial development during the 1930s and early 1940s. Elk Grove's businesses also benefited from increasing car ownership, which made it easier for area farmers to come into town and purchase products. Orientation to the car is aptly demonstrated by the way these new commercial buildings were sited on their lots. Nearly all are located toward the center of the lot in order to accommodate automobile parking at the front and rear. Many of the new businesses were also grocery stores, demonstrating that the convenience of pre-packaged foods was attractive even within an agricultural community.

The lack of Sanborn map coverage for this period makes definitive identification of building materials difficult, but it appears that most new buildings were reinforced concrete or concrete-block construction. A good deal of the new commercial construction was also concentrated on the south side of Elk Grove Boulevard between 2nd Avenue and Elk Grove-Florin Road. Some of the principal businesses that opened during this period include the following:

- The Elk Grove Drive-In Market (extant) was constructed in 1948 by the Schauer brothers at 8962 Elk Grove Boulevard. This entire block face south of Elk Grove Boulevard and west of Gage Street was originally part of Harvey Kerr's land and had remained undeveloped since the founding of Elk Grove. At the time the property was owned by John Adams, and its sale opened the way for the development of several facilities, including a new library and post office (discussed below).²²¹ The Drive-In Market was a one-story, reinforced concrete building featuring a barrel vault roof. Within a short time it was conjoined with a nearly identical building to the east that housed the Elk Grove Variety Store. As the name implied, the Drive-In Market was among the first in Elk Grove to be sited toward the center of its lot in order to accommodate wrap-around automobile parking. Both the Variety Store and Drive-In Market have been substantially altered.
- The Elk Grove Food Mart (extant, but altered) was constructed in 1953 at 9660 Elk Grove-Florin Road. This was a 10,000 square foot, one-story, reinforced concrete

²²¹ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 249.

- building with a trussed hip roof developed by Chris and Gottlieb Schauer, who also established the Elk Grove Drive-In Market.²²²
- The Bank of America (no longer extant) opened in 1954 at 9003 Elk Grove Boulevard. The Bank of America had acquired the Bank of Elk Grove in 1930, and likely moved to this new location in order to accommodate increased parking. The bank replaced a former Dodge-Plymouth dealership, while an adjacent dwelling was demolished to install a large parking lot.²²³
 - The Boulevard Theater (no longer extant) opened in 1955 along Elk Grove Boulevard a short distance west of Williamson Drive. The theater was developed by Carl Amundson, Jr., and appears to have been the only building in Elk Grove designed in the Streamline Moderne style—a flashy style then popular for theater design. The theater was later sold and renamed the Elk Theater before being converted to a church. It was destroyed by fire in 1974.²²⁴
 - The Batey Brothers Showroom (extant, but altered) was constructed in 1956 at 9101 Elk Grove Boulevard, opposite from their gas station and garage on School Street.²²⁵ This building replaced a 19th century dwelling that had stood on the property. The original one-story concrete masonry building has been almost completely remodeled and is today used as the Elk Grove Funeral Chapel.
 - The A&W Root Beer Restaurant (extant, but altered) was built for Mel Schauer circa 1960 at 8924 Elk Grove Boulevard.²²⁶ This one-story building was among the first fast-food restaurants developed in Elk Grove. It has been altered, but still retains the distinctive pavilion roof used for A&W franchises.
 - The Elk Grove Convalescent Hospital (extant) was constructed circa 1960 at 9461 Batey Avenue. This was a large, one-story, wood-frame H-plan building capped by a gable roof. It provided elder care and is today known as the Windsor Elk Grove Care and Rehabilitation facility.
 - The Elk Grove Shopping Center (extant) opened circa 1963 along the 9400 block of Elk Grove-Florin Road between Elk Way and Kelsey Drive. This was Elk Grove's first modern shopping center, developed on orchard land that had previously been part of the Williamson Ranch. It was part of a wave of development taking place along Elk Grove-Florin Road in this area during the early 1960s. This development featured a parking lot that was several times larger than the footprint of the businesses—which included three separate one-story, concrete masonry buildings with flat roofs.

²²² Ibid: 352.

²²³ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 240.

²²⁴ Ibid: 283-284.

²²⁵ Ibid: 264.

²²⁶ Ibid: 352.

- Batey Chevrolet (extant) relocated to 9501 East Stockton Boulevard in 1966. This appears to have been the first Elk Grove businesses to relocate adjacent to Highway 99 in order to attract passing automobile traffic. Batey took full advantage of the site by hiring architect Roy Starbird to design a striking Polynesian-inspired building featuring a towering conical roof.²²⁷ The dealership also included a concrete-masonry garage and repair facilities surrounded by a large parking area.



Former Batey Chevrolet, East Stockton Boulevard. Photograph by Page & Turnbull, 2012.

Residential Development and Expansion of the Street Grid

As discussed in the introduction to this chapter, residential suburbs in Elk Grove were initially slow to develop. During the late 1950s and early 1960s, however, new housing developments increasingly began to overtake Elk Grove’s farms and orchards. Comparisons of Sanborn maps, aerial photographs and United States Geological Survey topographical maps provide an excellent comparative basis for charting this growth. Generally speaking, residential expansion during this period was overwhelmingly concentrated along both sides of Elk Grove-Florin Road north of Elk Grove Boulevard.

A defining characteristic of Elk Grove’s post-war suburbs—indeed of many mid-century suburbs across the United States—is that most employed curving streets, loops and cul-de-sacs which wholly rejected the urban grid. The influence of the automobile is also readily apparent, with nearly all houses featuring paved driveways and integral garages. Another characteristic of these suburbs is that there is also almost no interaction between residential and commercial areas; residents would drive to go shopping, not walk.

The first new subdivision to appear in the post-war period was a 14-acre development created in 1946 from a portion of the plum orchard at the Williamson Ranch.²²⁸ Appropriately named “Orchard Estates,” it encompassed residential development along

²²⁷ Ibid: 264-265.

²²⁸ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 164.

what is today Colton Street and Orton Street. As with nearly all homes constructed in Elk Grove during this period, residences in Orchard Estates overwhelmingly conform to the Ranch style typology, typically featuring a horizontal massing with hip or gable roofs, and stucco cladding with a brick veneer dado at the base.

- By 1952, the only new development in Elk Grove had taken place in the southeast portion of town.
 - Eisenbeisz Street was created between Kent Street and Webb Streets.
 - Kent Street was also extended south to the Gibson Winery, and Webb Street was extended south to the Cattle Palace (discussed below). In most respects these were the last streets that conformed to the existing street grid in Elk Grove.²²⁹

- By 1957, aerial photos show that most new development had taken place north of Elk Grove Boulevard.
 - On the east side of Elk Grove-Florin Road, Sara Street was constructed north from Sierra Street to what is today the entrance of 2nd Avenue near Elk Grove-Florin Road. This was the beginning of the “Walnut Orchard,” Elk Grove’s second subdivision developed by Art Mendoza.²³⁰
 - Another portion of the Williamson Ranch had been sold off for residential development in an area today embraced by Sharkey Avenue, Kelsey Drive and Ranch Park Way. Nearly all of these buildings feature an unusual massing with integral garages set at an approximately 30-degree angle to the residential portion of the building. The streets curvilinear streets broke with the traditional gridiron pattern and included cul-de-sacs.
 - On the north, Emily Street connected the Sharkey Avenue development to another small subdivision embraced by Amethyst Way, Halverson Drive and Elk Way. Here most residences are one-story Ranch style designs.
 - The only real development south of Elk Grove Boulevard was an extension of Melrose Avenue to a cul-de-sac.

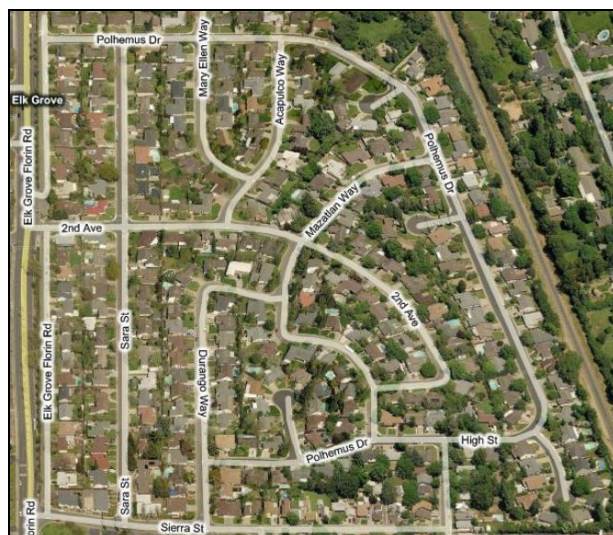
²²⁹ United States Geological Survey, Elk Grove Quadrangle, 1952.

²³⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 242.



1957 aerial map of Elk Grove. Within a decade, the historic walnut orchard developed by Joseph Kerr (shown as rows of trees at upper left) would be entirely built out as a new residential subdivision.
Photograph from Historicaerials.com.

- By 1964, strong growth had continued in the areas along Elk Grove-Florin Road.
 - On the west side of the road, Halverson and Elk Way were extended west to embrace new residences along Barth, Emily and Mark streets. The new Elk Grove Shopping Center was also developed between Elk Way and Kelsey Drive.
 - On the east side of the road, Polhemus Drive, Acapulco Way and Mary Ellen Way were developed in the Walnut Orchard subdivision.
 - The only concerted development south of Elk Grove Boulevard was the construction of the new Elk Grove High School (discussed below).



Satellite view of the “Walnut Orchard Subdivision, built out during the late 1950s and early 1960.
Photograph from: Bing.com maps.

- By 1968, new development was concentrated south of Elk Grove Boulevard and northeast of the new high school in an area embraced by Plaza Park Drive, Elk Tree Way, Dontree Way, and Parktree Way. Jim Gulbridge was the developer of this area.

Mid-Century Modern

The new developments described above typically exhibit Ranch-style architectural details. Most frequently, these include one-story, L-shaped, wood frame houses with gable roofs and integral garages; however, hip-roofed and gable-on-hip roofs are also common. A minority are more closely-attuned with the mid-century “Contemporary” style, which is frequently marked by the use of broad overhanging eaves and porches supported by corner posts. These include several circa 1955 residences located along Elk Way immediately west of Elk Grove-Florin Road.

Of interest, another large concentration of homes evidencing strong Modernist design influences is located within a portion of the former Williamson Ranch property. The area is roughly bounded by Ranch Park Way, Superb Circle and Kelsey Drive—including several intersecting cul-de-sacs such as Seckel Court, Celery Court and Cheer Court. These homes appear to have been designed by architect Carter Sparks and constructed circa 1980 – 1983 by the Steng Brothers as part of the Williamson Ranch development.²³¹



Residence designed by architect Carter Sparks and built by the Steng Brothers.
Photograph by Page & Turnbull, 2012.

²³¹ “Steng Bros. Homes Inc.,” http://www.stengbroshomes.com/STRENG_BROS_HOMES_INC.html accessed 12 September 2012.

According to various online sources, Carter Sparks and the Streng Brothers formed a successful collaboration that stretched from 1959 and 1989. One article focused on Streng Brothers homes in the greater Sacramento area states that:

Bill and Jim Streng built close to 4,000 homes, all but 1,000 modern in style, in 40-some subdivisions and on individual lots. They worked almost entirely with a single architect, Carter Sparks, a dedicated modernist who also built dozens of custom homes for individual clients.”²³²

A Streng Brother brochure from 1976 shows that the company had by then constructed homes in dozens of locations across Sacramento, as well as Davis, Woodland, Winters and the Folsom Lake area. Elk Grove is not cited.²³³ Based on a preliminary reconnaissance, this concentration of Carter Sparks/Streng Brothers residences in Elk Grove appears cohesive and warrants further study to establish whether it is significant within the career of Carter Sparks and the Streng Brothers.

Educational Development

While Elk Grove may have remained relatively sleepy through the 1950s and early 1960s, the increasing suburbanization of South Sacramento County—coupled with the post-war Baby Boom—touched off a wave of school construction in Elk Grove. This was largely driven by the fact that the Elk Grove school district drew students from a 320 square-mile area.²³⁴ Initially, the new construction was marked by additions to the existing facilities at Elk Grove Union Grammar School and Elk Grove Union High School. During the early 1960s, however, three new schools were developed. Generally speaking, these new school facilities were all constructed using reinforced concrete and reflected Modern architectural styling. Schools facilities developed during this period include the following:

- Elk Grove Union Grammar School was enlarged circa 1950. This included three new classroom wings (extant) constructed to the east of the old school building. These one-story, flat-roofed, reinforced concrete buildings are connected by narrow covered corridors that served to enclose courtyards between the buildings. Like many schools constructed in California during this period, the Contemporary style design of these additions reflects the influence of International style architecture, particularly in its vertically-oriented ribbon windows. The school is currently used as the campus for the California Montessori Project-Elk Grove.
- Elk Grove High Union High School was greatly enlarged circa 1955 with new facilities. These included a large reinforced-concrete wing located west of the main school building. This wing housed the cafeteria/auditorium as well as offices. This is

²³² Dave Weinstein, “Greater Sacramento Strengs: Valley of the Atriums,” <http://www.eichlernetwork.com/article/greater-sacramento-strengs-valley-atriums> accessed 12 September 2012.

²³³ Eichlerific.com, “Carter Sparks + Streng Bros. Homes = ‘Solution for Contemporary Living in the Sacramento Valley’,” <http://www.eichlerific.com/2010/07/carter-sparks-streng-bros-homes.html> accessed 12 September 2012.

²³⁴ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 304.

today Joseph Kerr Middle School (discussed in greater detail below). Other additions were made north of the old school building. These included a new gable-roofed classroom building and a flat-roofed gymnasium, all connected by a long narrow classroom wing running along their east side (extant). Within a few years, the main high school building constructed in 1922 was torn down for seismic safety reasons.



1961 view of what would become Joseph Kerr Middle School (left) and the old Elk Grove Union High (right).
Photograph from Tom Russell, Elk Grove Historical Society.

- James McKee Elementary (extant) was constructed in 1963 at 8701 Halverson Drive. This location was adjacent to the rapidly developing residential subdivisions west of Elk Grove-Florin Road. The design of this butterfly-shaped, one-story school was considered futuristic, as all of the classrooms were organized around a double-height central courtyard.²³⁵ The school was named for James McKee, a turn-of-the-century physician in Elk Grove.
- Jessie Baker School (extant) was constructed in 1963 at 8850 Southside Avenue, a short distance south of the Elk Grove Union Grammar School. This was the first public school in California for children with severe disabilities. When first completed, it consisted of a single T-shaped building with a corrugated metal roof.
- Joseph Kerr Middle School (extant) was created in 1964 at 8865 Elk Grove Boulevard. As discussed above, this school was originally a new classroom wing designed to relieve overcrowding at the Union High School. This was Elk Grove's first dedicated middle school, and in its first year served over 1,500 students drawn from the entire Elk Grove Unified School District.²³⁶ As with the additions to the Elk Grove Union Grammar School, the middle school reflects the influence of International style architecture, and is organized horizontally as a series of one-to-

²³⁵ Elk Grove Unified School District, "James McKee Elementary School, <http://www.egusd.net/schools/mckee.cfm> accessed 15 April 2012.

²³⁶ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 304.

two-story masses. Following the demolition of Union High School, the Middle School absorbed the old high school's 1938 gymnasium, as well as its 1950s additions.

- Elk Grove High School (extant) was constructed in 1964 at 9800 Elk Grove-Florin Road. Given that the first wave of Baby Boom students was then reaching high school age, the new high school building was by far the largest school facility ever constructed in Elk Grove. The one-story, reinforced concrete school is comprised of several massive classroom wings organized around two open courtyards ringed by a colonnade. In later years more additions would be made to the west and south.

Municipal Facilities

Despite the growth of the post-war years, only three new municipal facilities appear to have been constructed during this period: a new library/municipal court, fire department and post office. These buildings share similarities in that all feature concrete-block construction, and all are located along the south side of Elk Grove Boulevard west of the railroad tracks. Because the library/municipal court and fire department were built relatively early during this period, it appears that their construction was driven less by population increase than by the need to upgrade facilities to modern standards.

- The Elk Grove Library and the South Sacramento County Municipal Court (extant) was constructed in 1950 at 8978 Elk Grove Boulevard.²³⁷ The new court represented an upgrade from the old justice court and jail building that had been located behind the Odd Fellows building. Despite its dual use, this was a modestly-scaled building, featuring an L-shaped plan. It was designed in the Spanish Colonial Revival style, and includes a hip roof clad in red clay tiles, as well as a covered exterior walkway along the interior of the L-plan. While the architecture of this building was in many ways rooted in the past, it was also the first municipal building in Elk Grove to be wrapped entirely by driveways and parking areas.
- The Elk Grove Fire Department (extant) constructed a new building in 1951 at 9044 Elk Grove Boulevard. This was a three-bay, concrete-masonry facility capped by a hip roof that replaced a 19th century dwelling that had stood on the lot. As previously discussed, the fire department's old building was moved to the rear of the lot facing the alley. By 1957 a corrugated metal shed had also been installed at the rear of the lot and was used to house additional fire trucks (extant). In 1975, the fire department moved to a new building at 8820 Elk Grove Boulevard.²³⁸

²³⁷ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 251.

²³⁸ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 139-140.



Elk Grove Fire Department, circa 1960s; note the Judge Everson Residence to the right.
Photograph from: Elk Grove Historical Society collections.

- The Elk Grove Post Office (extant) was constructed circa 1960 at 8970 Elk Grove Boulevard, directly west of the library/municipal court building. The primary facade of this one-story, flat-roofed post office features Contemporary architectural details including brick-clad masses at the corners framing a long expanse of ribbon windows with paneled bases and narrow transoms.²³⁹ The post office moved to a new location at 8850 Williamson Drive in 1985 and the building is today occupied by the Elk Grove Citizen newspaper and the Sacramento County Farm Bureau.²⁴⁰ Along with new additions to the Elk Grove Union Grammar and High schools (discussed below), it appears to be one of the more cohesive mid-century modern buildings constructed in Elk Grove during this period.

The Cattle Palace

Following the construction of the railroad in 1876, Elk Grove became a focal point where cattle could be loaded onto trains for shipment to slaughterhouses located in Sacramento or beyond. At least as early as the 1890s, a wooden cattle corral with loading ramps had been constructed adjacent to the railroad spur across from the Da Roza Elk Grove Winery. Circa 1948, however, a new cattle yard was constructed at 9720 Webb Street (no longer extant), located in a field between Kent and Webb streets south of Lark Street.

This facility, developed by Ord Leachman, was known as Leachman's Cattle Palace and auction yard. It consisted of two buildings and a complex of fenced corrals. The main building was a large, two story wood-frame structure capped by a gable roof. A smaller one-story, wood-framed gable-roofed shed was located to the north. The main building was used as a cattle auction house during the week, and served as a place for local ranchers and dairymen to socialize.²⁴¹ On weekends the building was used as a movie theater operated by

²³⁹ Virginia & Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1997), 482.

²⁴⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 255-259.

²⁴¹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 101.

Carl Amundson, Jr., which showed movies until 1955 when Amundson opened the Boulevard Theater.²⁴² The Cattle Palace buildings and corrals remained extant until circa 2009 when they were demolished for new construction.



View east of the former Cattle Palace and grounds, circa 2009.
The gable-roofed building at center served as a theater between 1949 and 1955.
Photograph from Bing.com maps.

One other cattle-related facility, the Elk Grove Meat Company, also operated during this period (no longer extant). It is not presently clear when this facility first opened, but for many years it served as the principal slaughterhouse in the Elk Grove area.²⁴³ The property was subsequently redeveloped as a subdivision known as Clark Estates, located along Clark Farms Drive about a mile east of Old Town Elk Grove.

THE DECLINE OF ELK GROVE'S WINE INDUSTRY

During the 1950s the Cresta Blanca Winery (originally the Da Roza Elk Grove Winery) steadily lost market share and was eventually forced to close. Aerial photographs and topographic maps indicate that the railroad spur to the plant had been removed by 1957, and nearly all of its historic facilities were demolished circa 1967. Today, only the former wine warehouse, constructed circa 1905 at 9678 Railroad Street remains.

By contrast the Gibson Winery (originally the Elk Grove Vineyard Association Winery) was able to expand operations during this period. Circa 1950, the Gibson Winery constructed a large new winery complex (nearly all still extant) south of the original Elk Grove Vineyard Association Winery buildings. The complex was reached by a new railroad spur and included eight new buildings, largely consisting of pre-fabricated metal structures—including a Quonset hut. These buildings have not been formally surveyed, but most appear to conform to the typology of prefabricated steel-frame “Butler buildings,” which first came into

²⁴² Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 281-282.

²⁴³ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 102.

widespread use following World War II. Built by the Butler Manufacturing Co., these buildings feature prefabricated rigid steel frames that could be tailored to different applications.²⁴⁴



Circa 1950 aerial photo of the new Gibson Winery buildings at 9750 Kent Street. All but one of these buildings remain extant. Note the vineyards to the east (upper right). Photograph from Tom Russell, Elk Grove Historical Society.

By 1952, new retention ponds (no longer extant) were excavated north of the complex in order to capture runoff from the winery's operations. Because they were filled with fermented wastewater, they were noted for their strong odor. A longtime Elk Grove resident said that "the smell was so bad you couldn't open your windows at night. You could smell those ponds from Highway 99 if the wind was in the right direction."²⁴⁵

Aerial photographs show that the railroad spur to the former Elk Grove Vineyard Association winery buildings had been removed by 1957, indicating that production had shifted entirely to the new buildings. The old facilities were subsequently sold to Pacific Modern Homes in 1968.²⁴⁶

During the 1950s, owner Robert Gibson served as chairman of the California Wine Institute, and the winery concentrated on the production of bulk wines. Gibson died in 1960, and the following year the company was sold to the Sanger Cooperative, a co-op of 140 growers based in Fresno County.²⁴⁷ The Gibson name was retained, however, and over the following

²⁴⁴ Butler Manufacturing, "Through the Years," http://www.butlermfg.com/about_us accessed 27 April 2012.

²⁴⁵ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 147.

²⁴⁶ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 145.

²⁴⁷ Ibid: 147.

years the winery grew to become one of the West's largest producers of fresh fruit and berry wines.

In 1970, the company constructed a tasting room known as Gibson's Vinesse Wine Cellars and Tasting Room (no longer extant). This building was located at 10465 East Stockton Boulevard and operated until 1983.²⁴⁸ Around the same time, the winery closed. Today the former Gibson winery buildings are part of the Kent Street Business Park.

Drainage Improvements

It does not appear that the Old Town Elk Grove area was ever flooded by the Cosumnes River. However, the hardpan soils in the area made it easier for surface water to collect during winter rains. Based on comparisons of United States Geological Survey maps from 1947, 1952 and 1963, as well as Sanborn maps, it appears that one low area that was prone to flooding originated in the vicinity of Elk Grove Boulevard and Kent Street, and continued south-southwest toward the vicinity of the Elk Grove wineries. Sanborn maps indicate that prior to 1941 there was no residential development whatsoever in this area. Circa 1950, however, it appears that a drainage culvert was installed, which led to a ditch today located south of Russell Park. This was a tributary to what is today known as Elk Grove Creek. From the culvert, the ditch follows a channelized course to the south for a short distance before flowing west between the Elk Grove Winery and the Elk Grove Vineyard Association Winery. There it crossed under the railroad near what is today the vicinity of El Carillo Court and is directed west and south to merge with the main Elk Grove Creek drainage. According to Tom Russell of the Elk Grove Historical Society, the drainage problems actually originated north of Elk Grove Boulevard near Locust Street.²⁴⁹ The drainage ditch was initially installed in order to develop the area for residences.



At center is the beginning of the Elk Grove Creek drainage ditch just south of Russell Park.
Photograph from Bing.com maps.

²⁴⁸ Ibid: 147-149.

²⁴⁹ Tom Russell, personal communication, 13 February 2012.

Ethnic Communities

Following World War II, a number of Japanese families who owned land returned to the Florin area. According to a study of the Japanese in the Sacramento area:

Both the Florin Japanese Buddhist and Methodist Churches started up again and became the center of religious, educational and civic life. Eventually the Japanese language school reopened to teach the Sansei generation [third generation] about the Japanese culture and language. Food bazaars, cultural and religious events like Obon festivals (a Buddhist event for remembering those who have passed on) were revived which drew former residents back to Florin for these occasions ... Florin, after the war, however, was a shadow of what it once was. Nevertheless, the people who once lived there still retain the memories of Florin as the strawberry capital of the world and as having one of the four officially segregated “oriental schools” in Sacramento County. The passing of the Issei [first] generation, the aging population of the Nisei [second generation], unimagined opportunities for the Sansei generation, and finally the suburban sprawl of the 1980s and 1990s would take its toll on these agricultural communities that were settled by the Issei pioneers.²⁵⁰

It is known that some Japanese continued to work in the Elk Grove area after the war, but research did not reveal any formation of a Japanese community. Similarly, research has not demonstrated that Hispanic farm workers—primarily from Mexico—established a community in Elk Grove during this period. Most would have worked seasonally on Elk Grove’s farms before moving on to follow the harvests of different crops elsewhere in California.

²⁵⁰ Wayne Maeda, *Changing Dreams and Treasured Memories: A Story of Japanese Americans in the Sacramento Region*, (Sacramento: Japanese American Citizen’s League, 2000), 212.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

Evaluation of Property Types

The following section summarizes important themes in the period and identifies property types that reflect these themes. Although some properties were fully evaluated through the 2012 Reconnaissance Survey, significance tables and integrity discussions follow each property type so that resources from this period may be evaluated in the field. The significance tables describe the criteria for which a resource may be historically significant and the integrity narrative provides guidance to determine whether the resource retains sufficient integrity to convey its historic significance. The historic significance and integrity guidance builds upon discussions in the Introduction, which explains more fully the relationship between significance and integrity. As noted in that discussion, the criterion for which a resource is significant shapes how the integrity for that resource is evaluated (see pages 29 and 30).

As explained by the National Park Service in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- 1) Being associated with an important historic context *and*
- 2) Retaining historic integrity of those features necessary to convey its significance.

The identification of historic resources is based on this guidance from the National Park Service: in order for a resource to be considered historic, it must have both historic significance and integrity. This Associated Property Types and Registration Requirements section is organized on Bulletin 15, which outlines the most efficient sequence for the evaluation of a historic resource. After the historic significance of resource has been established, the integrity of that resource may be evaluated.

The post-war period—particularly after 1957—began the greatest period of sustained residential growth in the history of Elk Grove. This was realized in the form of new subdivisions which departed from the previous street grid and were almost wholly dependent on automobile travel. Residential design also shifted, such that cars were now parked inside the building rather than outside. Reliance on the automobile also led to dramatic shifts in commercial development, driven primarily by the need for high visibility and ample surface parking. Properties that best represent this period of development will typically show clear orientation to the automobile, although the growth of school facilities also demonstrates a significant post-war trend.

RESIDENTIAL PROPERTIES

As described earlier in the chapter, Elk Grove did not experience post-World War II growth to the same degree that other communities did. Overall, suburban developments occurred slowly, and were limited in size. It is unlikely that residences from this period (1946 – 1967) would be found individually significant for designation on local, state, or national registers.

However, as a group, these buildings can demonstrate post-war development in the City. The traditional ranch style dwelling is by far the most common property type.



Development by architect Carter Sparks and builders Streng Brothers, Seckel Court.
Photograph by Page & Turnbull, 2012.

- Rectangular or shallow L-shaped massing with a horizontal emphasis
- Hip and gable roofs are most common
- Shallow eaves, often with exposed rafter tails
- Typically stucco, wood shiplap, or brick veneer siding, sometimes in combination
- Integral porches with wood posts, or shed extensions of the main roof at the entry
- Frequently an integral garage
- May include decorative wood shutters

Significance

The table below discusses the significance of residential buildings from this era according to the criteria established by the National Register of Historic Places, California Register of Historical Resources and the Elk Grove Municipal Code.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A	Events, Patterns & Trends	Although single-family residences constructed during this period demonstrate post-war era development, these buildings are common in Elk Grove, as well as elsewhere in California. They are thus not likely to be individually significant under this criterion. Suburban development patterns in California are typically better represented by groups of residences where the street

National/ California Register	EG Municipal Code §7	Significance	Discussion
			grid, landscaping and homogenous construction can combine to clearly illustrate this theme. In this regard, planned subdivisions in Elk Grove do not appear to be significant examples of post-war planning trends, and thus are not likely to qualify for national, state, or local listing under this criterion.
B/2	Criteria A	Persons	Residential buildings from this period may be significant for their association with persons important to Elk Grove history. Any person whose life or contributions are discussed at some length in this document is—with further research—a likely candidate for Criterion B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A	Architecture/ Design	Residential buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. However, suburban Ranch style buildings are extremely common in Elk Grove and California as a whole. Thus, architectural significance is best reserved for buildings that demonstrate particularly strong artistic merit, or that clearly demonstrate the influence of a particular architect or builder. Consideration should also be given to examples of styles that are relatively rare as compared to other residential buildings of the period. Resources qualified under this criterion must be excellent examples of types and/or styles, and retain most of their original features.
D/4	Criteria A	Information Potential	It is extremely unlikely that buildings, ruins or subsurface remains of residential properties from this period have the potential to yield important information about construction methods and materials.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, a residential property must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. The aspects of integrity deemed most important for this period are location, setting, design, materials, association and feeling.

Residential buildings from this era are more common than those from any other period, and likewise have had the least time to accumulate changes. Thus they require a fairly strict interpretation of significance and integrity. Buildings must meet the minimum eligibility requirements before being considered for addition to the local register. Most buildings are unlikely to be qualified as individual resources for the National Register or California Register. Those that may be eligible would ideally represent the work of a master architect or prominent builder, and should retain all of their original features.

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period
- Retains original form and roofline
- Retains the original pattern of windows and doors
- Retains its original entry, window and/or roofline ornamentation
- Retains original cladding;
- Replacement windows must conform to the size of the original openings
- Additions are generally not acceptable.

COMMERCIAL PROPERTIES



Willard Sperry Repair Shop, 9020 Elk Grove Boulevard, looking south.
Photograph by Page & Turnbull, 2012.

As automobile ownership became widespread in Elk Grove, commercial development patterns adjusted to accommodate the increasingly mobile population. Although dealership and garage structures were still concentrated in the vicinity of Old Elk Grove, commercial properties were also constructed on the outskirts of town, closer to the highways. The 2012 Reconnaissance Survey identified four (4) commercial properties from this time period. These properties are listed below and the status code assigned to the property in the 1988 survey and the 2012 update are noted.

No.	ID	Address	Name	1988	2012
3	2	8992-96 Elk Grove Blvd.	Commercial Bldg.	6X	35S
6	5	9020 Elk Grove Blvd.	Sperry Repair Shop/Lyle Meigers Ford Dealership	6X	35S
14	8	9036 Elk Grove Blvd.	Commercial Bldg. ca. 1950s/1960s	6X	35S
25	19	9081 Elk Grove Blvd.	Commercial Bldg. ca. 1960s, altered	6X	6Z

Architectural Description

Because of the increase in automobile ownership, commercial properties from this era are often surrounded by surface parking and consist of a series of attached retail spaces. The typically one story buildings feature prominent storefronts and a generally homogenous design. They may also show the influence of architectural styles such as Streamline Moderne, Googie, and Contemporary styles.

Character-Defining Features

Commercial buildings associated with postwar development patterns typically exhibit the following character-defining features:

- Clear example of commercial architecture of the period
- Clear orientation to the automobile as evidenced by setbacks or paved areas to accommodate parking
- Located along major automobile thoroughfares such as Elk Grove Boulevard
- Mid-century architectural style and form
- Typically one story
- Concrete block or reinforced construction
- Stucco cladding or applied veneers
- Prominent storefronts, with large expanses of windows (often full-height)
- Multiple units arranged horizontally (strip malls)

Significance

Few commercial properties were constructed in Old Elk Grove during this era; because of their relative rarity, these buildings may have local significance. In order to be eligible for listing in the local, state, or national historic register, commercial properties from the postwar era must be significant under at least one of the following criteria.

National/ California Register	EG Municipal Code §7	Significance	Discussion
A/1	Criteria A, i	Events, Patterns & Trends	Commercial buildings from this period may be significant for their association with mid-century commercial development in Elk Grove. Those buildings constructed prior to 1957, when Highway 99 was widened, should be considered to have enhanced significance. These buildings are unlikely to be individually significant at the state or national level. However, because of the relative rarity of the resource, they may have significance at the local level.
B/2	Criteria A, ii	Persons	Commercial buildings from this period may be significant for their association with persons important to Elk Grove history, such as a prominent merchant. Any person whose life or contributions are discussed at some length in this document is—with further research—a likely candidate for Criterion B/2 significance. If more than one building is associated with an individual, the buildings should be compared to determine which property best represents that person’s achievements or reasons for being significant.
C/3	Criteria A, iii	Architecture/ Design	Commercial buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources qualified under this criterion should be excellent examples of types and/or styles, and retain most of their original features.
D/4	Criteria A, iv	Information Potential	It is extremely unlikely that buildings, ruins, or subsurface remains of commercial construction from this period have the potential to provide information important to history.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, a commercial property must retain sufficient integrity to convey its significance. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. These buildings have not had as long to accumulate alterations,

and thus a fairly strict interpretation of integrity is warranted. Buildings must meet the minimum eligibility requirements before being considered for local registration. Buildings qualified as individual resources at the state or national levels should exceed the minimum requirements, and should retain all or a majority of their original features.

Minimum Eligibility Requirements:

- Clear example of commercial architecture from this period
- Retains original form and roofline;
- Retains all or nearly all of the original storefront configuration
- Retains most of its original ornamentation.
- Retains original cladding.

Other Integrity Considerations:

- The replacement of some storefront materials can be acceptable as long as it does not fundamentally alter the storefront configuration (overall pattern of windows, doors, display areas, etc.).
- Replacement of doors and windows on secondary facades may be acceptable as long as the original storefront configuration is retained.
- Additions are generally only acceptable if they are set back from the primary façade and respect the building's essential form. In particular, rear additions that respect the buildings' scale are generally acceptable.
- Buildings that retain historic signage—particularly signage installed at the time of the building's construction, should be considered to have enhanced integrity.

EDUCATIONAL PROPERTIES

Schools of this period—possibly more than any other property type—show a clear embrace of Modern style architecture. Most schools from this time period were constructed using reinforced concrete, were one to two stories in height, and were capped by a flat or butterfly roof. Many school buildings constructed were as wings or additions to existing school campuses.



Joseph Kerr Middle School, 9965 Elk Grove Road.
 Photograph by Page & Turnbull, 2012.

Significance

The table below discusses the significance of Educational buildings from this era according local, state, and national historic register criteria.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	Educational buildings from this period may be significant as expressions of cultural values tied to post-war growth in Elk Grove. The buildings represent the need to provide community amenities to residents.
B	Persons	Educational buildings from this period may be significant for their association with persons important to Elk Grove's history. If this is the case, however, the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.
C	Architecture/ Design	Educational buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms, or construction methods. In particular, schools constructed during this period may be significant as examples of the International Style in Elk Grove. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features.

National Register Criteria	Significance	Discussion
D	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local building development may be significant for their potential to provide information important to history. However, such examples would be extremely unlikely.

Integrity

In order to be eligible for listing in the local, state, or national historic registers, an educational property must retain sufficient integrity to convey its significance. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. These buildings have not had as long to accumulate alterations, and thus a fairly strict interpretation of integrity is warranted. Buildings must meet the minimum eligibility requirements before being considered for local registration. Buildings qualified as individual resources at the state or national levels should exceed the minimum requirements, and should retain all or a majority of their original features.

Minimum Eligibility Requirements:

- Clear example of educational architecture from this period
- Retains original form and roofline;
- Retains original pattern of fenestration
- Retains most of its original ornamentation.
- Retains original cladding or replacement cladding that imitates the original.

INDUSTRIAL PROPERTIES

The following section provides an outline of the architectural style and associated character-defining features for vineyards developed in this time period.



Gibson Winery, 9750 Kent Street.
 Photograph from Microsoft Corporation, 2012.

- One to two story buildings
- Rectangular plan buildings
- Pre-fabricated construction
- Steel frame
- Corrugated metal (or similar) cladding

The table below discusses the significance of vineyard buildings from this era according local, state, and national historic register criteria.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	Vineyard buildings may be significant for their association with the theme of post-war industrial development in Elk Grove. These building types would be significant for the rarity of the complexes developed during this period.
B	Persons	Vineyard buildings from this period may be significant for their association with persons important to Elk Grove. If this is the case, however, the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.

National Register Criteria	Significance	Discussion
C	Architecture/ Design	Vineyard buildings from this period may be significant for their architecture as a type, period, and method of construction. Pre-fabricated buildings, such as “Butler Buildings” may be significant for the rarity of this resource type in Elk Grove.
D	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local residential building development may be significant for their potential to provide information important to history. However, such examples would be extremely rare.

MUNICIPAL PROPERTIES

Only three municipal properties appear to have been constructed during this period of time in Elk Grove. All three appear eligible for inclusion on the local register.



Administration Building, 8820 Elk Grove Boulevard.
 Photograph by Page & Turnbull, 2012.

- The Elk Grove Library and the South Sacramento County Municipal Court was constructed in 1950 at 8978 Elk Grove Boulevard. The modestly-scaled building, features an L-shaped plan, is designed in the Spanish Colonial Revival style, and terminates in a hip roof clad in red clay tiles. The façade includes a covered exterior walkway along the interior of the L-plan. The Municipal Court building appears eligible for the local register for its architectural style, which is rare in Elk Grove (5S3).

- The Elk Grove Fire Department was constructed at 9044 Elk Grove Boulevard in 1951. The three-bay, concrete-masonry facility is capped by a hip roof and today contains a retail business. It appears eligible as a contributor to a local historic district (5D3).



Elk Grove Fire Department, circa 1960s; note the Judge Everson Residence to the right
Photograph from Elk Grove Historical Society collections.

- The Elk Grove Post Office was constructed circa 1960 at 8970 Elk Grove Boulevard, directly west of the library/municipal court building. The primary facade of this one-story, flat-roofed post office features Contemporary architectural style details including brick-clad masses at the corners framing a long expanse of ribbon windows with paneled bases and narrow transoms. Today the building is occupied by the Elk Grove Citizen newspaper and the Sacramento County Farm Bureau. The building appears to be one of the more cohesive mid-century modern buildings constructed in Elk Grove during this period. The building appears eligible as a contributor to a local historic district (5D3).

LEFT BLANK

G. Other Agricultural Communities

SHELDON

The community of Sheldon evolved in the vicinity of Sheldon Road, Excelsior Road, Grant Line Road, Pleasant School Road and Wilton Road. For most of its history, Sheldon's identity was that of a small community at once distinct from Elk Grove, but also tied to Elk Grove through education, commerce, religion and a shared economy based on ranching and farming. Through annexation, portions of the historic Sheldon community are today located within the northeastern edge of Elk Grove's city limits, marked by the intersection of Grant Line Road and Calvine Road.



Satellite photo of the Sheldon area.
Note the former railroad line of the California Traction Company at center.
Photograph from Bing.com.

The Sheldon community was established during the Gold Rush in the vicinity of a Miwok Native American settlement.²⁵¹ It was named after Jared Sheldon, co-owner of the Rancho Omochumnes grant. As with Elk Grove, the area's earliest residents were ranchers and farmers who lived in relative isolation on large parcels.²⁵² Among the early settlers was the Winkelman family, who established a 360-acre ranch located on Grant Line Road between Bond and Pleasant Grove School Road. The Winkelmans raised grain and operated a dairy farm, but are particularly notable for having donated land for a school and cemetery, located near the present-day intersection of Mackey Road and Pleasant School Road. The 1.8 acre cemetery was originally known as the Sheldon Cemetery, but is today called the Pleasant Grove Cemetery and is part of the Elk Grove – Cosumnes Cemetery District.²⁵³

²⁵¹ Elizabeth Pinkerton, "Take Me Down to Sheldon – Part 1," *Elk Grove Citizen*, February 2004.

²⁵² Ibid.

²⁵³ Sacramento County Office of Education, "Pleasant Grove Cemetery."

<http://www.scoe.net/pleasantgrove/CEMETERY%20HISTORY/HISTORY%20OF%20CEMETERY.html> accessed 29 April 2012.

The Pleasant Grove School (no longer extant) was constructed in 1859 and consisted of a one-roof, wood-frame schoolhouse with a gable roof. In 1952, a new elementary school was developed at the site, consisting of a series of one-story, concrete masonry unit buildings designed in the Contemporary style (extant at 10160 Pleasant Grove School Road). The old school was moved to the front of the property and used by the local community for meetings. It appears to have been demolished in the 1950s or early 1960s.²⁵⁴



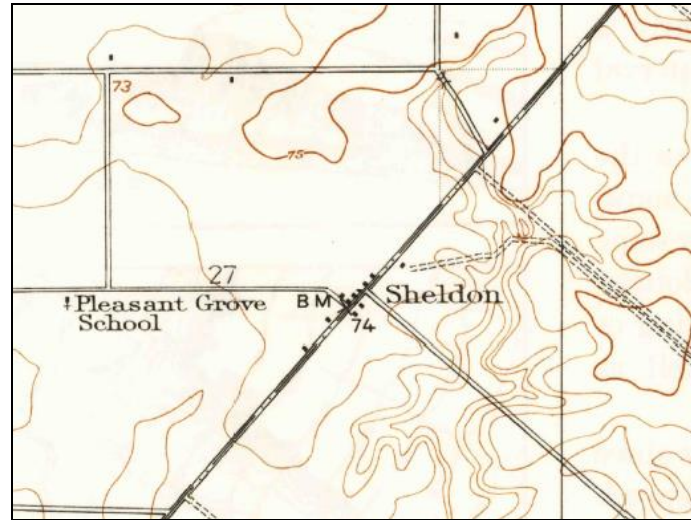
**The Pleasant Grove School, constructed in 1859.
Photograph from Sacramento County Office of Education.**

During the 1880s, Healey and Schermer's Sheldon Store was developed near the intersection of Wilton Road and Grant Line Road. It was largely destroyed by fire in 1898 and rebuilt by local carpenters as a large two-story, wood-frame building capped by a hip roof.²⁵⁵ In 1984 this building was moved back from its original location adjacent to Grant Line Road and is today known as Silva's Sheldon Inn, located at 9000 Grant Line Road.

Development in the Sheldon area remained scant into the early 1900s. A topographic map produced by the United State Geological Survey in 1909 shows less than twenty buildings in the area, most of which were concentrated on the west side of Grant Line Road near the intersections of Wilton Road and Pleasant Grove School Road. Few of these building appear to remain extant today. This same map also shows that Mackey Road was the only north-south connector between Pleasant Grove School and Sheldon Road at that time.

²⁵⁴ Tom Russell, Elk Grove Historical Society, personal communication 30 April 2012.

²⁵⁵ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 236.



Map of the Sheldon area, 1909.
Photograph from United States Geological Survey, Elk Grove Quadrangle Map.

A major impetus for development in the area was the construction of the Central California Traction Line railroad in 1910, which crossed Wilton Road just south of Sheldon Road. A station was established (no longer extant), which became a convenient shipping point for area farmers. A large warehouse was also constructed, which became a major storage and shipping area for exporting hop bales.²⁵⁶ This is today known as Sheldon Feed & Supply, a one-story, hip-roofed corrugated metal building located at 8928 Grant Line Road. During World War I, the Traction Line was also used to ship large quantities of locally-grown hay for use by the military.²⁵⁷



Sheldon Feed & Supply at 8928 Grant Line Road.
Photograph by Page & Turnbull, 2012.

²⁵⁶ Elizabeth Pinkerton, "Take Me Down to Sheldon – Part 4," *Elk Grove Citizen*, February

²⁵⁷ Tom Russell, Elk Grove Historical Society, email communication 29 June 2012.

Other early-20th century buildings to develop in the Sheldon area include Carter's Groceries and Gasoline, located at 8900 Grant Line Road (extant but altered). This was later developed as the Y-Not Club. For most of the 20th century, however, Sheldon residents accessed most services in Elk Grove, which featured expanded shopping opportunities, a bank, auto repair facilities and other amenities. Sheldon area residents were also tied to Elk Grove through church membership and fraternal organizations. Importantly, Sheldon schoolchildren also attended Elk Grove middle and high schools.

Aerial photographs and U.S. Geological Survey topographical maps indicate that the Sheldon area as a whole grew very little between 1909 and the 1980s. Today the center of the historic Sheldon community—focused near the intersection of Pleasant School Road and Grant Line Road, includes a small collection of late 19th and early 20th century residences, as well as some remaining agricultural buildings. Scattered older residences and agricultural buildings are also located along nearby roads, interspersed with relatively recent suburban construction.

FRANKLIN

The community of Franklin evolved at the crossroads of Franklin Boulevard and Bilby Road, approximately seven miles west-southwest of Old Town Elk Grove. Much like Sheldon, for most of its history Franklin's identity was that of a small community at once distinct from Elk Grove, but also tied to Elk Grove through education, commerce, religion and a shared economy based on ranching and farming. Through annexation, a portion of historic Franklin is today located within the southern edge of Elk Grove's city limits, marked by Bilby Road. Franklin's main commercial and light industrial strip, though, is located just to the south along Franklin Boulevard.



Satellite photo of the community of Franklin.
Bilby Road marks the southwestern edge of Elk Grove's city limits.
Photograph from Google maps.

The following history of Franklin is excerpted from a presentation given by Franklin historian, Dennis Buscher, in February 2001:

The town of Franklin is a part of what was known as the Franklin Township. The Franklin Township was formed out of the original Sutter Township by order of the Board of Supervisors on October 20, 1856. It lies between the Sacramento River, the Cosumnes River and the Mokelumne River.

The area was originally inhabited by the Plains Miwok Indians, who separated from the Sierra Miwok Indians over 2,000 years ago. The arrival of substantial numbers of Europeans and Americans in California during the 1840's started the decline of the Miwok. They were "domesticated" to either work the large ranches or moved to work the gold fields ...

The lands of the Franklin Township were originally all agricultural or marsh lands, the latter having been reclaimed by an extensive levee system built in the mid to late 1800's. There was a large amount of wheat raised, with fruit (apples, pears, peaches, plums and cherries) grown principally along the river. As wells were dug for water, vineyards were planted with the wine grape crop being sold to the Bradford Winery in Bruceville. When Prohibition was instituted, the winery closed; the vineyards were allowed to dry up and were eventually converted into irrigated pasture land for cattle.

The town of Franklin was one the stagecoach stops between Sacramento and Stockton. Coming south from Sacramento, there was the Six-Mile House (1853), Union House (1852), and the Twelve-Mile House (1850). The town of Franklin replaced the Twelve-Mile House and is situated on the "Lower Stockton" (now named Franklin Boulevard) road fourteen miles south of Sacramento. The town was originally named Georgetown after its founder, Andrew George, who settled there in 1856 and opened a hotel called the Franklin House. This was the first house in the town. It was torn down in 1879, and replaced by a two story brick building used as a saloon and meeting hall, and a two story wood frame hotel.

The post office was established in 1856 and operated until 1943 when it was closed and postal service was received from Elk Grove as a rural route. A school building was erected in Franklin in 1876 at a cost of \$3,500. Between 1880 and 1890, the name was officially changed to Franklin. By then it had a post office, several stores & saloons, a meat market, a blacksmith, a hotel, a school and many residents. The population, until the 1980's, remained at about 76 people.

The Western Pacific Railroad constructed its transcontinental railroad line through Franklin and the first trains rolled through in August, 1910. Franklin had a depot that was located at the crossing on Bilby Road. There was a daily stop for passengers and mail from San Francisco and from Sacramento. The depot was closed about 1940 and destroyed by fire about 1942.

The only industry in Franklin has been farming and ranching. Throughout the early 1900's, most of the land was "improved" to include water wells and leveling from the center of the property to the road so the land could be irrigated.

Until about the 1960's, the county did allow the splitting of large parcels into smaller parcels, thus allowing building of additional family homes on the

property, or the creation of small subdivisions. An example is the "Franklin Farms" subdivision of 1912 at the north-east corner of Bilby Road and the Western Pacific (now Union Pacific) railroad tracks, which created parcels between 3 and 20 acres. In the 1960's the county zoned the area under consideration AG-80, forbidding the splitting of any parcels below 80 acres. The effect of this eliminated the growth of Franklin and kept it the rural community that it is today.²⁵⁸

Today center of the Franklin community is located along Franklin Boulevard south of Bilby Road. It features a several late 19th and early 20th century commercial and light industrial buildings, mostly designed in the Western False-Front style.²⁵⁹ Toward the south end of this strip at 10466 Franklin Boulevard is an Italianate style residence that once stood on the Foulks Ranch. Built in 1886 and known as "Oakwood," it was moved to this location in 2005. The residence was designed by Nathaniel Goodell, who also designed the original governor's mansion in Sacramento.²⁶⁰ The historic Franklin Cemetery is also located in this area on a large parcel south of Hood Franklin Road. It includes a section set aside for Chinese residents of the area.²⁶¹

The portion of the Franklin community within Elk Grove city limits (north of Bilby Road) features about fifteen residences, most of which were constructed in the mid-to-late 20th century. At least one pre-World War II residence is also present. Notably, the area north of Bilby Road also includes the remnants of the Buscher Ranch, including a late-19th century Queen Anne style residence addressed as 4625 Bilby Road. This two-story, wood-frame building was formerly located along Franklin Boulevard, and was moved by Dennis Buscher onto the property.²⁶²

²⁵⁸ Dennis Buscher, "Franklin (Formerly, Georgetown), Handout from a presentation to the Elk Grove Historical Society, February 8, 2001.

²⁵⁹ For more history on the Franklin community, see Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 243-259.

²⁶⁰ Lance Armstrong, *Echoes of Yesterday – Elk Grove* (Oakland: Regent Press, 2006), 18-20.

²⁶¹ Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 258.

²⁶² Ibid: 145.

V. FINDINGS & RECOMMENDATIONS

A. Findings

RESOURCES LOCATED IN THE ELK GROVE HISTORIC DISTRICT

The Elk Grove Historic District (1988) was based upon a survey of sixty-six (66) buildings and parcels. As depicted in the map below, the 1988 district is roughly bound by Gage Street on the west; by the alley north of Elk Grove Boulevard and 9548 School Street on the north; by 9120 Elk Grove Boulevard on the east; and by Grove Street on the south.



Historic District Boundaries, as depicted in the 1988 National Register Nomination for the Elk Grove Historic District.

Forty-nine (49) historic resources or contributors to the district were identified, along with seventeen (17) non-contributors. During the 2012 survey performed for this report, fifty-eight (58) DPR 523A forms were prepared for extant buildings within the district. Table 1 below identifies the properties surveyed in the 1988 National Register Nomination and compares the findings to those of the 2012 Reconnaissance Survey. **A chart that explains the California Historic Resource Status (CHRS) codes is located in the Appendix of this report.** The table includes six columns, explained as follows:

- The first column (No.) references the number assigned to each resource in the 2012 Survey
- The second column (ID) references the identification number assigned in the 1988 National Register Nomination
- The third and fourth columns provide the resource address and name
- The fifth column (1988) refers to the California Historic Resource Status Code assigned to the building in the 1988 National Register Nomination.
- The sixth column (2012) reflects the California Historic Resource Status Code assigned by the 2012 Reconnaissance Survey

Discrepancies between the two numbering systems are highlighted, and typically refer to resources that are either no longer extant; resources where an addition or auxiliary structure was counted as a separate structure; or a parcel that did not include a building (for example, surface parking lots).

As noted previously in Chapter 2, few CHRS codes changed between 1988 and 2012; therefore, for simplicity, the table only notes those status codes assigned in the 1988 National Register Nomination and those recommended in the 2012 Reconnaissance Survey.

Table 1. Properties Located in the Elk Grove Historic District

No.	ID	Address	Name	1988	2012
1	1	8986 Elk Grove Blvd.	Community Methodist Church	1D	1D, 5D3
2	1B	8986 Elk Grove Blvd.	School, ca. 1975	6X	6Z
3	2	8992-96 Elk Grove Blvd.	Commercial Bldg.	6X	5D3
4	3	8998 Elk Grove Blvd.	Taverner Residence	1D	1D, 5D3
5	4	9008 Elk Grove Blvd.	Dr. Hugh Beattie Residence	1D	1D, 5D3
6	5	9020 Elk Grove Blvd.	Brick Building	6X	5D3
7	6	9024 Elk Grove Blvd.	Wakeman Residence	1D	1D, 5D3
8	11	9027 Elk Grove Blvd.	Ehrhardt/Rhoades Building	1D	1D, 5D3
9	12	9029 Elk Grove Blvd.	Judge Everson Residence	1D	1D
10	7A	9030 Elk Grove Blvd.	Hayes Residence	1D	1D, 5D3
11	13	9031 Elk Grove Blvd.	Bungalow, 1925	6X	3D
12	7B	9032 Elk Grove Blvd.	Hayes Meat Market	1D	1D, 5D3
13	14	9033 Elk Grove Blvd.	Ehrhardt & Rhoades Garage	6X	3D
14	8	9036 Elk Grove Blvd.	The Sign Center	6X	5D3
15	15	9039 Elk Grove Blvd.	Elk Grove Hotel	1D	1D, 5D3
16	9	9040-44 Elk Grove Blvd.	Fire Department shed, 1925	6X	3D
17	16	9045 Elk Grove Blvd.	Elk Grove IOOF Hall	1D	1D, 5D3
18	10	9048-56 Elk Grove Blvd.	Foulks/Graham Building	1D	1D, 5D3
	17	9065 Elk Grove Blvd.	Vacant parcel; lumber bldg.	6X	n/a
19	25A	9070 Elk Grove Blvd.	Elk Grove Bank	1D	1D, 5D3
20	25B	9070 Elk Grove Blvd.	Elk Grove Telephone Building	1D	1D, 5D3
	58	9062 EGB: behind 9070	Residence	6X	n/a
21	26	9072 Elk Grove Blvd.	Old Post Office	1D	1D, 5D3
22	27A	9074 Elk Grove Blvd.	Drugstore Building	1D	1D, 5D3
	27B	9074 Elk Grove Blvd.	Single Story Addition/parking	6X	n/a
23	18	9075 Elk Grove Blvd.	Masonic Lodge Building	1D	5D3
24	28	9080-86 Elk Grove Blvd.	Poston Building Group	1D	1D, 5D3
25	19	9081 Elk Grove Blvd.	Ca. 1960s	6X	6Z
26	20	9085 Elk Grove Blvd.	Hasman Bldg/General Store	1D	1D, 3S, 5D3
27	21	9089 Elk Grove Blvd.	Ca. 1970s	6X	6Z
28	29	9090 Elk Grove Blvd.	Warren Shoes	1D	1D, 5D3

29	22	9091 Elk Grove Blvd.	Residence, commercial ca. 1920	6X	3D, 5D3
30	23A	9093 Elk Grove Blvd.	The Elm	1D	1D, 5D3
	23B	9093 Elk Grove Blvd.	Ca. 1880s: dilapidated	6X	n/a
31	30	9094 Elk Grove Blvd.	Stewart Residence	1D	1D, 5D3
32	31	9096-98 Elk Grove Blvd.	H.L. Stich Residence	1D	1D, 5D3
33	24A	9095 Elk Grove Blvd.	Batey Garage	1D	1D, 5D3
34	24B	9097 Elk Grove Blvd.	Batey Chevrolet Showroom	1D	1D, 5D3
	32	9100 Elk Grove Blvd.	Parking lot	6X	n/a
35	33	9112 Elk Grove Blvd.	Brainard/Markofer Residence	1D	1D, 5D3
	34		Brainard/Markofer Coach Hse	1D	n/a
36	35	9116 Elk Grove Blvd.	George Markofer Residence	1D	1D, 5D3
37	36	9120 Elk Grove Blvd.	Methodist Church Parsonage	1D	1D, 5D3
38	42	9620 Gage Street	McDonald Residence	1D	1D, 5D3
39	43	9625 Gage Street	Lilico Residence	1D	1D, 5D3
40	44	8995 Grove Street	Hogaboom Residence	1D	1D, 5D3
41	48A	9051 Grove Street	Loshe Residence	1D	1D, 5D3
	48B		Barn/Shed buildings	1D	n/a
42	49	9059 Grove Street	Francisco Residence	1D	1D, 5D3
43	50	9060 Grove Street	Haynes Residence	1D	1D, 5D3
44	51	9081 Grove Street	Pierce/Allen Residence	1D	1D, 5D3
45	51B	9085 Grove Street	Ca. 1960s Apartment Building	6X	6Z
46	52	9087 Grove Street	Markofer Residence	1D	1D, 5D3
47	53	9093 Grove Street	Residence, ca. 1938	6X	5D3
	54	9097 Grove Street	Older wood frame structure	6X	n/a
48	55	9101 Grove Street	Residence	1D	1D, 5D3
49	56	9109 Grove Street	Residence	1D	1D, 5D3
50	38	9096 Locust Street	Residence, ca. 1960s	6X	6Z
51	41	9548 School Street	Owen Residence	1D	1D, 5D3
52	57	9557 School Street	Wildanger/Frame Residence	1D	1D, 5D3
53	40	9560 School Street	Upton Residence	1D	1D, 5D3
54	39	9572 School Street	Poston Residence	1D	1D, 5D3
55	37	9588 School Street	Ira Jones Residence	1D	1D, 5D3
56	46	9616 Walnut Avenue	Stevens/Polhemus Residence	1D	1D, 5D3
57	47	9621 Walnut Avenue	Springsted Residence/George Harvey Kerr Residence	1D	1D, 3S, 5D3
58	45	9624 Walnut Avenue	Welch/Coon Residence	1D	1D, 5D3

The 2012 Reconnaissance survey identified forty-eight (48) contributors to the Elk Grove Historic District and ten (10) non-contributors. Buildings identified as contributors included four (4) properties that were previously identified as non-contributors in the 1988 National

Register Nomination. These buildings were upgraded to contributing status through research which determined that these properties were constructed during the district’s period of significance (1876 – 1930). In addition, the survey found that two properties that currently contribute to the Historic District are also individually eligible for the National Register of Historic Places: the Hasman Building/General Store and the Springsted Residence/George Harvey Kerr Residence.

The historic resource status codes of non-contributing properties, which were assigned the code 6X in the 1988 survey, were converted to 6Z in the 2012 survey. The recommended code change shows that the properties were found ineligible for the National Register, California Register, or local designation through survey evaluation. Previously, the properties had only been evaluated for national significance.

As discussed in Chapter 2, the Judge Everson Residence, which was relocated from its original location at 9044 Elk Grove Boulevard to 9029 Elk Grove Boulevard in 1986, remains a contributor to the Elk Grove Historic District. The integrity of the resource has not changed since it was listed as a contributor to the 1988 Elk Grove Historic District

Also discussed in Chapter 2, the Masonic Lodge Building at 9075 Elk Grove Boulevard is no longer a contributor to the Elk Grove Historic District. The building was largely destroyed by a fire during the 1990s, and in 1998, the Keeper of the National Register found the building ineligible for the National Register. Nevertheless, the reconstructed building remains in keeping with the character of the Elk Grove Historic District and appears eligible as a contributor if a local Elk Grove historic district is created.

RESOURCES SURVEYED OUTSIDE OF THE ELK GROVE HISTORIC DISTRICT

In addition to the properties surveyed within the Elk Grove Historic District, an additional twenty-two (22) properties were documented on Department of Parks and Recreation 523A forms (DPR A forms). As noted in the Methodology section of this report, these properties were selected with assistance from the Historic Preservation Committee and included properties directly adjacent to the Elk Grove Historic District, as well as a few properties located elsewhere in the City that appeared to be good candidates for historic registration.

Table 2. Properties Outside of the Elk Grove Historic District

No.	Address	Name	2012
59	9547 2 nd Avenue	Residence	5D3
60	9548 2 nd Avenue	Residence	5D3
61	9552 2 nd Avenue	Residence	5D3
62	9555 2 nd Avenue	Residence	5D3
63	9568 2 nd Avenue	Residence	5D3
64	9572 2 nd Avenue	Residence	5D3
65	9045 Elk Grove Blvd.	Warehouse	3D, 5D3

66	9648 Gage Street	Warner Residence	6Z
67	9655 Gage Street	Gage Mansion	5D3, 5S3
68	8990 Grove Street	Holy Trinity Church	5D3
69	8990 Grove Street	School	6Z
70	9004 Grove Street	Residence (1930?)	5D3
71	9008 Grove Street	Residence, ca. 1930	5D3
72	9012 Grove Street	Smedberg House, ca.1936	5D3
73	9024 Grove Street	Residence, ca. 1890	5D3
74	9045 Grove Street	Brill House, ca. 1937	5D3
75	9565 School Street	Judge & Marian Mix House	5D3
76	9678 Railroad Street	Da Roza & Neves Winery	3D
77	9723 Railroad Street	EG Vineyard Bottling Bldg	3D
78	9723 Railroad Street	EG Vineyard Winery Bldg	3D
79	8423 Elk Grove Blvd.	Capital Nursery/Kirby Ranch	3S
80	8450 Elk Grove Blvd.	Elk Grove Cemetery	3CS

A National Register-eligible industrial historic district was identified through the windshield and reconnaissance surveys. Located south of Elk Grove Boulevard on Railroad Street, the district encompasses five (5) industrial properties which reflect the City’s winemaking history. However, only three (3) of the properties were documented by the 2012 survey. The other two (2) buildings are located within the Pacific Modern Homes complex at the end of Railroad Street and were not recorded. Because of the rarity of these resources and their significance to the economic history of Elk Grove, the five (5) buildings appear eligible as a Winemaker historic district. A district record (D Form) should be prepared to evaluate this potential district.

The 2012 Reconnaissance Survey identified several properties located within, or in proximity to the 1988 Elk Grove Historic District that appear eligible as local resources through the creation of a Local Historic District. These resources, many of which were constructed in the 1930s and 1940s, would fill in some of the gaps within the 1988 Elk Grove Historic District, and complete the story of the town’s development before 1957, when highway expansion changed historic development patterns in Elk Grove. The district is discussed in further detail in the Recommendations section below.

Finally, several properties located outside of the Elk Grove Historic District appear to be individually eligible for listing on the California or National Registers. Properties that appear individually eligible for the California Register include the Gage Mansion (for Criteria B and C) and the Elk Grove Cemetery (for Criteria A and C). Properties that appear individually eligible for the National Register include the Capital Nursery, located at 8423 Elk Grove Boulevard (for Criteria A and C).

B. Recommendations

The 1988 Elk Grove Historic District includes the largest concentration of historic resources in the City of Elk Grove. However, additional contributing resources were identified that may contribute to the 1988 historic district and several locally, state, and nationally significant resources were identified adjacent to the district and in the greater City. It is therefore recommended that the City: amend the 1988 Elk Grove Historic District to include the additional resources identified through the 2012 Reconnaissance Survey; prepare a District Record (DPR 523 D Form) to evaluate a potential Winemaker Historic District; create a local historic district to include historic resources that were constructed outside of the period of significance or just outside of the boundaries of the 1988 Elk Grove Historic District; and continue efforts to identify and document buildings located outside the district.

AMEND THE ELK GROVE HISTORIC DISTRICT

As described in the 1988 Elk Grove Historic District, “The Old Town Elk Grove District is significant because it reflects what remains of Old Elk Grove before post World War II suburbanization began to surround and in some instances replace buildings of this 1876 to 1930 period.” Nearly eighty percent—forty-seven (47) of the fifty-eight (58) buildings located within the district—contribute to its historic significance. The boundary of the historic district is shaped to include as few non-contributing properties as possible in the district. Within the current boundaries, however, the 2012 Reconnaissance Survey revealed that an additional five (5) buildings were constructed within the period of significance (1876 to 1930) and appear eligible as contributors to the district. It is recommended that the Elk Grove Historic District Nomination be amended to include the resources identified in the table below:

Table 3. Properties to Amend to the 1988 National Register Nomination

No.	Address	Name	2012
1	9031 Elk Grove Blvd.	Bungalow, 1925	3D, 5D3
2	9033 Elk Grove Blvd.	Ehrhardt & Rhoades Garage	3D, 5D3
3	9040-44 Elk Grove Blvd.	Fire Shed, 1925	3D, 5D3
4	9091 Elk Grove Blvd.	Residence/Commercial Bldg.	3D, 5D3
5	9045 Elk Grove Blvd.	Warehouse	3D, 5D3

PREPARE A WINEMAKER DISTRICT RECORD

Five (5) properties located at the south end of Railroad Street appear eligible for the National Register as a historic winemaker district. A District Record (DPR 523 D Form) should be prepared to evaluate the historic significance and integrity of this potential district.

CREATE A LOCAL ELK GROVE HISTORIC DISTRICT

Additional properties that may have otherwise been eligible for the 1988 Elk Grove Historic District were not located close enough to the existing district to be amended to the district. To include six (6) age-eligible residences located on 2nd Avenue, the boundary would need to be expanded to also include twelve (12) non-contributing properties located between Elk Grove Boulevard and Sierra Street. On Grove Street, six (6) properties would appear to be historically significant; however, the expanded district boundary would also include an additional eight (8) non-contributing properties. To incorporate a couple of contributing properties on Gage Street, approximately four (4) non-contributing properties would be included in the boundary. Expanding the boundary of the 1988 Elk Grove Historic District would allow an additional fourteen (14) contributing properties to be added to the district; however the expansion would also dilute the district with about twenty-four (24) non-historic properties.

Creating a Local Historic District with a period of significance from 1876 to 1957 would fill in the gaps of the 1988 Elk Grove Historic District and present a more complete picture of the town's development. This expanded period of significance would allow additional properties located within the boundaries of the 1988 Elk Grove Historic District that may not be eligible for the National Register, but may have significance at the local level, to be recognized.

Please see the map in the Appendix for a depiction of the existing 1988 Elk Grove Historic District and the proposed Local Elk Grove Historic District.

Table 4. Contributors to a Local Elk Grove Historic District.

No.	Address	Name	2012
1	8986 Elk Grove Blvd.	Community Methodist Church	1D, 5D3
2	8992-96 Elk Grove Blvd.	Commercial Bldg.	5D3
3	8998 Elk Grove Blvd.	Taverner Residence	1D, 5D3
4	9008 Elk Grove Blvd.	Dr. Hugh Beattie Residence	1D, 5D3
5	9020 Elk Grove Blvd.	Brick Building	5D3
6	9024 Elk Grove Blvd.	Wakeman Residence	1D, 5D3
7	9027 Elk Grove Blvd.	Ehrhardt/Rhoades Building	1D, 5D3
8	9029 Elk Grove Blvd.	Judge Everson Residence	3D, 5D3
9	9030 Elk Grove Blvd.	Hayes Residence	1D, 5D3
10	9031 Elk Grove Blvd.	Bungalow, 1925	3D, 5D3
11	9032 Elk Grove Blvd.	Hayes Meat Market	1D, 5D3
12	9033 Elk Grove Blvd.	Ehrhardt & Rhoades Garage	3D, 5D3
13	9036 Elk Grove Blvd.	The Sign Center	5D3
14	9039 Elk Grove Blvd.	Elk Grove Hotel	1D, 5D3
15	9040-44 Elk Grove Blvd.	Fire Department shed, 1925	3D, 5D3

16	9045 Elk Grove Blvd.	Elk Grove IOOF Hall	1D, 5D3
17	9048-56 Elk Grove Blvd.	Foulks/Graham Building	1D, 5D3
18	9070 Elk Grove Blvd.	Elk Grove Bank	1D, 5D3
19	9070 Elk Grove Blvd.	Elk Grove Telephone Building	1D, 5D3
20	9072 Elk Grove Blvd.	Old Post Office	1D, 5D3
21	9074 Elk Grove Blvd.	Drugstore Building	1D, 5D3
22	9075 Elk Grove Blvd.	Masonic Lodge Building	5D3
23	9080-86 Elk Grove Blvd.	Poston Building Group	1D, 5D3
24	9085 Elk Grove Blvd.	Hasman Bldg/General Store	1D, 3S, 5D3
25	9090 Elk Grove Blvd.	Warren Shoes	1D, 5D3
26	9091 Elk Grove Blvd.	Residence, commercial ca. 1920	3D, 5D3
27	9093 Elk Grove Blvd.	The Elm	1D, 5D3
28	9094 Elk Grove Blvd.	Stewart Residence	1D, 5D3
29	9096-98 Elk Grove Blvd.	H.L. Stich Residence	1D, 5D3
30	9095 Elk Grove Blvd.	Batey Garage	1D, 5D3
31	9097 Elk Grove Blvd.	Batey Chevrolet Showroom	1D, 5D3
32	9112 Elk Grove Blvd.	Brainard/Markofer Residence	1D, 5D3
33	9116 Elk Grove Blvd.	George Markofer Residence	1D, 5D3
34	9120 Elk Grove Blvd.	Methodist Church Parsonage	1D, 5D3
35	9620 Gage Street	McDonald Residence	1D, 5D3
36	9625 Gage Street	Lilico Residence	1D, 5D3
37	8995 Grove Street	Hogaboom Residence	1D, 5D3
38	9051 Grove Street	Loshe Residence	1D, 5D3
39	9059 Grove Street	Francisco Residence	1D, 5D3
40	9060 Grove Street	Haynes Residence	1D, 5D3
41	9081 Grove Street	Pierce/Allen Residence	1D, 5D3
42	9087 Grove Street	Markofer Residence	1D, 5D3
43	9093 Grove Street	Residence, ca. 1938	5D3
44	9101 Grove Street	Residence	1D, 5D3
45	9109 Grove Street	Residence	1D, 5D3
46	9548 School Street	Owen Residence	1D, 5D3
47	9557 School Street	Wildanger/Frame Residence	1D, 5D3
48	9560 School Street	Upton Residence	1D, 5D3
49	9572 School Street	Poston Residence	1D, 5D3
50	9588 School Street	Ira Jones Residence	1D, 5D3
51	9616 Walnut Avenue	Stevens/Polhemus Residence	1D, 5D3
52	9621 Walnut Avenue	Springsted Residence/George Harvey Kerr Residence	1D, 3S, 5D3
53	9624 Walnut Avenue	Welch/Coon Residence	1D, 5D3
54	9547 2nd Avenue	Residence	5D3
55	9548 2nd Avenue	Residence	5D3

56	9552 2nd Avenue	Residence	5D3
57	9555 2nd Avenue	Residence	5D3
58	9568 2nd Avenue	Residence	5D3
59	9572 2nd Avenue	Residence	5D3

DOCUMENT PROPERTIES OUTSIDE THE HISTORIC DISTRICT

It is strongly recommended that the City of Elk Grove support the expanded documentation of resources located outside the Historic District. This will help inform recommendations and decisions by the Historic Preservation Committee, as well as the Elk Grove City Council. Based on the research performed for this study, there are numerous properties scattered throughout the City that warrant documentation using Department of Parks and Recreation (DPR 523A Primary Record) forms. These include two surviving examples of 19th century school houses, which should be evaluated for local and state significance. The Second Elk Grove School, located on West Stockton Boulevard between Laguna Palms Way and Red Fox way, appears eligible for the local register (5S3). The Jackson School is located at the northwest corner of Calvine Road and Short Road—immediately north of Elk Grove’s city limits. Although the use and location of the school have changed, overall the building retains a high level of integrity and conveys its original design as an early schoolhouse. Should this area be annexed by the City, the Jackson School should be considered for designation as an Elk Grove Local Landmark (5S3); as well as nominated to the California Register under Criteria 1 and 3 (3CS).

Agricultural resources reflect the evolution of Elk Grove as a farming and wine-making community, but have become increasingly rare as residential development overtakes former agricultural land. It is therefore important to document surviving agricultural properties such as the Gage Ranch residence, now located at 9239 ½ Elk Grove Boulevard. Likewise, the Williamson Ranch packing shed, located at 8830 Sharkey Avenue should be considered for listing on the Local Register (5S1) for its association with Elk Grove’s fruit industry.



Elk Grove Regional Park. Photograph by Page & Turnbull, 2012.

EVALUATE PROPERTIES AT ELK GROVE HERITAGE PARK

Several resources identified in this report are located at the Elk Grove Heritage Park, which is located in the northwest corner of Elk Grove Regional Park. The Elk Grove Historical Society relocated these buildings to the site in the mid-1970s in order to save them from demolition. Although the relocation of historic resources to a park—the creation of a “preservation petting zoo” or other artificial setting—is not a preservation best practice, the relocation of the Rhoads School, Reese School and the San Joaquin Justice Court and Jail demonstrates the efforts the community has taken to bring attention to their historic resources and preserve them. Although these buildings have lost integrity of location, setting, and oftentimes association, the schools and jail were important in the development of Elk Grove should be considered for nomination to the local registry, under local Criteria B. Rather than continue to relocate resources to the park, documentation of historic resources may allow the City to make more informed planning decisions that would mitigate or avoid impacts to historic resources. Documentation and historic resource management could prevent the demolition of historic resources so that relocation is not necessary.

The Elk Grove House was reconstructed by the Elk Grove Historical Society after the original building was demolished to expand Highway 99. Reconstructions are not typically eligible for local, state, or national registers; however, the site is significant as the first development in Elk Grove. The house also is representative of early preservation efforts in Elk Grove. Therefore, the Historic Preservation Committee and City Council should consider designating the site of the building as an Elk Grove Local Landmark (5S1) under local Criteria B.

The historic significance and integrity of the larger Elk Grove Regional Park, portions of which were established in 1903 and developed by the Works Progress Administration, should also be evaluated.

MAINTAIN THE ELK GROVE REGISTRY

Regular maintenance of the Elk Grove Registry is vital to ensuring that historic resources are considered in planning decisions. Local historic resources are generally considered to be historic resources for the purposes of the California Environmental Quality Act (CEQA).²⁶³ It is therefore important that the Elk Grove Registry data be well organized, accessible to the public, and easy to update. As part of surveying efforts for this project, an Excel spreadsheet was created to record known historic resources in the City of Elk Grove. This spreadsheet will be provided to the City in electronic format and will be included in hard copy as an appendix in the Final Draft of the Elk Grove Historic Context and Survey Report.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code 21000 et seq.) that requires state and local agencies to identify the potential environmental impacts of proposed projects and to develop measures which avoid or mitigate these impacts.²⁶⁴ CEQA is concerned with a variety of environmental factors, but mandates that consideration be given to historic and cultural resources as part of the CEQA review process.

CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. Projects are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”²⁶⁵ Because historic and cultural resources are considered to be a part of the environment, any project which contemplates the alteration or demolition of a designated historic resource must go through an environmental review process as required by CEQA. In the City of Elk Grove, the City generally will act as the lead agency for the review process.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

²⁶³ A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. (CEQA Guidelines Section 15064.5(a)).

²⁶⁴ State of California, California Environmental Quality Act, http://ceres.ca.gov/topic/env_law/ceqa/summary.html accessed 2009.

²⁶⁵ *Ibid.*

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

CEQA REVIEW PROCESS

To summarize, resources officially listed or determined eligible for the California Register (including those listed or determined eligible for the National Register) are presumed to be historic resources for the purposes of CEQA. Resources which have been officially designated in a local register of historic resources or recognized as historically significant by a local government pursuant to a local ordinance or resolution, as well as resources identified as significant with a CHRS code of 3 or 5 in an adopted survey (such as the Elk Grove Historic Context Statement), are also recognized as historic resources under CEQA.

This study has determined that the following properties are considered historic resources for the purposes of CEQA. If any project is proposed which could have an effect on these properties, some level of environmental review will be required.

- Resources found individually eligible for the National Register, such as the Capital Nursery, located at 8423 Elk Grove Boulevard (3S).
- Resources currently listed in the Elk Grove Registry or those that appear eligible for local designation through this survey effort (5S3) fall within Category 2, and therefore appear to qualify as historic resources under CEQA.
- Properties that appear eligible for listing in the National Register (3S or 3D) can also be assumed to meet the criteria for listing on the California Register of Historical Resources. These properties fall within Category 3, and therefore appear to qualify as historic resources under CEQA.
- Properties designated with a CHRS code of “6Z” are not eligible for listing, and therefore would not likely qualify as historic resources under CEQA.

V. CONCLUSION

Although the founding of Elk Grove was tied to the Gold Rush, the earliest settlers quickly realized that the true wealth of the area lay in its agricultural potential. Its fortunes were enhanced by the coming of the Central Pacific railroad, which allowed area farmers to quickly move their products to market. It also touched off the development of a small village along the railroad tracks, which quickly emerged as the commercial and social hub for what was otherwise a dispersed population of ranchers and farmers.

Elk Grove remained a quiet agricultural community for most of next century. Following the widening of Highway 99 during the late 1950s, however, suburban development slowly began to overtake the agricultural lands. This process accelerated at a remarkable pace during the 1990s and early 2000s, which significantly changed the rural landscape of the area. Nevertheless, the community maintains a vibrant historic district listed on the National Register of Historic Places, and features an active Historical Society and Historic Preservation Committee.

The historical narrative and property types guide presented in this report provide a foundation for identifying and understanding historic resources within the City of Elk Grove. Using this information, it should be possible for City staff, historical consultants and other interested parties to understand how individual buildings or groups of historic properties connect with the area's wider social, cultural and developmental context. Also included are discussions of significance and integrity, which will aid in the future documentation and listing of previously unrecorded historic resources.

This study also presents several recommendations for future preservation work in the City of Elk Grove. These include an amendment of properties to the existing Elk Grove Historic District; the nomination of a new National Historic District on Railroad Street to include buildings associated with the wine industry; creation of a Local Historic District; and the documentation of resources located outside the Historic District. Please refer to the Findings and Recommendations chapter for a list of surveyed properties and more detailed survey information.

VI. BIBLIOGRAPHY

PUBLISHED WORKS

- Armstrong, Lance. *Echoes of Yesterday – Elk Grove*. Oakland: Regent Press, 2006.
- California Office of Historic Preservation, *Technical Assistance Series No. 7, How to Nominate a Resource to the California Register of Historic Resources*. Sacramento, CA: California Office of State Publishing, 4 September 2001.
- Choy, Philip P. *Canton Footprints: Sacramento's Chinese Legacy*. Sacramento: Chinese American Council of Sacramento, 2001.
- Davis, Win. J. *An Illustrated History of Sacramento County, California*. Chicago: The Lewis Publishing Company, 1890.
- Eastman, Bright. "Remembering Barns," *California Plain: Remembering Barns*. Stanford University Press: Stanford, California, 2002.
- Eifler, Mark A. *Gold Rush Capitalists – Greed and Growth in Sacramento*. University of New Mexico Press, 2002.
- Fortier, Samuel *Irrigation in the Sacramento Valley, California*. Washington: Government Printing Office, 1909.
- Halsted, Byron D., ed. *Barns, Shed & Outbuildings*. Chambersburg, PA: Alan C. Hood & Company, Inc, 1994.
- Hurtado, Albert L. *John Sutter – A Life on the North American Frontier*. Norman, Oklahoma: University of Oklahoma Press, 2006.
- Leitritz, Earl. *Fish Bulletin 150 – A History of California's Fish Hatcheries 1870 -1960*. Sacramento: California Department of Fish and Game Inland Fisheries Branch, 1970.
- Lewis, Oscar. *San Francisco: Mission to Metropolis*. Berkeley: Howell-North Books, 1966.
- Lydon, Sandy. *Chinese Gold – The Chinese in the Monterey Bay Region*. Capitola, CA: Capitola Book Company, 1985.
- Maeda, Wayne. *Changing Dreams and Treasured Memories: A Story of Japanese Americans in the Sacramento Region*. Sacramento: Japanese American Citizen's League, 2000.
- Markham, H. H., Governor. *Resources of California*. Sacramento: State Office, 1893.

McAlester, Virginia & Lee. "A Field Guide to American Houses." New York: Alfred A. Knopf, 1997.

Owens, Kenneth N. *Gold Rush Saints – California Mormons and the Great Rush for Riches*. Norman, OK: University of Oklahoma Press, 2005.

Pinkerton , Elizabeth. *History Happened Here, Book I – River, Oaks, Gold*. Elk Grove: Laguna Publishers, 2000.

Pinkerton , Elizabeth. *History Happened Here, Book 2 – Fields, Farms, Schools*. Elk Grove: Laguna Publishers, 2002.

Pinkerton , Elizabeth. *Images of America - Elk Grove*. San Francisco: Arcadia Publishing, 2007.

Willis, William Ladd. *History of Sacramento County, with Biographical Sketches of the Leading Men and Women of the County* Los Angeles: Historic Record Company, 1913.

Windmiller Ric, M.A., and Jere H. Lipps, Ph.D. City of Elk Grove – General Plan Background Report on Paleontological, Archaeological and Historic Resources. Elk Grove: Ric Windmiller, 2002.

PUBLIC RECORDS

Board of State Viticultural Commissioners of California. Directory of the Grape Growers, Wine Makers and Distillers of California, and the Principal Grape Growers and Wine Makers of the Eastern United States. (Sacramento: State Office, 1891.

"Elk Grove Chamber of Commerce Presents Elk Grove." 1966. Held in the California State Library, California Section.

California North Central Information Center. Office of Historic Preservation Property Database, Sacramento County. February 2012.

LAFCO. Elk Grove Cultural and Historical Resources, Extract from the Final Environmental Impact Report for the Proposed Incorporation of Elk Grove. California, December 1993.

Office of Historic Preservation Property Database, Sacramento County. Requested from the California North Central Information Center. February 2012.

Smith, Jennifer , Elk Grove Community Services District. National Register Nomination for the William Ehrhardt House, 2003.

UNPUBLISHED DOCUMENTS

American Pomological Society. "Proceedings of the Thirty-Sixth and Thirty-Seventh Meetings of the American Pomological Society." 1920.

Smith, Bunn B., Carl G. Winter and G. F. Mix, Jr. "History of Elk Grove Lodge, F.&A.M. 1864-1964." Unpublished manuscript provided by Tom Russell, Elk Grove Historic Society.

URS Corporation. "Elk Grove Water Works Water Tower 9592 School Street." Verizon Cellular Communications Tower study. July 2010.

NEWSPAPERS

"Accuse Winery Owner of \$50,000 Tax Fraud." *Los Angeles Times*. 24 May 1918: 7.

Armstrong, Lance. "Ehrhardt Family Roots Lie Deep in Elk Grove History." *Elk Grove Citizen*. Undated copy provided by Tom Russell, Elk Grove Historical Society.

Armstrong, Lance. "Elk Grove Has Rich Wine Production History." *Elk Grove Citizen*. Undated copy provided by Tom Russell of the Elk Grove Heritage Society.

Armstrong, Lance. "Williamson Ranch had Many Fruitful Years in Elk Grove." *Elk Grove Citizen*. 13 February 2004.

Bancroft, Hubert Howe. *The Works of Hubert Howe Bancroft Volume XXIII History of California Vol. VI. 1848-1859*. San Francisco: The History Company, 1888.

"Christian Women at Elk Grove are Leaving No Stone Unturned." *Sacramento Daily Record-Union*. 29 April 1892.

"City Bastile." *Elk Grove Citizen*. 3 February 1912.

"Colonial Grape Products Back to Elk Grove." *The Lodi News-Sentinel*. 3 June 1937.

"Cordonva is Well Known Wine Label." *The Lodi News-Sentinel*. 13 September 1941.

"Earl Tribble has been Here Since He Was Ten." *Elk Grove Citizen*. 16 October 1963.

"Elk Grove Fire." *Sacramento Daily Record Union*. 9 July 1892: 3.

“Elk Grove Winery Buys 6000 Ton Lodi Grapes to Crush at Big Plant.” *The Lodi News-Sentinel*. 2 November 1933.

“Elk Grove Winery Destroyed by Fire.” *The Lodi News-Sentinel*. 21 November 1911.

Gallup, Bernice. “Earl Tribble has been Here Since He was Ten, 1887.” *Elk Grove Citizen*. 16 October 1963.

Gallup, Bernice. “Mrs. Smith was Born in EG on March 2, 1885.” *Elk Grove Citizen*. 16 October 1963.

Galt Gazette. Sacramento County. Undated information located by Kevin Morse on 28 March, 2007. Shared by Tom Russell, Elk Grove Historical Society.

“Good Prices for Grapes.” *San Francisco Call*. 24 September 1902.

“Jail for Elk Grove.” *Elk Grove Citizen*. 3 February 1909.

“Independent Winery for Elk Grove,” *The Lodi Sentinel*, December 5, 1908.

Markofer, Florence. “The Brick House as I Knew It.” *Elk Grove Citizen*. 16 July 1982.

Marq. “Over the Morning Coffee.” *The Lodi News-Sentinel*. 13 November 1942.

“New Winery – Good Progress Being Made in the Building.” *Elk Grove Citizen*. 12 June 1909.

Pinkerton, Elizabeth. “Take Me Down to Sheldon – Part 1.” *Elk Grove Citizen*. February 2004.

“Winery at Elk Grove Purchased.” *The Lodi News-Sentinel*. 13 April 1943: 1.

BROCHURES & OTHER EPHEMERA

Beattie, Ada Gage. “Description of the Gage Ranch.” Elk Grove Historical Society Collections.

Buscher, Dennis. “Franklin (Formerly, Georgetown).” [No publication information given; Handout from a presentation to the Elk Grove Historical Society.] 8 February 2001.

Shull, Carol D., Keeper National Register of Historic Places. “Letter to Cathryn H. Slater, SHPO, Arkansas Historic Preservation Program” 18 August 2000.

INTERNET SOURCES

Butler Manufacturing. "Through the Years." http://www.butlermfg.com/about_us (accessed 27 April 2012).

California Office of Historic Preservation. "French Camp." http://ohp.parks.ca.gov/?page_id=21483 (accessed 14 March 2012).

Central California Traction Company. "Welcome to the Central California Traction Company." <http://www.cctrailroad.com/> (accessed 28 April 2012).

Cosumnes Community Service District. "Elk Grove Regional Park." <http://www.your-csd.com/parks/facts/elkgrove.html> (accessed 26 April 2012).

Curtis, Edward S. "The Miwok," *The North American Indian*." http://www.yosemite.ca.us/library/curtis/the_miwok.html (accessed 16 March 2012).

"Elk Grove Congregational Church, "Church History," <http://www.stpeters-elkgrove.org/history.htm> (accessed 17 April 2012).

Elk Grove Historical Society. "Heritage Park." <http://www.elkgrovehistorical-society.com/subpage1.html> (accessed 24 April 2012).

Elk Grove Historical Society. "History of the Reese School." <http://www.elkgrovehistorical-society.com/subpage1.html> (accessed 13 April 2012).

Elk Grove Lodge #173 Free & Accepted Masons of California. "The Beginnings of Elk Grove Lodge #173." <http://elkgrovemasons.com/aboutus.aspx> (accessed 12 April 2012).

Elk Grove Unified School District. "James McKee Elementary School." <http://www.egusd.net/schools/mckee.cfm> (accessed 15 April 2012).

Sacramento County Office of Education. "Pleasant Grove Cemetery." <http://www.scoe.net/pleasantgrove/CEMETERY%20HISTORY/HISTORY%20OF%20CEMETERY.html> (accessed 29 April 2012).

Sacramento History Online. http://sacramentohistory.org/resources_timeline.html (accessed: 2 April 2012).

The City of Elk Grove. <http://www.elkgrovecity.org/community/about-elk-grove.asp> (Accessed January 2012).

Sacramento Office of Education. "Jackson School District."
<http://www.scoe.net/about/history/images/jackson.jpg> (accessed 1 July 2012).

State of California, California Environmental Quality Act,
http://ceres.ca.gov/topic/env_law/ceqa/summary.html (accessed 2009).

LETTERS & EMAILS

Bailey, Jim. Email to Jim Entrican. 31 Oct. 2009. Copy provided by Tom Russell, Elk Grove Historical Society. 20 June 2012.

MAPS

Sanborn-Perris Map Co. Elk Grove Map Sheet 1. Sanborn Map & Publishing Co: New York, March 1895.

United States Geological Survey. Topographic map, 1963.

United States Geological Survey. Topographic map, 1970.

INTERVIEWS

Buscher, Dennis, Elk Grove Historical Society. Personal communication. 19 June 2012.

Russell, Tom, Elk Grove Historical Society. Personal communication. 8 February 2012.

Russell, Tom, Elk Grove Historical Society. Personal communication. 13 February 2012.

Russell, Tom, Elk Grove Historical Society. Personal communication. 30 April 2012.

Russell, Tom, Elk Grove Historical Society. Personal communication. 10 May 2012.

Russell, Tom, Elk Grove Historical Society. Email communication. 29 June 2012.

APPENDIX

California Historic Resource Status (CHRS) Codes

Elk Grove Historic Resource Inventory

Elk Grove Survey Results Map

DPR 523A Forms

